

HYM DAVENPORT

SPRINGFIELD JUSTICE CENTER

40-YEAR LEASE PROPOSAL
PROJECT NO. 202410900

October 16, 2025

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Springfield Courthouse DCAMM RFP – Project No: 202410900

October 16, 2025

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

Dear Mr. Woodford,

On behalf of Davenport Advisors LLC ("Davenport") and The HYM Investment Group, LLC ("HYM")(jointly the "Respondent"), in strategic partnership with My City at Peace ("MyCAP"), and our entire project team, we are pleased to present this Letter of Interest and our attached submission in response to the Division of Capital Asset Management and Maintenance ("DCAMM") Request for Proposals ("RFP") for new space for Massachusetts Trial Court ("User Agency") in Springfield, Massachusetts ("the Project").

HYM and Davenport have been working collaboratively to envision a bold new courthouse for the Massachusetts Trial Court on the existing courthouse site that would effectuate meaningful and lasting improvements for the User Agency, the Public, and for the City of Springfield. We have thoughtfully assembled a diverse team of experienced urban planners, architects and justice design specialists, construction managers, engineers, and problem-solvers to work with DCAMM Leadership, the User Agency and the Springfield community. Together, we strive to achieve five key objectives:

1. Engage in a collaborative partnership with DCAMM and the User Agency to understand your strategic vision and current and future needs to construct a new courthouse that will transform the site into a world-class facility that will effectively and adequately serves the needs of the community;
2. Continue to reinvigorate Court Square and the central business district by keeping the Courthouse at its historic home in Downtown Springfield, and build upon the existing legal and other businesses that are already located adjacent to this site;
3. Significantly enhance and activate the pedestrian experience within and along the perimeter of the site with enhanced landscaping and open space and seamless connections to transportation options. Our proposal includes a $10 million contribution to the adjacent historic City-owned Old First Church, so that it may be repurposed into a food-and-beverage retail market to serve courthouse visitors and the public.
4. Improve local residents' opportunities for labor force participation through jobs training programs and on-site employment opportunities, including through pre-apprenticeship educational opportunities in the construction industry and building trades.
5. Foster greater diversity, equity, and inclusion ("DEI") in the development process, ensuring that the execution of our concept results in greater opportunities for emerging, woman and/or minority-owned businesses and the final condition of the Project serves the local community's needs.

As we assembled our team and crafted our approach to the Project, we thoughtfully considered the analysis that DCAMM conducted before releasing the RFP which provided an excellent starting point for the initial concept which we expect to refine through partnership, collaboration and conversation with DCAMM, the User Agency, neighboring community members, local businesses, and community organizations. The members of our team were specifically selected to foster a purposeful combination of local experience, outside perspectives, innovative thinking, and financial strength and surety. Our proven record and collaborative approach affirm our confidence in our ability to develop a dynamic site that enriches the City of Springfield and achieves the aforementioned key objectives. The following attributes uniquely position our team to ensure the Project's success:

Permitting and Execution:

HYM has successfully permitted over 26 million square feet of development rights across several similarly large-scaled, complex, mixed-use projects in Boston and its neighboring cities. Davenport Advisors and its Principals are similarly experienced in community consensus building, having overseen the completion of 1,350,000 square feet of construction in the City of Springfield alone. Together, our permitting success is based on a unique approach of working directly and thoroughly with community groups, permitting authorities, and other local stakeholders to build consensus.

Our team is intimately familiar with Springfield's process as well as the Commonwealth's MEPA process. In Springfield, Davenport has established working relationships with various neighborhood organizations, the planning board, elected officials, and other City agencies, while HYM has a proven track record of getting complicated projects underway and completed. Collectively, we understand the complex nature of projects of this scale, specifically the inherent challenge of developing a plan that: achieves the goals of the User Agency; garners the support of planning staff, elected officials, and municipal departments; and benefits and earns the support of the community.

Our expertise in delivering complex mixed-use projects goes beyond our deep experience in achieving entitlements. In addition to obtaining approvals, our team has established a successful track record in raising equity capital and arranging financing, to ensure financial viability and competitive returns for our capital partners. Subsequently, we execute on the vision that we permit and for which we raise capital. Our construction professionals are a diverse group of talented individuals hailing from a wide range of backgrounds within the architectural and construction fields. Under their steady leadership, our projects are delivered on time and within budget.

Through our ability to navigate conflicting interests and reach solutions that benefit all parties, HYM has attained a long and successful track record of permitting, financing, and delivering some of the region's most complex and high-profile mixed-use developments. Together, HYM and Davenport are confident in our ability to deliver the project we propose - making us the optimal partner for DCAMM.

Diversity Equity and Inclusion:

Diversity, equity, and inclusion are integral components of HYM and Davenport's history (Davenport is a registered Minority Business Enterprise ("MBE"), philosophy, and mission. We have passionately fostered a culture where inclusion is an instinct –not an initiative. Further, we know from experience that places are better when the team creating them represents the vast backgrounds of the people who will work in, use and visit them.

While we have worked hard since our inception to foster a diverse, equitable, and inclusive environment, we acknowledge the historical shortcomings of the development industry. In response to these shortcomings, our team will set and achieve a new standard of DEI through the Project – taking a five-pronged approach to ensure that the Project is (1) developed, (2) financed, (3) designed and engineered, (4) built, (5) efficiently leased back by DCAMM and User Agency, and (6) operated in a way that enhances DEI and grants key roles to individuals who have historically lacked the same access others have enjoyed in this industry.

Placemaking and Connecting Neighborhoods:

Core to our team's development ethos is the notion that places begin with people. We keep the end users of a space top of mind throughout every decision we make - from creatively using landscaping elements to enhance open spaces to methodically cultivating the right mix of uses to activate the ground plane and serve the community. Fundamental to this people-centered approach is a heightened focus on multi-modal access to the project by pedestrians, cyclists, and public transit users. This approach ensures that our developments become lively, dynamic places that successfully integrate surrounding neighborhoods.

Our team's approach to the Project will transform it into a vibrant, functional, facility adding approximately 388,000 gross square feet of beautifully designed architecture and space to Springfield's downtown.

We view this submission as the beginning of a collaborative effort with DCAMM, HYM, Davenport and the Springfield community, the Office of Planning & Economic Development, and other key stakeholders.

Sincerely,

DocuSigned by:

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Thomas N. O'Brien
Founding Partner & CEO
The HYM Investment Group, LLC
One Beacon Street, 31st Floor
Boston, MA 02108
617-248-8905
tobrien@hyminvestments.com

Charles Irving
Principal
Davenport Advisors LLC
20 Park Plaza, Suite 116
Boston, MA 02116
617-648-6706
cirving@dvnpt.net



Will County Courthouse, Joliet, IL



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1. PROJECT TEAM & QUALIFICATIONS

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TEAM ROSTER

CO-DEVELOPER: THE HYM INVESTMENT GROUP

Thomas N. O'Brien
Founding Partner & Chief Executive Officer

Paul Crisalli, PE, LEED AP
Partner & Chief Operations Officer

Douglas J. Manz
Partner & Chief Investment Officer

John Hurley
Partner & Director of Development

CO-DEVELOPER: DAVENPORT COMPANIES

Charles Irving
President & Founder

Joy Martin, JD
Director of Asset Management

Juan Prieto
Principal

ARCHITECT: CBT

David Nagahiro, AIA, LEED AP
Principal-in-Charge

Sae Kim, AIA
Principal, Senior Designer

Henry Celli, AIA, LEED AP, CPHC
Principal, Senior Project Architect

Daniel Gelormini, AIA, LEED AP BD+C
Associate Principal, Senior Project Manager

JUSTICE SPECIALIST: CGL COMPANIES

Brett Firfer, AICP, LEED AP
Vice President/Senior Justice Planner

Eftalia Proios Torras, AIA, LEED BD+C
Associate Vice President of Design

Ting Tsai, AIA, CDT, LEED AP BD+C
Senior Architectural Design Associate

William Lawhorn, CJM
Vice President/Senior Courts Operations Expert

STRATEGIC ADVISOR: MY CITY AT PEACE

Reverend Jeffrey L Brown
Founding Partner & Chief Executive Officer

CONTRACTOR: CONSIGLI

Vin Moran
Project Executive

Chris Brown
Project Executive

Nicholas Casciano, PE
Senior Project Manager

Adam Gordon, LEED AP
Senior Project Manager

Matthew Lagowski, LEED AP
Senior Project Manager

Parker LaMarre
Senior Project Manager

Sean Flinn
Senior Superintendent

Spencer Sieferth
Senior Project Superintendent

DEVELOPMENT TEAM

CO-DEVELOPER

THE HYM INVESTMENT GROUP, LLC

BOSTON, MA

FIRM DESCRIPTION

HYM is a Boston-based real estate company that focuses on the acquisition, development, and management of complicated, mixed-use, transit-oriented urban projects with major residential, commercial, life science, DCAMM and retail components. HYM and its Partners have a long and successful track record in planning, permitting, financing, constructing, and managing developments in Boston and the Greater Boston area. HYM is actively developing over 20 million SF of space consisting of residential, commercial, life science, and retail uses.

Our focus on revitalizing and infilling urban sites with a complement of uses drives economic growth, strengthens communities, and creates sustainable, active neighborhoods. We have demonstrated our ability to master plan, raise equity, arrange financing, and execute our vision through construction management.

HYM's success is the direct result of the diversity, expertise, and skillfulness of our professionals and our comprehensive neighborhood process, which engages all stakeholders including neighboring residents, local businesses, community groups, municipal departments, state agencies and elected officials to ensure that the places we create prioritize inclusion and embrace the diversity of Greater Boston. HYM's greatest strength is its professionals' ability to tap into robust working relationships with neighborhood organizations, city and state agencies, and elected officials to bolster a process which ensures consensus among all stakeholders.

PRODUCT TYPES

Mixed-Use, Transit-Oriented	Retail
Rental Residential	Life Sciences
Student Housing Residential	Office
Senior Living Residential	Tenant Fit Out
Condominium Residential	Hospital
Academic, Institutional	Parking Garage
Hotel	Infrastructure

SCOPE OF SERVICES THROUGHOUT THE DEAL CYCLE

Stage 1	Stage 2	Stage 3	Stage 4
• Due Diligence • Project Conceptualization, Programming, Phasing • Neighborhood and Government Consensus Building • Permitting and Approvals	• Deal Structuring • Equity Raising • City and State-Level Subsidy Procurement • Design Management (Schematic through Construction Documents • Arranging Construction Loan Financing	• Construction Management • Project Accounting • Leasing and Marketing	• Asset Management • Property Management • Dispositions

SUSTAINABILITY PRACTICES IN DEVELOPMENT

HYM has been at the forefront of implementing sustainable development practices throughout the Greater Boston area in all product types. At Suffolk Downs, we have taken a groundbreaking approach to mitigating rising sea levels throughout the site using extensive modeling to help implement specific site designs to cater to stormwater retention and floodwater storage without compromising on the connectivity of the neighborhood. At One Congress, our LEED Platinum-certified best-in-class one million square foot office tower at Bulfinch Crossing, we met and exceeded Stretch Energy Code, making the building 45% more efficient than a 2000-built office tower, utilized sustainability techniques resulting in a building that is 35% more efficient with water usage than code requires, and installed 10.5' high windows that are energy and solar efficient.

In addition, more recently, HYM delivered two all-electric residential buildings in 2024, Amaya at Suffolk Downs and The Newbury of Brookline, demonstrating our commitment to a sustainable built environment. We are confident that the initial investment to make these assets all-electric and energy-efficient will not only be carbon neutral but also pay material dividends in the future through operational expense savings and building longevity.



DIVERSITY EQUITY & INCLUSION

Our corporate approach is informed by Greater Boston and its people. Our staff reflects Greater Boston's extraordinary diversity: 50% are women and people of color. This gives us an enormous advantage in terms of perspective, new ideas, and the power of our teamwork. We are fortunate to collaborate with interesting people who are kind to each other, work hard, and believe in this region. HYM is also proud to participate in mentorship programs across Boston and employ interns annually from Universities across New England.

DEVELOPER EXPERIENCE



BULFINCH CROSSING

Iconic, 4 building, 2.9 million SF mixed-use development
In 2010, HYM was brought on to oversee the redevelopment of the Government Center Garage, a relic of 1960's Urban Renewal whose obtrusiveness within Downtown Boston not only served as a constant eyesore, but also impeded the interaction of established Boston neighborhoods. HYM has since master planned, fully permitted, and begun delivering a flexible and financially viable phased redevelopment plan. Our extensive and ongoing community outreach to build consensus included hundreds of meetings with IAG, community leaders, neighborhood groups, and public agencies, resulting in no voiced public opposition and unanimous city council and municipal board decisions during the permitting process.

PROJECT DETAILS

Ownership
National Real Estate Advisors, HYM and affiliates

HYM's Role
Master Developer

Location
Downtown Boston

Site Area
4.8 Acres

Office High-Rise
1 Building

Residential High-Rise
2 Buildings

Life Sciences Mid-Rise
1 Building

Retail
Ground Floor

Parking Garage
1,000+ Parking Spaces

Total Development
2.9 Million GSF

WEST PARCEL

The Sudbury
480' tall, 368 rental and 55 condominium luxury residential high-rise

One Congress
528' tall, 1 Million SF Class A office tower

Future Residential
299' tall, 300-unit luxury residential high-rise

The project features a shared but separated roof deck suspended 11 stories into the Boston skyline, an amenity unmatched in the market.

EAST PARCEL

Two Congress
179' tall, 410,000 SF Life Sciences Facility

The project will feature a 1-acre public plaza and MBTA busway, connecting Bulfinch Crossing, Beacon Hill, and the West End to the Greenway and North End.



DEVELOPER EXPERIENCE



THE SUDBURY

Ownership:
National Real Estate Advisors and Carmel Partners

Delivered a 44-story high rise building consisting of 368 rental apartments and 55 condominiums in the heart of the COVID-19 pandemic. The building was awarded New Construction Community of the Year by the Massachusetts Apartment Association and is LEED Gold Certified. The Sudbury was constructed on a zero lot line site and built against and above a fully open and operating Government Center Garage, proving HYM's capabilities for complex projects.

- Total capitalization is $445 million. The Equity Partner is National Real Estate Advisors with $195M invested and the construction lender is Pacific Life Insurance Company with a $250M construction loan.
- The Project commenced construction in 2018 and was delivered in October 2020 for the apartments and April 2021 for the condominiums.
- The original underwriting at the time construction financing was placed in 2017 included projected average apartment rents of $4.92/SF with a projected untrended return on cost of 6.38% and a projected IRR of 17.80%.
- The current average in-place rents are $5.57/SF. The building is 95% occupied and is considered top of the market for Downtown Boston luxury multi-family projects.
- The Project was completed on time and on budget despite the impact of Covid during 2020.
- At the close out of the apartment portion of the project, HYM was able to achieve $4.7M savings in construction costs.



ONE CONGRESS

Ownership:
National Real Estate Advisors and Carr Properties

- Delivered 1 million SF Class A office tower that has transformed the Boston skyline in 2023
- 100% pre-leased before construction completion, new global headquarters of one of Boston's largest financial institutions and Boston's largest employer, State Street Bank, as well as software company InterSystems and law firm, K&L Gates
- Contains a 15,000 square foot rooftop terrace for tenants, an exclusive in-building dining center, a state-of-the-art fitness center, and multiple co-working and meeting-room spaces.
- Delivered on time and on budget despite the impact of Covid during 2020 and onwards.
- LEED Platinum and Fitwel certified

GARAGE DEMOLITION

- In 2024, completed the deconstruction of the portion of the Government Center Garage over Congress Street and the East Parcel while keeping the portion of the existing garage structure on the West parcel operational for ongoing revenue to support project costs and satisfy parking demand in neighborhood. Successfully navigated logistical constraints with the Massachusetts Bay Transportation Authority ("MBTA") to begin executing a demolition plan that allows the subway station beneath the East parcel to remain operational.

DEVELOPER EXPERIENCE



SUFFOLK DOWNS

Highly resilient, transit-oriented, 16 million SF mixed-use development

HYM's vision for the previously underutilized horse racing facility is to transform the land into a highly resilient, transit-oriented, mixed-use development with a principal focus on residential development. The 161-acre site, the largest redevelopment project in the history of Boston, has been separated from the community for decades. HYM will reconnect it with the adjacent established and culturally strong communities of Orient Heights, East Boston and Beachmont, Revere and develop a set of robust neighborhoods within the site. Now fully entitled and approved, HYM and its team spent three thorough and productive years engaging the surrounding residents and small businesses, local civic and neighborhood leaders, city and state officials and representatives in an exhaustive community process. HYM completed that work with the community directly and transparently, holding over 450 meetings ranging from hundreds of participants to one.

The powerful new economic hub will include hotels, street-front retail, restaurants, life sciences facilities, active and passive open spaces; it will generate new jobs and new local tax revenues; and it will create a destination that is significant for the futures of both East Boston and Revere.

Located near coastal and intercoastal waterways, Suffolk Downs relies on forward-thinking resiliency strategies to effectively prepare for climate change and manage sea-level rise. Utilizing creative site and open space planning, HYM will strategically raise and lower the grading of the site in order to create storm water basins and direct the flow of flood waters in a way that protects both the site as an asset and the abutting communities.

As the site is built out over the next 20 years, each phase will stand on its own feet, providing an appropriate and successful mix of uses in the short term, which will integrate into the larger vision for the site as complementary phases are completed in the long term.

The site is located in the cities of East Boston and Revere and is adjacent to the Suffolk Downs and Beachmont MBTA Blue Line stations, two stops from Logan Airport and 10 minutes from downtown Boston. The proximity and access to public transportation as well as the development of several bicycling and walking paths will make the site easily navigable internally and easily accessible from major Boston area locations as well as promoting HYM's goal to reduce automotive emissions.

PROJECT DETAILS

Ownership
The McClellan Highway Development Company

HYM's Role
General Partner & Master Developer

Location
East Boston & Revere

Site Area
161 Acres

Buildings
Approximately 70 low, mid, and high-rise mixed-use buildings

Total Development
16.2 Million GSF

Recipient of the 2022 American institute of Architects (AIA) Regional and Urban Design Award

CURRENT STATUS

Permitting

- Undertook the most comprehensive community engagement process in the history of Boston with over 450 meetings with residents, community organizations, and government representatives
- Received Zoning and Special Permit approvals from the City of Revere for the development of over 5 million SF of mixed-use space
- Received permits and approvals from the City of Boston and MEPA for 11 million SF of mixed-use space
- Set aside 40 acres (25% of total site area) as open space with the intention of placemaking, inclusion of public art, and flexible programming spaces for the community

Development

- Infrastructure work for Phase 1-Revere in progress, including the creation of all roadways, new sewer and electric networks, surface lots and an outdoor amphitheater
- Vertical construction commenced in Q2 2022 with the groundbreaking of the first residential building, Amaya. Construction of the 475-unit, 8-story mid-rise building was completed in 2024, with the first delivery of units in June with 30% of units leased by November.
- Anticipated to break ground on the second residential building, Portico, a 440-unit,15-story high-rise in Q1 2025.
- Created interim uses for the site throughout construction including the opening of The Stage at Suffolk Downs in 2023, an 8,500-person outdoor music venue located in the former infield of the track, delivered two public dog parks, opened The Track as an open space for public use, and more.

DEVELOPER EXPERIENCE



AMAYA

The first building of the 16.2M SF mixed-use development at Suffolk Downs located on the Revere portion of the site adjacent to the Beachmont MBTA station. Consisting of 475 market-rate apartments and 24,000 SF ground floor retail, first units were delivered in June of 2024 with final units delivered in November 2024.

- Features state-of-the-art amenities such as two courtyards, a swimming pool, fire pits, a game room, a chef's kitchen, and in-building parking with EV charging and bike racks.
- Total capitalization is $230M. The Equity Partners are HYM, Cathexis and National Real Estate Advisors with a combined $80M invested and the construction lender is Ullico with a $150M construction loan.
- The Project commenced construction in May 2022 and delivered first units on time in June 2024.
- The original underwriting at the time construction financing was placed in 2022 included projected average apartment rents of $4.88/SF with a projected untrended return on cost of 5.40% and a projected project LIRR of 17.51%.
- The building is 32% leased as of the end of November 2024.



ONE CONGRESS STREET (DCAMM EXPERIENCE)



HYM was hired by National Real Estate Advisors in 2010 to turn around an underperforming asset (the Government Center Garage) and the two floors of office space that sat atop the garage, which had recently been fully vacated by the Environmental Protection Agency. In short order, HYM leased approximately 185,000 square feet of office space, in a recession. In addition to signing leases with tenants like PUMA and SCVNGR/LevelUP (acquired by GrubHub), HYM signed leases with five Division of Capital Asset Management and Maintenance ("DCAMM") agencies and over saw the interior buildout for all:

- Department of Industrial Accidents (DIA) – *(with courtroom requirements)*
- Committee for Public Council Services (CPCS)
- Division of Administrative Law Appeals (DALA)
- Operational Services Division (OSD)
- Information Technology Division (ITD)

DEVELOPER EXPERIENCE



NORTHPOINT (AKA CAMBRIDGE CROSSING)

45-acre transit-oriented development in Boston, Cambridge, and Somerville

In 2010, HYM and its capital partners acquired the widely known distressed development site NorthPoint. HYM saw the significant opportunity the site presented through its impressive size and proximity to downtown Boston and Kendall Square. HYM's deep experience engaging with the public and private stakeholders helped our team successfully permit the site across three separate municipalities (Cambridge, Somerville, and Boston) and execute a highly complicated land exchange agreement with the MBTA.

HYM's role as Master Developer included completing all required permits and approvals, building Twenty|20 and completing key elements of on-site and off-site infrastructure. With a focus on placemaking, HYM thoughtfully designing a phased, mixed-use master plan and implemented significant investment into new infrastructure to break up the site into manageable parcels separated by newly created roads and green spaces such as North Point Common.

PROJECT DETAILS

Ownership
Canyon Johnson Urban Funds & HYM

HYM's Role
General Partner & Master Developer

Location
Boston, Cambridge, & Somerville

New Owner
DivcoWest Affiliate

Site Area
45 Acres

Buildings
Approximately 20

Total Development
5.2 Million GSF

Recipient of the 2025 American institute of Architects (AIA) Regional and Urban Design Award

RESULTS

Permitting

- Master-planned and fully permitted the entire 45-acre site in the cities of Cambridge, Somerville and Boston for 5.2 million SF of mixed-use development

Development

- Managed the design, construction, and lease-up of Twenty|20, a 355-unit, 20-story apartment tower with a mix of affordable, market, and luxury units
- Managed the design and construction of the Brian P. Murphy Memorial Staircase, an elevated pedestrian/ bicycle connection to the Gilmore Bridge and Child Street Park, a 17,000 SF pocket park adjacent to Twenty|20

Disposition

- Positioned the 17 remaining fully permitted parcels for disposition, attracting major international and domestic investors
- Managed a detailed due diligence process with the selected bidder, resulting in the sale of NorthPoint to DivcoWest in August 2015
- The sale is one of the largest land transactions in the Boston metro area and yielded superior returns to the Ownership team
- Retained by DivcoWest as a Development Advisor after their acquisition of the site





HYM BIOS



FOUNDING PARTNER & CHIEF EXECUTIVE OFFICER

THOMAS N. O'BRIEN

Tom is the Founding Partner and Chief Executive Officer of The HYM Investment Group. He previously served as a Managing Partner for JPI, a national owner of multifamily communities, and as a Managing Director in Boston and New York for Tishman Speyer. Tom also led the Boston Redevelopment Authority as its Director and Chief of Staff, overseeing the development of over 12 million SF of projects from 1994 to 2000. Tom served as the General Counsel and Director of Finance at the Massachusetts Industrial Finance Agency from 1989 to 1994. In 2011, the Governor appointed Tom to the Board of the Massachusetts Housing Finance Agency. Tom is a graduate of Brown University and Suffolk University Law School and is a member of the Massachusetts Bar Association



PARTNER & CHIEF OPERATIONS OFFICER

PAUL CRISALLI

PE, LEED AP

Paul is a Partner and Chief Operations Officer of The HYM Investment Group and has over 45 years of real estate development and operations experience in commercial and multifamily properties. Prior to joining HYM, Paul was responsible for all of JPI's development and investments in New York and oversaw the design and development of multifamily projects in their Northeast Region. Prior to JPI, Paul served Halpern Real Estate Development Company and Halpern Building Corporation in various capacities. Paul has also served as Chair, and former Executive Board Member, of the Westchester/ Fairfield District Council of the Urban Land Institute. He is a graduate of Polytechnic Institute of Brooklyn.



PARTNER & CHIEF INVESTMENT OFFICER

DOUGLAS J. MANZ

Doug is a Partner and Chief Investment Officer of The HYM Investment Group. Doug previously served as a Development Partner for JPI and Vice President of Development for Northland Investment Corporation where he focused on the permitting and development of high-, mid-, and low-rise multifamily projects. Prior to that, Doug held various positions with Leggat McCall Properties in Boston. In 2019, Mr. Manz was appointed to and currently is the president of NAIOP, serves on the NAIOP Massachusetts Board of Directors and the NAIOP's Government Affairs Committee, A Better City's Land Use and Development Advisory Committee and is also a member of ULI. Mr. Manz is currently on the Southborough Zoning Board of Appeals and SHOPC committees and in 2013, Mr. Manz was appointed to and served on the City of Cambridge Transportation Advisory Committee for four years. Mr. Manz is a graduate of Cornell University and the Harvard University School of Design.



PARTNER & DIRECTOR OF DEVELOPMENT

JOHN HURLEY

John Hurley, Partner and Director of Development, is responsible for leading HYM's development teams in the advancement of over twenty (20) million square feet of mixed-use development in Greater Boston, with involvement in projects such as Bulfinch Crossing (Government Center Garage Redevelopment), Suffolk Downs, NorthPoint (now Cambridge Crossing) Parcel 3 Roxbury and Dorchester Avenue in South Boston. John previously served in various development roles at HYM where he focused on the permitting and development of high-rise, mid-rise and low-rise multifamily projects. Prior to that, he held various positions with Suffolk Construction in Boston. A native of South Boston, John previously served as a Board Member of the South Boston Community Development Foundation. He was also on the Board of Directors of the Holy Cross Alumni Association, the Outreach Council for Heading Home, and the Real Estate Committee of the United Way Boston. John currently serves on the Athletic Program Board of the St. Agatha School and the Board of Directors for Milton American Baseball. A graduate of the College of the Holy Cross, John also earned his MBA at Boston University.

DEVELOPMENT TEAM

CO-DEVELOPER

THE DAVENPORT COMPANIES

BOSTON, MA

Firm Description

Davenport Advisors LLC (Davenport) serves as both the asset manager and project manager for redevelopment projects. In its capacity as asset manager, Davenport prepares the proforma, organizes a development budget, secures financing and assembles the investment team. In its capacity as project manager, Davenport obtains site control during the redevelopment process, obtains entitlements, selects the general contractor and manages the construction and manages the construction budget.

Davenport's economic development objectives center on rehabilitating underutilized historic buildings and projects to create essential and desirable community assets such as housing, restaurants, or entertainment venues. The aim is to develop projects that attract and retain visitors, residents, and businesses within the city. Upon completion, Davenport, as asset manager, is committed to ensuring that the finished project aligns with community expectations.

Davenport has forged relationships with various development consultants and construction firms, enabling the assembly of a fully staffed and skilled development team. The company's core development principles are rooted in:

- Integrity through design excellence
- Connectivity to the community by engaging civic networks and local businesses
- Sustainability through respect for natural resources and the surrounding environment
- Community focus by addressing input from local businesses and residents in project planning

Based in Boston and Springfield, Davenport is a state-certified minority-owned business. The company is comprised of three partners, supported by two full-time administrative employees: an office manager and a CFO. Collectively, Davenport brings over a decade of experience in developing underutilized properties throughout the New England region. Each partner contributes more than 25 years of expertise in development, spanning both ground-up construction and the redevelopment.

TRACK RECORD AND IMPACT

Davenport's principals have held leading roles in various development projects across Western Massachusetts. Within the City of Springfield alone, Davenport has overseen the completion of 1,350,000 square feet of construction. This portfolio encompasses state and city municipal facilities, medical offices, market-rate residential units, retail spaces, hospitality venues, and an award-winning historic rehabilitation.

Springfield experienced significant devastation in 2011 and 2012 when large sections of downtown were destroyed by a tornado and subsequently by a massive gas explosion. In the aftermath, Davenport played a pivotal role in the city's recovery. The company led the MGM development—a $1 billion project that revitalized Springfield's historic Main Street. Additionally, Davenport was the first to invest in and restore city blocks within the "blast zone" of the gas explosion, breathing new life into these leveled areas.

COMMITMENT TO COMMUNITY AND LEGACY

Davenport has established itself as a trusted development partner for the City of Springfield, driven by a strong belief in the community's potential and future trajectory. Over the past three decades, Davenport has continuously brought capital, companies, jobs, and essential tax revenue to Springfield, reaffirming its status as a reliable community developer. The redevelopment of the Springfield courthouse represents the continuation of Davenport's legacy of revitalizing and strengthening the City as a vital gateway community.

SPRINGFIELD

Registry of Motor Vehicles	St. James Avenue	25,000 sf	conversion of 10-screen Regal Cinema
Community Justice Support Center	Liberty Street	10,000 sf	conversion of original RMV building
Springfield Housing Authority	Liberty Street	10,000 sf	conversion of original RMV building
Square One Day Care	Main Street	26,000 sf	land assemblage and development
Head Start Child and Family Center	Union Street	25,000 sf	land assemblage and development
CVS	Main Street	10,900 sf	ground lease development
Overland Lofts (Preservation Mass Award)	Chestnut Street	70,000 sf	historic rehabilitation of former Jeep Willy factory and showroom
Lowes and Stop& Shop Plaza	Route 20	200,000 sf	ground lease development
MGM Springfield	Main Street	1,000,000 sf	mix of historic and rehabilitation development

Total Springfield Development **1,350,000 sf**

WESTERN MASSACHUSETTS

Center at Hobbs Brook	Sturbridge	230,000 sf	retail center development
Gibbs Crossing	Ware	500,000 sf	retail center development
Mountain Farms Mall	Hadley	400,000 sf	retail center development
Walmart	Westfield	180,000 sf	ground up development

Total Western Massachusetts **1,300,000 sf**

DAVENPORT BIOS



PRESIDENT & FOUNDER

CHARLES IRVING

Mr. Irving is the President and Founder of the Davenport Companies. Davenport specializes in the creation of housing, restaurants, dynamic shopping experiences, and entertainment venues, with properties located throughout New England. The company's advisory services extend nationally. Davenport and its affiliate have developed over 90 Walmart stores and a 4-million square foot portfolio.

Mr. Irving serves as the Board Chairman of the BDZ, in Kingdom of Jordan, previously served as a Board Member of the MGP Real Estate Trust, Harbor Sweets, as an advisor for Market Basket. Prior to founding Davenport Companies, he worked at Cabot, Cabot & Forbes. Mr. Irving has served in board positions at Kings Academy and Bowdoin College, is a graduate from Bowdoin College, and is a member of the International Council of Shopping Centers.



DIRECTOR OF ASSET MANAGEMENT

JOY MARTIN

JD

Joy Martin has worked 25 years in commercial real estate, where she oversees third-party consultants specializing in engineering, architecture, permitting, and property management. She also coordinates and manages outside legal counsel and corporate leasing departments for the execution of leasing, financing, and title matters. As Director of Asset Management, Joy manages Davenport's investment funds as well as Davenport's portfolio of owned properties.

Joy redevelopment efforts spread across retail, office, and residential sectors. Notable retail and office projects include MGM's New York-New York Hotel and Casino in Las Vegas, MGM Springfield in Massachusetts, conversion of former Springfield RMV space into a fully leased office building, and the on-going redevelopment of 936 Broadway Plaza in Chelsea, MA. Her residential work features the transformation of the historic Jeep Willys showroom and service center building into Overland Lofts, a 60-unit market-rate apartment complex in Springfield, MA. She is currently managing the conversion of a historic Springfield warehouse into market-rate residential apartment building.



PRINCIPAL

JUAN PRIETO

Juan Prieto has 40 years of experience in the real estate industry. Juan oversees Davenport's asset management, residential development, and property management teams. In these disciplines, he focuses on financial analyses, site selection studies, and entitlements. Under Juan's direction, Davenport manages residential, retail, office, and manufacturing properties in Arizona, Connecticut, Maine, Massachusetts, New Hampshire, New Mexico, and New York. Current and past clients include Mass Mutual, Marshall Field V, Old Mountain Property Trust, Dividend Capital Diversified Property Fund, Lone Star Fund, Metropolitan Pipe, and Town & Country Shopping Center.

Juan's most recent project is the redevelopment of the historic Willy's Overland Building (1917) in Springfield, MA. The mixed-use development includes 60 market rate apartments, restaurants, and a parking garage. The "Overland Lofts" are supported by Federal Historic Tax Credits, State Historic Tax Credits and the Massachusetts' Housing Development Incentive Program.

STRATEGIC ADVISOR

STRATEGIC ADVISOR

MY CITY AT PEACE

BOSTON, MA

FIRM DESCRIPTION

MyCAP, founded in 2015, is a Boston-based real estate development and programmatic initiative that strengthens distressed communities and helps to bridge the racial wealth gap by using housing as a way to build a sustainable peace in communities of color without displacement. MyCAP and its Principal, Reverend Jeffrey Brown, have more than 30 years of experience in leading community-based violence reduction efforts to bring a sustained reduction of the safety deficit that too many communities of color experience. MyCAP has trained clergy and other community leaders in Boston and around the nation in how to lead evidence-based, collaborative efforts between cities and communities to reduce violent acts.

MyCAP builds the structural and cultural conditions for lasting partnerships that help traditionally conflicting constituencies come together for the common good. Recent engagements include working with a major developer in West Chicago to reduce violence and build community partnerships in a large newly redeveloped housing area, and winning designation as a part of a development team in Rochester, NY. In addition, MyCAP has hosted 3 national conferences on violence reduction in inner cities, bringing together faith and community, law enforcement, municipal and academic leaders to discuss the latest strategies and research.



FOUNDING PARTNER & CHIEF EXECUTIVE OFFICER

REVEREND JEFFREY L BROWN

Rev. Brown is a nationally recognized leader and expert in gang, youth and urban violence reduction and coalition building and the founder of My City At Peace. He founded MyCAP in 2015 as a real estate and programmatic initiative that develops real estate and targets distressed communities to help bridge the racial wealth gap that exists in our country. He also founded RECAP (Rebuilding Every Community Around Peace), an international initiative organized to assist cities build better partnerships between the faith-based community, government, and law enforcement agencies in an effort to reduce gang violence. Brown was one of the architects of the "Boston Miracle", a process where the city experienced a 29-month period of zero juvenile homicides in the 1990s, and has spawned countless urban collaborative efforts in subsequent years that followed the Boston Ceasefire and faith-based model. Rev. Brown has been a pastor or interim pastor in the area for over 26 years, and is currently an Associate Pastor of the historic Twelfth Baptist Church on Warren St. In Nubian Square.

He is the subject of a popular Harvard Business School case study on his efforts and delivered a TED Talk that has over one million views. Rev. Brown is the recipient of numerous local and national awards and citations. He is the author of a forthcoming book, titled The Courage To Listen, and Paramount Pictures has teamed with actor/writer Chadwick Boseman and Logan Coles on a feature film based on his experiences. A resident of the Dorchester area of Boston, MA, Rev. Brown has three grown children.



John Adams Courthouse and Social Law Library, Boston, MA

DESIGN TEAM

ARCHITECT
CBT
BOSTON, MA

FIRM DESCRIPTION

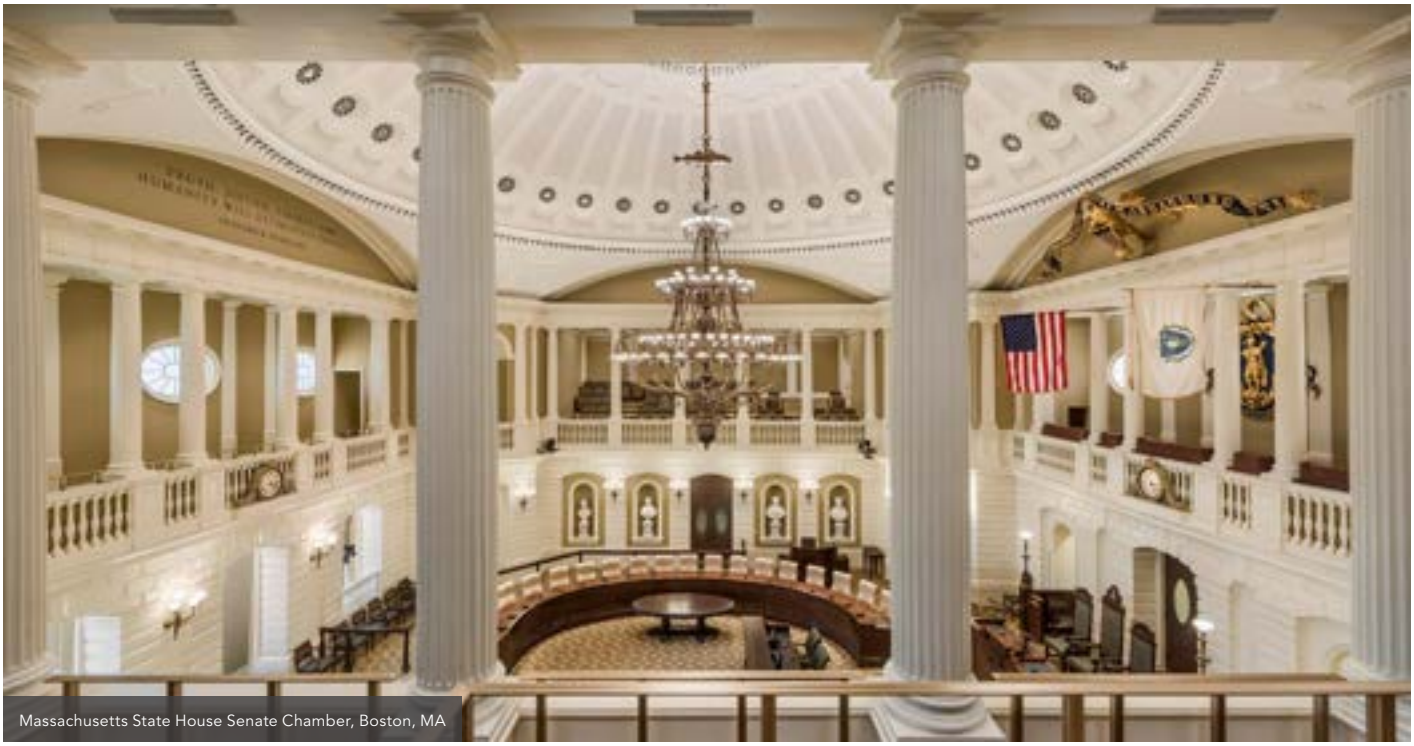
CBT is an award-winning, civic-minded, and ethics-based design firm. Our 150 design professionals are based in Boston, and we work on projects on a local, national, and international scale.

We are especially attuned to developing plans for civic and institutional clients that involve high interface with various stakeholders, municipalities, and community members, and that encompass prominent public realm components.

At CBT, our practice is rooted in research and resiliency. Our diverse and immensely creative team provides holistic services in architecture, interior design, and master planning design across nearly all building types and scales.

We carefully take into consideration the unique scope of a project in its broadest definition from issues of long-range planning to ergonomic detail. We approach design holistically and sustainably, focusing on unique design opportunities and building strategic consensus among the greater team through creative storytelling and presentations and connecting to environmental and social imperatives. These methods have led to the creation and realization of successful projects and great new communities.

Today, CBT is an ever-accelerating and evolving center of knowledge and research around the imperatives that are affecting global design and development, and we dedicate our practice to creating and improving durable, smart, connected, and resilient places for today and far into the future.



Massachusetts State House Senate Chamber, Boston, MA

PROJECT TEAM BIOS



PRINCIPAL-IN-CHARGE

DAVID NAGAHIRO

AIA, LEED AP

David Nagahiro is Principal and President at CBT, where he spearheads transformative, large-scale Architecture, Interior Design, and Urban Design practice—from revitalizing underutilized sites to pioneering resilient, climate-forward architecture both internationally and across the Boston region. Known for his rigorous design leadership and tireless pursuit of innovation in professional practice. David is actively involved in all stages of project development, ensuring design excellence in sustainability, climate resiliency, equity, and community impact.

A dedicated civic leader, he serves on the Advisory Boards of Artists for Humanity, the Board of the Boston Preservation Alliance, and Advisor for Climate Beacon.

David earned a Bachelor of Architecture and Bachelor of Science in Architecture from Washington State University and completed studies at the AA/ Architectural Association School of Architecture in London. He is a recipient of the AIA Young Architects Award and was a Rotch Traveling Scholar.



PRINCIPAL, SENIOR DESIGNER

SAE KIM

AIA

Sae Kim is a Principal at CBT with over 15 years of experience as an architect and designer for projects of all scales. He brings keen insight into spatial experiences and concepts for future-focused design. Sae is deeply involved in complex, award-winning projects, from large urban master plans to architecture and exhibit design. His creative process is founded on the generation and evaluation of multiple design solutions through the lens of problem-solving, storytelling, and value-creation.

Sae holds a Master of Architecture in Urban Design from the Harvard Graduate School of Design, a Bachelor of Architecture from the Rhode Island School of Design, and a Bachelor of Fine Arts from the Rhode Island School of Design.



PRINCIPAL, SENIOR PROJECT ARCHITECT

HENRY CELLI

AIA, LEED AP, CPHC

Henry Celli is a Sustainable Design Leader and Principal at CBT with expertise in environmentally responsible architecture. His twenty-two years of professional experience has been devoted to large-scale and complex urban projects, from residential, commercial, and mixed-use environments to integrated master plans that feature a variety of public realm and civic improvements. Henry is known for developing pragmatic and sustainable solutions for each project and for his creative use of new and emerging technological tools.

Henry studied Architecture at Temple University and received a Bachelor of Architecture from the Boston Architectural College.



ASSOCIATE PRINCIPAL, SENIOR PROJECT MANAGER

DANIEL GELORMINI

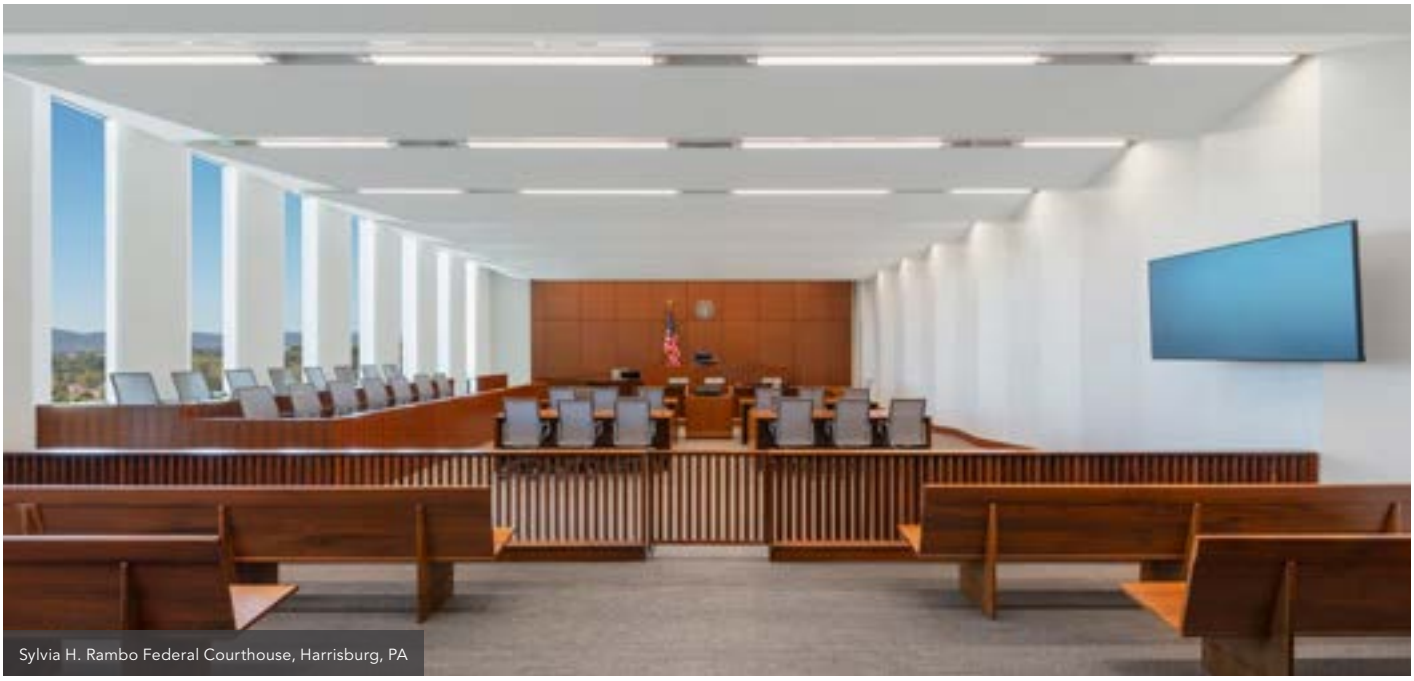
AIA, LEED AP BD+C

Dan is an Associate Principal and Senior Project Manager at CBT who brings technical acumen and skilled leadership to complex design commissions. With over 20 years of experience, his projects span building design and construction for civic, cultural, educational, hospitality, residential, and corporate office design. He is a facile design professional who interprets design vision for accurate and efficient implementation for both new construction and existing building renovation and modernizations. Dan is also a talented guide through a project's successful public approvals process, adept at presenting to town building committees, planning and zoning boards at crucial decision-making points.

Daniel earned a Bachelor of Architecture from Wentworth Institute of Technology and a Master of Architecture from the Southern California Institute of Architecture.



Johnson County Courthouse, Olathe, KS



Sylvia H. Rambo Federal Courthouse, Harrisburg, PA

JUSTICE SPECIALIST

CGL COMPANIES

NEW YORK, NY

Firm Description

Established in 1974, CGL has grown into the largest and most comprehensive criminal justice consulting firm in the world. Through our vertically integrated 360 Justice service platform, we deliver significant cost savings, extend the life of facilities, provide a complete understanding of operations, accelerate delivery with single-source solutions, and reduce risk with plans that work. To date, we have partnered with more than 900 counties and municipalities, all 50 states, and 22 countries, completing over 2,300 projects and managing maintenance for more than 17 million square feet of justice facilities.

Internationally recognized as experts in justice facilities, we specialize in planning, design, maintenance, and operations. Our team brings extensive experience developing courthouse projects at every level, including state, federal, county, and municipal jurisdictions. With a history of courthouse solutions spanning decades, we are known for our agility and adaptability, consistently delivering tailored outcomes that reflect the needs of clients, staff, and the public. CGL's portfolio includes over 400 court projects and more than 4,000 courtrooms worldwide, ranging from new construction to historic renovations and additions. Our planners have also developed hundreds of needs assessments, facility assessments, programs, and master plans for courts across multiple jurisdictions.



Broward County Civil and Family Court, Fort Lauderdale, FL



Will County Courthouse, Joliet, IL

CGL COMPANIES: TEAM BIOS



VICE PRESIDENT/SENIOR JUSTICE PLANNER

BRETT FIRFER

AICP, LEED AP

Brett Firfer, AICP, LEED AP, has more than 25 years of experience planning and programming justice facilities nationwide. He has directed functional and space programming for county, state, and federal courts, translating judicial operations, staff workflows, and public service needs into efficient, buildable solutions. With a portfolio of over 70 court projects ranging from high-volume urban courthouses to regional justice centers, Brett brings expertise in data analysis, staffing projections, space programming, pre-design, and phasing strategies. His deep understanding of justice system operations and policy enables him to deliver plans that balance functionality, flexibility, and long-term goals. Known for his organization, responsiveness, creativity, and collaborative approach, he works closely with clients to address immediate and long-term needs.



ASSOCIATE VICE PRESIDENT OF DESIGN

EFTALIA PROIOS TORRAS

AIA, LEED BD+C

Eftalia Proios Torras, AIA, LEED BD+C, brings nearly a decade of experience designing large-scale civic and justice facilities across the U.S. and internationally. She focuses on creating environments that support equity, sustainability, and community well-being through trauma-informed and restorative design principles to support users at every level. With expertise in BIM integration, sustainable strategies, and inclusive design, Eftalia ensures that each project reflects program goals and functional needs while enhancing user experience. Her multidisciplinary background and international perspective bring innovation and depth to the planning and design of modern courts.



SENIOR ARCHITECTURAL DESIGN ASSOCIATE

TING TSAI

AIA, CDT, LEED AP BD+C

Ting Tsai, AIA, CDT, LEED AP BD+C, has more than a decade of experience designing and delivering justice facilities. Passionate about guiding projects from pre-design through construction, she works closely with clients and partners to translate operational goals into environments that promote justice, dignity, and equity. Her work balances functional programming with architectural design, ensuring that circulation, adjacencies, and courtroom layouts support both staff and visitors. Ting's experience ranges from feasibility studies and new facility planning to complex courthouse renovations and additions, equipping her to deliver design solutions that strengthen daily operations, enhance user experience, and adapt to evolving court systems.



VICE PRESIDENT/SENIOR COURTS OPERATIONS EXPERT

WILLIAM LAWHORN

CJM

Bill Lawhorn brings valuable expertise in supporting court operations, judicial staffing, and courthouse planning initiatives nationwide. His work includes comprehensive assessments of court holding operations, staffing models, and transition strategies tailored to complex justice center environments. Notable projects include the Forsyth County Courthouse and Detention Staffing and Deployment Study in North Carolina, the St. Lucie County Court Holding Assessment in Florida, the Billings Criminal Justice Efficiency and Court Expansion Consulting project in Montana, and the Wayne County Criminal Justice Center Activation Management in Michigan. He also supported the transition assessment for Milwaukee County's Center for Forensic Science and Protective Medicine. Drawing on his extensive background in justice system leadership, Bill ensures court facility operations are efficient, secure, and aligned with the broader goals of public safety and service delivery.

CONSIGLI AT A GLANCE

CONSIGLI
Est. 1905

OUR COMPANY

1905
Established

#40
ENR Top Contractors

5TH
Generation Family-Led

#15
ENR Top Green Contractors



Anthony Consigli
Chief Executive Officer



Matthew Consigli
President



Ryan Jennette
Vice President, Regional Director



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

FINANCIAL STRENGTH

$3.7B
2024 Revenue

$1.7B
2024 MA Revenue

$6.5B
Aggregate Bonding Limit

$1B
Single Project Bonding Limit

OUR PEOPLE

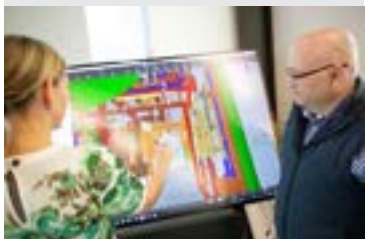
2,400+
Employees

700+
Self-perform Craftspeople

100%
Employee-Owned (ESOP)

Best Places to Work
Consistent National & Local Recognition





OUR PROJECTS

73%
Our Work With Repeat Clients

Key Markets

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

CONSTRUCTION TEAM

CONSTRUCTION MANAGER

CONSIGLI

BOSTON, MA

FIRM DESCRIPTION

Consigli is a fifth-generation, family-led organization that offers the resources and experience of one of the strongest construction management firms in the Northeast and Mid-Atlantic with the creativity and flexibility of a start-up.

BUILDING ON OUR LEGACY

In 1905, an Italian immigrant and skilled mason, Peter Consigli established Peter Consigli & Sons in Milford, Massachusetts. It began as a local family business focused primarily on residential and masonry construction. As time went on, more and more generations of the Consigli family became involved with the family business—which was eventually incorporated as Consigli Construction Co., Inc. in 1950.

In 1994, brothers Anthony and Matthew Consigli took over as the fifth generation to lead the company. In the 30 years since, Consigli has grown to more than 2,400 employees and fifteen regional offices, all while retaining the soul of a true builder with more than 700 skilled carpenters, laborers and masons on-staff. While we're doing more than local masonry work, we like to think of ourselves as a local builder who has expanded our roots.

HOW WE DO IT

Our teams are dedicated to making each project a personalized experience for our clients; they will be accessible, communicative and make decisions with your best interest in mind. We strive for excellence, and will accept nothing less. Our motto, "Think Great" is not simply a saying that we adorn our office walls with. It is a statement that we live by; we devote ourselves to excellence, improvement and having the ability to adapt to change.

Consigli operates as a technology-driven, process-oriented company. We utilize software to build more efficiently, sustainably and time and cost effectively. Consigli provides our clients with innovative construction solutions that are faster, less expensive and built to last.

While we are adept at using the most cutting-edge technology available, we are genuine builders at our core. This means we don't submit to the mindset that programs and software alone will give us the most accurate estimates, best phasing plans, or most efficient schedule. Our teams are comprised of builders who recognize opportunities, risks and challenges that even the most advanced programs will not. Our philosophy is invaluable, and serves as the foundation of our strong, 120-year legacy.

PROJECT TEAM BIOS



PROJECT EXECUTIVE

VIN MORAN

As Director, Project Executive, Mr. Moran will provide overall team leadership and is fully accountable to the client team to deliver on all goals of the project. Immediately upon award, Mr. Moran will gain a complete understanding of project requirements and the expectations of the client team to develop a construction management approach that will ensure the overall success of the project. He will be involved in the project from award to close-out, to participate in key decisions, dedicate the necessary corporate resources and monitor the progress of the project on an ongoing basis.

Mr. Moran is a graduate of the Wentworth Institute of Technology with a B.S. in Construction Management.



PROJECT EXECUTIVE

CHRIS BROWN

As Project Executive, Chris will provide overall team leadership and is fully accountable to the client team to deliver on all goals of the project. Immediately upon award, Chris will gain a complete understanding of project requirements and the expectations of the client team to develop a construction management approach that will ensure the overall success of the project. He will be involved in the project from award to close-out, to participate in key decisions, dedicate the necessary corporate resources and monitor the progress of the project on an ongoing basis. Chris has completed seven courthouse projects during his time with Consigli.

Chris holds a B.S. in Architectural Engineering Technology from Vermont Technical College.



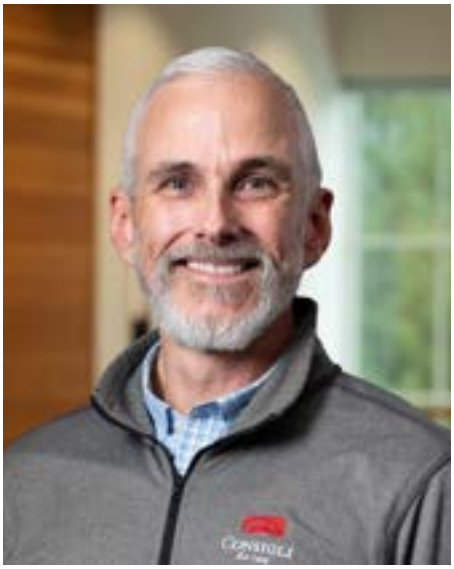
SENIOR PROJECT MANAGER

NICHOLAS CASCIANO

PE

As Senior Project Manager, Nick will be main point of contact for the owner and architect throughout the process, specifically, Nick will be responsible for overseeing the project management team as senior manager ensuring each phase of the project is moving in a positive direction and issues are addressed in a timely manner. With over a decade in the industry, Nick brings a wealth of experience to the project team with his past experience on the Lowell Justice Center and has shown his ability to manage projects of this size and complexity.

Nick received his B.S. in Civil Engineering from the University of Connecticut.



SENIOR PROJECT MANAGER

ADAM GORDON

LEED AP

As Senior Project Manager, Adam will be main point of contact for the owner and architect throughout the process, specifically, Adam will be responsible for overseeing the project management team as senior manager ensuring each phase of the project is moving in a positive direction and issues are addressed in a timely manner. In his tenure at Consigli, Adam has managed some of the company's most complex projects, with several on active campus environments and in close proximity to occupied buildings. Adam's ability to troubleshoot makes him a great leader for the firm.

Adam attended Worcester Polytechnic Institute where he obtained a Master of Science in Environmental Engineering and Bachelor of Science in Civil Engineering. In his tenure at Consigli, Adam has managed some of the company's most complex projects.

PROJECT TEAM BIOS



SENIOR PROJECT MANAGER

MATTHEW LAGOWSKI

LEED AP

As Senior Project Manager, Matt will be main point of contact for the owner and architect throughout the process, specifically, Matt will be responsible for overseeing the project management team as senior manager ensuring each phase of the project is moving in a positive direction and issues are addressed in a timely manner. Matt brings a wealth of experience with his 15 years in the industry and has shown his ability to manage projects of this size and complexity.

Matt obtained his B.S. in Civil Engineering from Lehigh University.



SENIOR PROJECT MANAGER

PARKER LAMARRE

As Senior Project Manager, Parker will be main point of contact for the owner and architect throughout the process. Specifically, Parker will be responsible for overseeing the project management team as senior manager ensuring each phase of the project is moving in a positive direction and issues are addressed in a timely manner. Parker has been in the industry for over a decade and his experience includes the York Judicial Center as well as other projects of this size and complexity.

Parker attended West Virginia University where he obtained his B.S. in Business Management.



SENIOR SUPERINTENDENT

SEAN FLINN

As Senior Superintendent, Sean will be your full-time, on-site representative to direct all aspects of field operations. Sean will work closely with the field operations team to ensure that the project is safe for all visitors and staff. Together with the rest of the project team, Sean will work to develop a detailed project schedule and make sure that it is maintained and that any opportunity to improve the schedule is captured. He will also work with the Quality Manager to make sure that quality issues are identified and addressed in a timely manner and will maintain a professional work environment and harmonious relations with the building trades throughout the jobsite at all times.

Sean has been in the industry for 35 years and has experience with judicial centers from his past work on the York Judicial Center in York, ME.



SENIOR PROJECT SUPERINTENDENT

SPENCER SIEFERTH

As Senior Project Superintendent, Spencer will be your full-time, on-site representative to direct all aspects of field operations. Sean will work closely with the field operations team to ensure that the project is safe for all visitors and staff. Together with the rest of the project team, Spencer will work to develop a detailed project schedule and make sure that it is maintained and that any opportunity to improve the schedule is captured. He will also work with the Quality Manager to make sure that quality issues are identified and addressed in a timely manner and will maintain a professional work environment and harmonious relations with the building trades throughout the jobsite at all times.

Spencer attended Wentworth Institute of Technology where he received a Bachelor of Science degree in Electro-Mechanical Engineering.



2. FORTY YEAR LEASE PROPOSAL FORM

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: **50 State St**
Floor Number: **n/a**
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: **261,836** USF
Please note the Commonwealth has a specific method of calculating usable square feet, please refer to the Amount of Space section in the RFP for detail. Please confirm you have calculated USF per DCAMM methodology:
☒ Yes ☐ No

1.3 Commonwealth Lease and Term

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

1.4 Proposer

Name of Proposer:
Contact: **Thomas N. O'Brien** Office Phone: **617-248-8905**
Company Name: **The HYM Investment Group, LLC** Cell Phone: **617-519-6192**
Address: **One Beacon Street, 31st Floor**
City State Zip: **Boston, MA 02108** Email:
tobrien@hyminvestments.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:** 10/14/2025

1.5 Proposed Landlord

Name: **Court Square Real Estate, LLC**
Name of Principal(s): **Thomas N.O'Brien & Charles Irving**
Office Phone:
Address: **One Beacon Street, 31st Floor,** Cell Phone: **617-519-6192**
City State Zip: **Boston, MA 02108** Email:
tobrien@hyminvestments.com

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

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:	**$33,918,084**	**$34,935,626**	**$35,983,695**	**$37,063,206**	**$38,175,102**
Estimate for Lights and Plugs:	**$0**	**$0**	**$0**	**$0**	**$0**
Estimate for HVAC:	**$0**	**$0**	**$0**	**$0**	**$0**
Estimate for Reserved Parking:	**$0**	**$0**	**$0**	**$0**	**$0**
Estimate for Other: Utilities	**$877,692**	**$904,023**	**$931,144**	**$959,078**	**$987,851**
Estimate for Other: RE Taxes	**$1,462,821**	**$1,506,705**	**$1,551,906**	**$1,598,464**	**$1,646,418**
Estimate for Other:	**$0**	**$0**	**$0**	**$0**	**$0**
Total Annual Rent:	**$36,258,597**	**$37,346,354**	**$38,466,745**	**$39,620,747**	**$40,809,370**

Annual Rent ($/yr)	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Base Amount for Rent:	**$39,320,355**	**$40,499,966**	**$41,714,964**	**$42,966,413**	**$44,255,406**
Estimate for Lights and Plugs:	**$0**	**$0**	**$0**	**$0**	**$0**
Estimate for HVAC:	**$0**	**$0**	**$0**	**$0**	**$0**
Estimate for Reserved Parking:	**$0**	**$0**	**$0**	**$0**	**$0**
Estimate for Other: Utilities	**$1,017,486**	**$1,048,011**	**$1,079,451**	**$1,111,834**	**$1,145,189**
Estimate for Other: RE Taxes	**$1,695,810**	**$1,746,684**	**$1,799,085**	**$1,853,057**	**$1,908,649**
Estimate for Other:	**$0**	**$0**	**$0**	**$0**	**$0**
Total Annual Rent:	**$42,033,651**	**$43,294,660**	**$44,593,500**	**$45,931,305**	**$47,309,244**

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:	**$45,583,068**	**$46,950,560**	**$48,359,077**	**$49,809,849**	**$51,304,145**
Estimate for Lights and Plugs:	**$0**	**$0**	**$0**	**$0**	**$0**
Estimate for HVAC:	**$0**	**$0**	**$0**	**$0**	**$0**
Estimate for Reserved Parking:	**$0**	**$0**	**$0**	**$0**	**$0**
Estimate for Other: Utilities	**$1,179,545**	**$1,214,932**	**$1,251,379**	**$1,288,921**	**$1,327,588**
Estimate for Other: RE Taxes	**$1,965,909**	**$2,024,886**	**$2,085,632**	**$2,148,201**	**$2,212,647**
Estimate for Other:	**$0**	**$0**	**$0**	**$0**	**$0**
Total Annual Rent:	**$48,728,522**	**$50,190,377**	**$51,696,089**	**$53,246,971**	**$54,844,381**

Annual Rent ($/yr)	Year 16	Year 17	Year 18	Year 19	Year 20
Base Amount for Rent:	**$52,843,269**	**$54,428,567**	**$56,061,424**	**$57,743,267**	**$59,475,565**
Estimate for Lights and Plugs:	**$0**	**$0**	**$0**	**$0**	**$0**
Estimate for HVAC:	**$0**	**$0**	**$0**	**$0**	**$0**
Estimate for Reserved Parking:	**$0**	**$0**	**$0**	**$0**	**$0**
Estimate for Other: Utilities	**$1,367,416**	**$1,408,439**	**$1,450,692**	**$1,494,213**	**$1,539,039**
Estimate for Other: RE Taxes	**$2,279,027**	**$2,347,398**	**$2,417,820**	**$2,490,354**	**$2,565,065**
Estimate for Other:	**$0**	**$0**	**$0**	**$0**	**$0**
Total Annual Rent:	**$56,489,712**	**$58,184,403**	**$59,929,935**	**$61,727,833**	**$63,579,669**

Annual Rent ($/yr)	Year 21	Year 22	Year 23	Year 24	Year 25
Base Amount for Rent:	**$61,259,832**	**$63,097,627**	**$64,990,555**	**$66,940,272**	**$68,948,480**
Estimate for Lights and Plugs:	**$0**	**$0**	**$0**	**$0**	**$0**
Estimate for HVAC:	**$0**	**$0**	**$0**	**$0**	**$0**
Estimate for Reserved Parking:	**$0**	**$0**	**$0**	**$0**	**$0**
Estimate for Other: Utilities	**$1,585,210**	**$1,632,766**	**$1,681,749**	**$1,732,202**	**$1,784,168**
Estimate for Other: RE Taxes	**$2,642,017**	**$2,721,277**	**$2,802,916**	**$2,887,003**	**$2,973,613**
Estimate for Other:	**$0**	**$0**	**$0**	**$0**	**$0**
Total Annual Rent:	**$65,487,059**	**$67,451,670**	**$69,475,220**	**$71,559,477**	**$73,706,261**

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:	**$71,016,935**	**$73,147,443**	**$75,341,866**	**$77,602,122**	**$79,930,186**
Estimate for Lights and Plugs:	**$0**	**$0**	**$0**	**$0**	**$0**
Estimate for HVAC:	**$0**	**$0**	**$0**	**$0**	**$0**
Estimate for Reserved Parking:	**$0**	**$0**	**$0**	**$0**	**$0**
Estimate for Other: Utilities	**$1,837,693**	**$1,892,824**	**$1,949,608**	**$2,008,097**	**$2,068,340**
Estimate for Other: RE Taxes	**$3,062,822**	**$3,154,706**	**$3,249,347**	**$3,346,828**	**$3,447,233**
Estimate for Other:	**$0**	**$0**	**$0**	**$0**	**$0**
Total Annual Rent:	**$75,917,449**	**$78,194,973**	**$80,540,822**	**$82,957,046**	**$85,445,758**

Annual Rent ($/yr)	Year 31	Year 32	Year 33	Year 34	Year 35
Base Amount for Rent:	**$82,328,091**	**$84,797,934**	**$87,341,872**	**$89,962,128**	**$92,660,992**
Estimate for Lights and Plugs:	**$0**	**$0**	**$0**	**$0**	**$0**
Estimate for HVAC:	**$0**	**$0**	**$0**	**$0**	**$0**
Estimate for Reserved Parking:	**$0**	**$0**	**$0**	**$0**	**$0**
Estimate for Other: Utilities	**$2,130,390**	**$2,194,301**	**$2,260,131**	**$2,327,934**	**$2,397,772**
Estimate for Other: RE Taxes	**$3,550,650**	**$3,657,169**	**$3,766,884**	**$3,879,891**	**$3,996,287**
Estimate for Other:	**$0**	**$0**	**$0**	**$0**	**$0**
Total Annual Rent:	**$88,009,131**	**$90,649,405**	**$93,368,887**	**$96,169,953**	**$99,055,052**

Annual Rent ($/yr)	Year 36	Year 37	Year 38	Year 39	Year 40
Base Amount for Rent:	**$95,440,822**	**$98,304,046**	**$101,253,168**	**$104,290,763**	**$107,419,486**
Estimate for Lights and Plugs:	**$0**	**$0**	**$0**	**$0**	**$0**
Estimate for HVAC:	**$0**	**$0**	**$0**	**$0**	**$0**
Estimate for Reserved Parking:	**$0**	**$0**	**$0**	**$0**	**$0**
Estimate for Other: Utilities	**$2,469,706**	**$2,543,797**	**$2,620,111**	**$2,698,714**	**$2,779,675**
Estimate for Other: RE Taxes	**$4,116,176**	**$4,239,661**	**$4,366,851**	**$4,497,857**	**$4,632,792**
Estimate for Other:	**$0**	**$0**	**$0**	**$0**	**$0**
Total Annual Rent:	**$102,026,703**	**$105,087,505**	**$108,240,130**	**$111,487,334**	**$114,831,954**

2.2 Landlord's Improvements

Please provide the total estimated cost of Landlord's Improvements included in the Total Annual Rent: $ **141,251,000.00**

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.

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, we have included the scope identified in RFP Section B-2, B-3 and B-4 as modified by our attached Assumptions and Qualifications.**

2.3 Landlord's Services

Does the Total Annual Rent include the cost of all services to comply precisely with the Landlord's Services in § B-1 of the RFP? If No, please identify the excluded services and provide a cost estimate to obtain these services through the Landlord or a third party. **Yes, we have included the scope identified in RFP Section B-1 as modified by our attached Assumptions and Qualifications.**

_____

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. **Given the length of the term, we propose a periodic reset and review of operational expenses, the details of which will be determined at the time of lease discussion with DCAMM. The reset is in place to create additional operational cost savings for the Tenant. Please refer to our Assumptions and Qualifications document for insight about proposed premises related to cost reductions.**

Please note: Several key underwriting assumptions for this project were informed by PGIM (formerly Prudential Group Investment Management), a highly qualified credit-tenant lender with whom HYM has successfully transacted on prior projects. PGIM has expressed strong interest in partnering strategically on this opportunity, recognizing the strength and experience of the Court Square Real Estate co-development / sponsorship team.

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:

In conformance with smart growth strategies, the Respondent will minimize adverse environmental impacts by using an already-developed site and existing infrastructure. The existing site allows for the reuse of existing infrastructure, including roads, storms drains, sanitary sewers, water mains, electricity infrastructure, telecommunication infrastructure and parking capacity, present on and near the site so that adverse environmental impacts can be avoided for connection to these services. The proposed Project will be built to meet or exceed the

energy performance requirements required in the Executive Order. The proposed design for a modern courthouse includes clever daylighting strategies, a high-performing building envelope, and electric heating and cooling.

HYM has been at the forefront of implementing sustainable development practices throughout the Greater Boston area in all product types. At Suffolk Downs, we have taken a groundbreaking approach to mitigating rising sea levels throughout the site using extensive modeling to help implement specific site designs to cater to stormwater retention and floodwater storage without compromising on the connectivity of the neighborhood. At One Congress, our LEED Platinum-certified best-in-class one million square foot office tower at Bulfinch Crossing, we met and exceeded Stretch Energy Code, making the building 45% more efficient than a 2000-built office tower, utilized sustainability techniques resulting in a building that is 35% more efficient with water usage than code requires, and installed 10.5' high windows that are energy and solar efficient.

In addition, more recently, HYM delivered two all-electric residential buildings in 2024, Amaya at Suffolk Downs and The Newbury of Brookline, demonstrating our commitment to a sustainable built environment. We are confident that the initial investment to make these assets all-electric and energy-efficient will not only be carbon neutral but also pay material dividends in the future through operational expense savings and building longevity.

Please see expanded narrative in our supplemental answers section.

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.

Not applicable

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?

HYM and Davenport have a deep understanding of the importance of investing and developing in Gateway Cities, as can be recognized by their work done at projects such as Suffolk Downs in Revere, Massachusetts, and, within the City of Springfield alone, Davenport has overseen the completion of 1,350,000 square feet of construction in the downtown area bringing in much needed high paying jobs and the first new build market rate housing development in over 20 years. Our proposal improves the economic engine and increases pedestrian activity of the courthouse to the civic-oriented Court Square Historic District in Springfield. There are myriad reasons to retain this site for the new courthouse:

- Related, long-standing, established family-owned businesses, such as law firms, insurance companies and restaurants (Red Rose), are co-located in the area. Should the Courthouse depart for another site, these businesses would either relocate and drain activity from this important center or face the economic effects of less activity and pedestrian traffic in an already strained downtown environment.

- There is a developing critical mass of activity in this district, such as City Hall, the Symphony Hall, the MassMutual Convention Center, the MGM Casino and Entertainment District, and new housing at 31 Elm Street, which make this district an important anchor and incubator for additional development in Springfield.

- Should the Courthouse depart for another site, the existing site and abandoned "sick" building would sit fallow with no existing synergy to support the repurposing of the adjacent Juvenile Court Building an historic 1871 building.

- We are so invested in the success of the Court Square revitalization, that our proposal includes a $10 million contribution to the adjacent City-owned historic Old First Church, to support repurposing it to bring food hall retail, food and beverage to this district and to encourage an active pedestrian environment.

- Supports the $63Million public-private redevelopment partnership in the redevelopment of the Court Square Apartments at 31 Elm Street.

- Supports McCaffery Inc $40-$50Million redevelopment investment along downtown Springfield's Main Street , which includes the preservation and repurposing of two landmark historic buildings, the Clocktower Building (originally Masonic Temple first opened in 1893) and the Colonial Block Building (first built in 1902).

- **It will prevent the slowdown of growth and danger of diminishing the recent investments in Downtown Springfield**

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

Our design team will focus on creating a built environment that will promote trust and dignity for all users regardless of circumstances. The new courthouse will be designed to comply with all ADA requirements and will include wayfinding that will make accessing courtrooms and other facilities seamless. Additionally, our proposal includes gender-neutral, single-occupant restrooms to accommodate those non-binary members of our community. Our team includes CGL a design firm specializing in state-of-the-art courthouse design. Working with our architect, CBT, they will ensure that our design will meet the needs of users both now and in the future. Beginning with an easily accessible entrance at grade and continuing into spaces for security screenings with ample space for queuing to prevent overcrowding and reduce stress.

For expanded descriptions of our approach, please refer to our Universal and Inclusive Design supplemental section.

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:

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

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

Address/Location	# Standard	# Accessible	Total #
On-site parking at Springfield Courthouse, 50 State Street	**73**	**2**	**75**

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

Address/Location	# Standard	# Accessible	Total #
Included with the above reserved, secured parking.			

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

Address/Location	# EV Stations
On-site parking at Springfield Courthouse, 50 State Street, within the above reserved, secured parking - 15 EV Stations included.	

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

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

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

Address/Location	Total #
Parking needs will be accommodated on-site and within nearby facilities. Within less than 400 ft from the courthouse location there are over 4000 spaces available	
MGM Springfield Garage	
MGM Springfield provides free parking to the public. The garage is located 350 ft from the courthouse and offers 3400 spaces. Most courthouse visitors use the MGM garage, because it is free, covered, and convenient. Within the garage the are 54 accessible spaces, 3346 standard spaces, and 50 EV charging stations. Each floor of the garage is level, a unique design feature, ensuring optimal safety for handicap users. The facility is monitored by guards and electronically 24 hours a day. (Free parking, available to the public, is a documented agreement between MGM and the City of Springfield.)	
Springfield Parking Authority Garage -1620 Columbus Avenue	
The Springfield Parking Authority (SPA) operates a 670-space facility at 1620 Columbus Ave. The covered lot is 150 ft from the courthouse. Spaces are available at hourly rates.	

4.2 Access

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

The courthouse site offers excellent highway access, with most users describing it as an easy in-and-out experience. Interstate-91 is the regional North/South corridor and the property is served by two sets of I-91 ramps. The first set abuts the courthouse. Access to the second set is 0.20 miles away. Interstate 291 and Interstate 90 are the East/West routes for the area. Once on I-91 North, the ramp to I-291 is 0.80 miles away and ramps connecting the Mass Pike are 4.3 miles away.

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

Union Station

Union Station is Western Massachusetts' hub for national, regional, and local public transportation. It serves trains from Boston and New York and buses from all of the Northeast. Union Station is a 0.75 miles from the courthouse. Once at Union station, visitors to the Court House can walk, taxi, or use the PVTA's downtown bus service. There is a direct PVTA bus departing from Union Station Bay 2 station and arriving one block from the courthouse. It departs every 20 minutes, and operates every day. The journey takes approximately 3 min.

PVTA/Local Bus Services

The Pioneer Valley Transportation Authority (PVTA) is the area's primary source of public transportation. Utilizing the PVTA, the court is accessible from all of the following routes:

Route Blue 6 extending from Union Station to Ludlow.
Route Green 1 extending from Chicopee to East Longmeadow with a stop at Union Station
Route Green 2 extending from Longmeadow to Memorial Park, with a stop at Union Station
Route Green 5 extending from Union Station to Longmeadow
Route Red 10 extending from Union Station to Westfield
Route Purple 11 extending from Union Station to Holyoke
Route Blue 12 extending from Union Station to the Hampden County Correctional Facility
Route Red 14 extending from Union Station to Agawam
Route Blue 17 extending from Union Station to Wilbraham
Route Purple 20 extending from Union Station to Holyoke

Peter Pan

Peter Pan Bus Lines is headquartered at Union Station. Peter Pan's network inside Massachusetts includes stops in Boston, Worcester, New Bedford, Northampton, Woods Hole, and Logan Airport. Outside of Massachusetts, Peter Pan services. Washington DC, Baltimore, Philadelphia, New York City, Albany, and Providence.

Train/Amtrak

North/South and East/ West Amtrak routes connect at Union Station. Utilizing Amtrak, it is possible to travel to Springfield from any connected city in the US. Locally, Union Station regularly welcomes visitors from Greenfield, Holyoke, Boston, Worcester, and New York.

Identify any existing or proposed shuttle serving the Building, noting its route, hours of service, and schedule:
Due to the abundance of existing transit infrastructure, we do not include any additional services.
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:
Court Square Historic District
The Court Square historic district is the city's central plaza and has been a consistent topographical feature since its founding in 1636. It is located in the heart of the urban Metro Center neighborhood and was designated as a historic district.

Old First Church
Old First Church has been a prominent landmark for nearly 200 years. The current building was completed in 1819, and was home to the First Church of Christ until 2007. During that time, the church hosted notable guests including Daniel Webster, abolitionist John Brown, singer Jenny Lind, and evangelist D.L. Moody. In 1848, the body of former president John Quincy Adams lay in state in the center aisle, as he was being brought back to Quincy from Washington, D.C. This proposal includes a $10 Million contribution to the Old First Church, the vision for which is described in more detail in section 14.

31 Elm Street
A storied and historic hotel recently converted to market rate apartments by The Wynn Company. 31 Elm borders Court Square. Many reference it as the most beautiful historic rehab in Western Massachusetts.

City Hall
Springfield City Hall serves as the central hub for municipal services in Springfield, MA, offering a wide range of resources for residents and businesses alike. From paying city taxes and fees to applying for permits and reporting code violations, the City Hall is dedicated to fostering community engagement and providing essential services.

Mass Mutual Center
The State of Massachusetts owns this 8000-seat arena hosting concerts, sports, and entertainment. It is the focal point of quality entertainment offerings in the Springfield area.

MGM Springfield Casino and Entertainment District
MGM Springfield is a 1,000,000 SF resort destination that opened in 2018. The property contains a 90 Room Hotel, 150,000 SF of office space, an outdoor entertainment plaza, five restaurants, 12 retail shops, and a 3364-space parking garage. Development of MGM Springfield was led by The Davenport Company and MGM resorts international. The project received awards for historic preservation.

Springfield Parking Authority
640 space parking garage located under interstate 91.

Symphony Hall
Symphony Hall opened in 1912 and underwent an extensive renovation in 2004. The hall has a seating capacity of 2,611 and is home to children's programming, internationally recognized speakers as well as numerous concerts and performances. It is the home of the Springfield Symphony Orchestra.

One Financial Plaza
350,000 SF Class A office tower is located on Court Square. One Financial Plaza and offers prime access and visibility for tenants and visitors with all the amenities of downtown.

Monarch Place
Monarch Place is the tallest building in Springfield, the tallest building in Massachusetts outside of Boston, and the eighth tallest building in New England outside of Boston. It is a Class A office tower, built in 1989, with ground-floor retail spaces.

Riverfront Park is a gateway to five miles of walking and bike trails along the Connecticut River. It connects to The Basketball Hall of Fame and showcase Springfield's annual Fourth of July events. In 2016, The park was designed upgraded as part of the MGM Spring development led by MGM Resorts International and The Davenport Company "Dr Suess: Ted Geisel (Dr Suess) grew up in this neighborhood. Many nearby buildings and spaces, like the Armory, the Juvenile Court House, and Court Square were inspirations for his books."
Describe neighborhood characteristics relating to safety and security:
The proposed project site sits within a currently active district within the heart of downtown Springfield, complete with residential and office uses, generating active pedestrian life.

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.
Respondent has no knowledge of Hazardous Substances of Environmental Conditions requiring remediation at the existing courthouse site. However, given the age of the existing building, we expect additional due diligence after Selection will identify Hazardous Substances requiring abatement. Our proposal includes an allowance of $264,000 for Hazardous Substance Abatement and an Allowance of $1,000,000 for disposal of contaminated soils.

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

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5.4 Building Statistics

Building rentable sf:	**288,272 SF**	Building usable sf:	**261,836 SF**		
Year of initial construction:	**To Be Determined after Selection**	Original use:	**Not applicable. We propose a new build-to-suit courthouse meeting the RFP specifications.**		
# of Floors Above Grade:	**12 (excl. MECH PH)**	Below Grade:	**1**	Floor Load lb/sf:	**As specified**
# of Elevators:	**13**	Passenger:	**12**	Freight:	**1**

Existing Use of proposed Premises:
Our proposed site is the site of the existing Roderick L. Ireland Courthouse. Our proposal includes the demolition of the existing courthouse building and construction of a new build-to-suit courthouse meeting the RFP specifications.
Please describe all planned changes in Building use:
N/A
Describe all proposed improvements to Building envelope:

5.5 Building Envelope

Type of Construction: ☐ Brick ☐ Concrete ☒ Steel ☐ Wood ☐ Other (specify): _____
Type of Exterior Walls: ☐ Brick ☒ Concrete ☒ Steel ☐ Wood ☒ Other (specify): Ultra-high-performance precast concrete on a metal-stud exterior wall and curtain wall glazing
Type and Age of Windows: Type: Not applicable Date Installed: To Be Determined after Selection
Operable: No.
Type of Roof: Single-ply membrane roofing Year of Installation: Not applicable

Describe any proposed improvements to Building envelope:
Not applicable. We propose a new build-to-suit courthouse meeting the RFP specifications.

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:
Not applicable. We propose a new build-to-suit courthouse meeting the RFP specifications.

5.7 Electrical System

Please provide a description of the electrical service and the watts per USF available to the proposed Premises.
A general overview of the electrical system is as follows:

- **8,000 AMP service, based on a ~4.5 watts/SF**
- **1,000 kW generator for life safety**
- **750 kW generator for tenant needs**
- **Bi-Directional Antenna System allowance included**
- **Pathways for AV system. Cabling & devices by DCAMM per RFP**
- **Complete Tel/Data System**

Note that the proposal is for a new courthouse and the specific systems will be customized in order to meet the requirements of the RFP specifications. We have included a Generator for Life Safety systems as well as a Tenant Generator to address the needs outlined for the MDF, IDF, and other specialty areas of the user group.

As a Full Building Tenant, the electrical system will be master metered by the Utility Company. An Energy Management System will be provided in accordance with the RFP specifications.

Is the electrical distribution for the proposed Premises separately metered? ☒ Yes ☐ No

Is there an existing energy management system for lighting? ☒ Yes ☐ No

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

5.8 Heating and Air Conditioning System

Please describe the HVAC system utilized for the Premises. **A general overview of a system is provided below.**

- **Air system at 230,000 CFM, based on 0.7 CFM**
- **AHU's included with hot water, chilled water coils and energy recovery.**
- **Heating with Air Source Heat Pumps (400 tons), with supplemental electric boilers (size TBD)**
- **Cooling via electric Chillers with Cooling Tower, based on 550 tons of cooling**
- **Stair pressurization per code for 4 egress stairwells**
- **4-pipe fan coil terminal units with VAVs**

Note that the proposal is for a new courthouse and as such there will be a design review during the preparation of Construction Documents whereby there will be an evaluation of different systems to meet the performance criteria as outlined in the RFP specifications. That would include an Energy Management System to optimize the performance and efficiency of the system.

Date and scope of latest improvements: **Not applicable. We propose a new build-to-suit courthouse meeting the RFP specifications.**

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

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:

N/A

Are Preventative Maintenance Logs available during a site visit? ☐ Yes ☒ No

Describe all proposed improvements to Building systems:

N/A

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

5.9 Building Common Areas

Identify the existing condition of the following common areas and describe all proposed improvements:

Not applicable. We propose a new build-to-suit courthouse meeting the RFP specifications.

Lobby/Entrance: **N/A**
Stairwells: **N/A**
Elevators: **N/A**
Hallways: **N/A**
Restrooms: **N/A**

5.10 Security

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

We propose a new build-to-suit courthouse meeting the RFP specifications. Respondent will furnish and install a security and access control system complying with the RFP specification. Exemption (n) - security or safety of persons [redacted] **User Agency will furnish staff to manage security as required within the Premises.**

6. Proposed Premises Condition

6.1 Characteristics of the Proposed Premises:

Floor Number(s):	**B1-12**	Contiguous block of space: ☒ Yes ☐ No
Column Spacing:	**40** feet o.c. by **30-37** feet o.c.	
Ceiling Height:	**As required by the RFP specifications** feet from the finished floor to underside of slab above	
	feet from finished floor to finished ceiling	
Window Area:	**Approximately 35% of glazed area.**	
# of Means of Egress:	**Please refer to Fit Plan that illustrates Means of Egress**	

Describe the existing conditions:
N/A
Date and scope of latest improvements:
N/A
If available, attach plans in CAD for each floor included in the proposed Premises, as further described in § 10.

6.2 Availability of Space

Is the proposed space vacant? ☒ Yes ☒ No

Date when the space will be vacant and construction of Landlord's Improvements can commence:
We propose a new build-to-suit courthouse on the DCAMM-owned site of the existing courthouse. The existing courthouse is partially occupied. To be determined in collaboration with DCAMM after Selection. DCAMM excluded relocation of the existing use from the RFP in Addendum #6, answer #1. For the existing uses of the courthouse, we assume a temporary relocation which we will work collaboratively with DCAMM on.

We firmly believe that the best site for this new courthouse is the site of the existing courthouse, but we also have an agreement with the owner of the former Mardi Gras (91 Taylor Street, Springfield, MA) to build the new courthouse there if DCAMM prefers. That site consists of approximately 70,000 square feet (approximately 1.6 acres) of land area and would easily accommodate the proposed courthouse.

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

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.

HYM acts as property manager on a number of sites throughout the Commonwealth including 161 acres at Suffolk Downs (including the former Suffolk Downs Clubhouse), parking operations at Boston's Government Center Garage, and approximately seven acres of land which include a number of retail and commercial tenants in South Boston along Dorchester Avenue. Prior to its redevelopment, HYM was responsible for the leasing and management of two floors of office space atop the Government Center Garage at One Congress Street. This space included five DCAMM leases during the period 2010 through 2020, including DIA with courtroom requirements: Department of Industrial Accidents (DIA), Committee for Public Council Services (CPCS), Division of Administrative Law Appeals (DALA), Operational Services Division (OSD), and Information Technology Division (ITD).

7.3 Permitting, Design and Construction

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

Permits for abatement and demolition include Massachusetts Department of Environmental Protection and City of Springfield approvals.

New construction will require construction permits from the City of Springfield and likely will require approvals from the Massachusetts Environmental Policy Act (MEPA) office.

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.
N/A
Names of firms and persons (e.g., architect and engineer) expected to prepare Working Drawings:
CBT Architects
CGL Companies
If known, name of company (e.g., general contractor) expected to complete Landlord's Improvements (if known):
Consigli Construction Co.

7.4 Financing

Do you anticipate obtaining financing for the Landlord's Improvements?
In many circumstances the Commonwealth seeks an SNDA. If you believe this unlikely for this transaction, please provide the reason.
Yes, we anticipate obtaining financing and securing an SNDA as necessary.

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:

Please see items 7 and 8 in our Assumptions and Qualifications document for Capital Reserve Plan narrative.

Capital Improvement Schedule:

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

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	
Working Drawing Submittal to Tenant	
Submit Permit Applications	
Receive Permit	
Start Construction	
Construction Substantial Completion	
Architect and MEP Issue Certificates of Completion	
Certificate of Occupancy Issued by Building Department	
Completion Date	

10. References

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

10.2 Rental Agreements with the Commonwealth of Massachusetts

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

Agency	Address	Phone
Registry of Motor Vehicles	**1250 St. James Avenue, Springfield, MA 01104**	
State 911 Department	**1250 St. James Avenue, Springfield, MA 01104**	

11. Requested Documents

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

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

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

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

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

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

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

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

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

12. Fit Plan

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

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 attached Economic Impact narrative.

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 Consigli Inclusion Diversity narrative.

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.

The HYM / Davenport co-development team, in strategic partnership with My City at Peace, combines local expertise, national reach, and a proven ability to execute, all with an eye toward creating projects that meaningfully benefit the communities in which we work. Together, we represent a uniquely qualified partnership to deliver this transformative project for the Commonwealth, guided by the following tenets:

Local Leadership, Deep Roots

Davenport brings decades of experience in Springfield and Western Massachusetts, with direct relationships across City Hall, neighborhood organizations, and the regional business community. Our understanding of local dynamics – i.e., political, physical, social and financial – ensures a development approach grounded in authenticity and trust.

National Platform, Financial Strength

HYM brings institutional-level credibility, financial capacity, and a demonstrated record of delivering some of New England's most complex developments, including several public-private scopes of work. Our national capital relationships enable us to finance large-scale civic projects with efficiency, creativity, and certainty of execution.

Proven Execution and Delivery

Individually, HYM and Davenport have successfully completed transformative projects across Massachusetts, with HYM having permitted and developed more than 26 million square feet of mixed-use development across the region, and Davenport having delivered more than 1.35 million square feet of construction within the City of Springfield alone. Collectively, our teams have demonstrated the ability to navigate complex entitlement processes, structure financing for large-scale projects, and deliver high-quality outcomes on time and within budget. Together, we are uniquely poised to move this courthouse project seamlessly from concept to ribbon cutting, ensuring that the Commonwealth's objectives are met with precision and reliability.

Financial Stewardship and Value Creation

We have given serious thought to the financial structure of this opportunity and are confident in our ability to raise the capital necessary to deliver this project. In addition, our team has explored several potential measures through which the Commonwealth of Massachusetts could achieve meaningful cost efficiencies, both during development and over the long-term operation of the facility . We look forward to discussing these concepts further as this process evolves to ensure that the Commonwealth realizes the best possible value for its investment in the Springfield region.

Inclusive, People-Centered Approach

Our vision for the Springfield Courthouse is guided by inclusivity, design excellence, and community impact. The team's approach to diversity, equity, and inclusion is not performative, rather it is embedded in how we structure our partnerships, hire our teams, and engage with residents and local businesses.

In short, this team offers a unique and capable balance of local insight, national capability, and financial discipline, ready to deliver a courthouse that reflects the values of the Commonwealth and the aspirations of the City of Springfield.

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.

RESPONSES TO FORM QUESTIONS:
1. PROPOSAL SUMMARY

1.1 LOCATION

Answers have been provided in the form.

1.2 USABLE AREA

Answers have been provided in the form.

1.3 COMMONWEALTH LEASE AND TERM

Our Lease Rider is attached on the following page.

1.4 PROPOSER

Answers have been provided in the form.

1.5 PROPOSED LANDLORD

Answers have been provided in the form.

RIDER TO LEASE

DATE OF LEASE:

LANDLORD: Court Square Real Estate LLC, a Delaware limited liability company

TENANT: The Commonwealth of Massachusetts acting by and through the Commissioner of its Division of Capital Asset Management and Maintenance (DCAMM) of the Executive Office for Administration and Finance on behalf of the User Agency, the Massachusetts Trial Court

BUILDING (ADDRESS): _____
Springfield, Massachusetts _____

PREMISES: [redacted]

Modify this Lease as follows:

1. Lease Section 3.2 Date of Occupancy; Commencement of Rent Obligation is modified to the extent that Landlord's obligation to provide a Certificate of Occupancy may be satisfied by Landlord first providing Tenant with a Temporary Certificate of Occupancy and then, within a reasonable time, by Landlord obtaining a permanent Certificate of Occupancy and providing Tenant with a copy.

2. 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."

3. Lease Section 4.1 Landlord's Improvements is modified to read: "Landlord, at Landlord's sole cost and expense (except as otherwise specifically provided in this Lease), shall furnish all labor and materials necessary to construct the Premises and to make any and all improvements or alterations to the Building and exterior areas that are required by the [Schematic Space Plan] attached as Exhibit B, the Specifications for the Premises attached as Exhibit C, and by any other term or condition of this Lease. All such alterations and improvements to be made by Landlord in or about the Premises are hereafter referred to as the "Landlord's Improvements."

4. Lease Section 5.6(a) Hazardous Substances is modified by inserting at the end of the second sentence thereof the following: "; provided however that none of the foregoing shall be deemed to be Hazardous Substances if used, stored, generated, transported and disposed of in accordance with applicable laws and regulations."

5. Lease Section 13.2 Liability of Landlord is modified by inserting a comma immediately after the first "Landlord" in the first sentence, and by inserting "or of Landlord's contractor or lender, or of Landlord's manager or other agent" between the inserted comma and "is."

6. Lease Exhibit C is modified by incorporating the following provisions:

    1. Base Rent does not include any costs of janitorial services, utilities, parking or Impositions (as defined below).

    2. Landlord shall cause Tenant's electricity, gas and water consumption at the

Premises to be separately metered. Tenant shall pay all charges for such electricity, gas, water and related sewer consumption measured thereby directly to the utility provider before said charges are due (or to Landlord if such charges may not be paid directly by Tenant to such utility provider). If at any time for any reason Tenant's electricity, gas or water consumption at the Premises is not separately metered, Tenant shall pay Landlord for all charges for such utility consumption in the Premises as additional rent as reasonably determined by Landlord, with appropriate payment (or credit) to be made annually based upon Landlord's revised determinations for the prior year. Landlord shall have the exclusive right to designate the utility providers to serve the Building.

3. Tenant shall pay or cause to be paid, before any fine, penalty, interest or cost may be added thereto for the non-payment thereof, all taxes, assessments, special use or assessment district taxes, water and sewer charges, excises, levies, license and permit fees and all other governmental charges of any kind and nature, including governmental or other impositions, whether by federal, state, local or any other public authority, which during the Term may be assessed, levied, imposed upon or become due with respect to, or become a lien on the Premises or the leasehold, or any part thereof, or any appurtenance thereto, or Landlord's Improvements, Tenant's personal property, and/or Tenant's use and operation of the Premises, and payments in lieu of such taxes, assessments, charges or fees, whether such charges are made directly to Tenant or through or in the name of Landlord. All such charges shall be referred to herein as "Impositions." Tenant shall have the right to contest or object to the amount or validity of any Imposition but shall not withhold payment of any Imposition while any such contest or objection is pending unless duly authorized to do so by law. Tenant, upon request of Landlord, shall furnish to Landlord within ten (10) days of the date when any Imposition would become delinquent, official receipts of the appropriate taxing authority, or other evidence reasonably satisfactory to Landlord, evidencing payment thereof. In the event that any Impositions are not paid by Tenant, Tenant shall remain responsible to pay the same as additional rent and to the extent paid by Landlord and Tenant shall reimburse Landlord for the same.

RESPONSES TO FORM QUESTIONS: 2. COST

2.1 TOTAL ANNUAL RENT

Answers have been provided in the form.

Please note: Several key underwriting assumptions for this project were informed by PGIM (formerly Prudential Group Investment Management), a highly qualified credit-tenant lender with whom HYM has successfully transacted on prior projects. PGIM has expressed strong interest on an indicative basis in partnering strategically on this opportunity, recognizing the strength and experience of the Court Square Real Estate co-development / sponsorship team.

We have included their preliminary expression of interest letter.

2.2 LANDLORD'S IMPROVEMENTS

Please refer to the attached cost estimates.

2.3 LANDLORD'S SERVICES

Answers have been provided in the form.

2.4 COMMENTS

Answers have been provided in the form.

Please refer to our **Assumptions and Qualifications** below for insight about proposed premises related to cost reductions.

1. Refer to the proposed Rider to the Lease for proposed revisions to the Terms of the Lease.
2. Section B-1 "Landlord's Services" of the RFP is included as specified, with the following modifications:
    a. Respondent includes the furnish and installation of water, sewer, electric and telecommunications utilities. Per the RFP, the building will be all-electric; a natural gas connection will be provided as required.
    b. Respondent excludes the procurement and storage of 10% attic stock of all floor coverings, and instead includes 5% of floor coverings.
    c. Respondent excludes the cost of Tenant's security staffing required during maintenance and repairs to the Tenant's Premises.
    d. Respondent includes the furnish and installation of physical and electronic security systems as specified in the RFP.
3. Section B-2 "Landlord's Improvement of the Premises" of the RFP is included as specified, with the following modifications:
    a. Respondent excludes the procurement, furnishing and installation of furniture within the Tenant's Premises, such scope to be by Tenant. Respondent includes the coordination of Tenant's Working Documents for Tenant-furnished and installed furnishings.
    b. Respondent includes (1) Emergency Generator for Emergency and Legally Required Standby electrical loads. Respondent includes (1) Tenant Standby Generator for Tenant Loads as specified in the RFP.
    c. Respondent includes an Allowance of $264,000 for Hazardous Substance Abatement and includes abatement of the existing Roderick L. Ireland Courthouse building up to that amount.
    d. Respondent includes an Allowance of $1,000,000 for disposal of contaminated soils and includes contaminated soil disposal within the proposed Limit of Work up to that amount.
    e. Respondent includes demolition of the existing Roderick L. Ireland Courthouse.
    f. Respondent excludes the relocation of the existing tenants of the Roderick L. Ireland Courthouse, per Addendum 6 response from DCAMM that "temporary space nor relocation of existing is not part of this RFP. However, if the need for temporary space arises, a separate procurement would be issued and posted on Commbuys.", but is willing to discuss this further.
    g. Respondent includes a $10 Million contribution to the City of Springfield for the purposes of refurbishing the adjacent Old First Church into a restaurant retail market with food and beverage programming, to enhance the area surrounding the new courthouse.
    h. Respondent includes pathways only for a Distributed Antenna System (DAS).
    i. Respondent includes Audio-Visual equipment and devices only. Wiring is by Tenant.

RESPONSES TO FORM QUESTIONS:
2. COST (CONT.)

4. Section B-3 "Space Allocation and Finish Schedule" of the RFP is included as specified.
5. Section B-4 "Exhibits" of the RFP are included as specified, with the following modifications:
    a. Given the rapidly-evolving nature of Audio-Visual, Security, and Telecommunications equipment and technology, Respondent anticipates that the RFP specifications will be obsolete and outdated at the start of procurement of that scope. Therefore, Landlord includes the design intent of that scope in the form of the following Allowances:
        i. Audio-Visual
        ii. Security
        iii. Telecommunications
6. Operating Expenses and Taxes
    a. Respondent excludes Janitorial Services as specified in the RFP.
    b. Exemption (n) - security or safety of persons or buil Respondent excludes security staffing within the Tenant's Premises.
    c. Respondent excludes Taxes.
    d. Respondent excludes Utilities.
7. Capital Improvements
    a. The building will be operated consistent with Class A office buildings. The engineering staff will perform routine R&M tasks, and Respondent will engage 3rd Party Service Companies for both the regular preventative and service maintenance of all equipment.

        In order to minimize disruption to the tenant operations equipment would be replaced during non-business hours. During design, and to the extent possible, Respondent would locate equipment in areas more easily accessible for maintenance and replacement such as in ceilings above corridors, storage areas or back of house functions. Floor mounted equipment would be in separate rooms or areas beyond tenant active spaces.
8. Capital Reserve Account
    a. As requested in the RFP we have listed the major elements for future Capital Improvements based upon the conceptual plans and the RFP requirements as shown in the Capital Improvement Schedule.

        For the Estimated Replacement Lease Year, we have shown replacements occurring 20% beyond the manufacturers Estimated Useful Life. This assessment is based upon our experience in the operation of those items when properly maintained as described above such that those items continue to meet the performance standards of the specifications.

        A separate Capital Reserve Account will be set up with annual funding of that reserve in order to set aside the necessary funding for those replacements at the time they are needed.

PGIM | The Global Investment Management Businesses of Prudential Financial, Inc.

Caitlin W. McLaughlin
Principal
Lease Finance Group

PGIM
655 Broad St, 17S
Newark, NJ
Tel 973.367.5378
caity.mclaughlin@pgim.com

October 14, 2025

John Hurley
Partner, Director of Development
The HYM Investment Group, LLC
One Beacon Street, 31st Fl
Boston, MA 02108

Re: Project Financing for Commonwealth of Massachusetts Courthouse in Springfield, MA

Ladies and Gentlemen:

In connection with the proposed build-to-suit financing (the "Transaction") of an approximately 329,500 square foot courthouse and 75 garage parking spaces located in Springfield, MA (the "Property") in which a special purpose vehicle owned or affiliated with The HYM Investment Group, LLC ("HYM") & Davenport, and / or its assigns, would be the owner, and The Commonwealth of Massachusetts will be tenant under the Lease, I am pleased to confirm the preliminary interest of PGIM, Inc. through one or more of its affiliates, subsidiaries or managed accounts (collectively, "PGIM") in providing construction-to-permanent financing for the Transaction. Purchasers will include PGIM, together with other insurance companies, banks, or financial institutions, by means of a pass-through trust or collateral trust indenture.

This letter does not constitute a commitment to provide financing, and no assurance is given that PGIM will ultimately issue such a commitment. If issued, a commitment to provide financing would be set forth in a writing signed by PGIM and contain such conditions and qualifications as PGIM then deems appropriate, which conditions will include authorization of the proposed financing by the appropriate internal committee(s) at PGIM.

Very truly yours,

PGIM, INC.

By: _____
Principal

Springfield Courthouse
HYM - 50 State Street
RFP Cost Model Summary
October 9, 2025

58,000	GSF	329,500	GSF	387,500	GSF
11,900	SF -TI (Excl. Parking)	249,900	SF -TI	261,800	SF -TI
11,900	SF - Det. / Maint.	162,500	SF - PROGRAM	174,400	SF - PROGRAM
43,400	SF - PARKING/DRIVE	87,400	SF - GROSS UP	87,400	SF - GROSS UP
773	SF / SPACE	1.54	GROSS UP	1.50	GROSS UP
75	SPACES	76%	EFFICIENCY	68%	EFFICIENCY

WBS	DESCRIPTION	PARKING / BELOW GRADE TI 55,300 SF		COURTHOUSE - TI L1-12 249,900 SF		TOTAL TI 305,200 SF		
01-50	Temporary Hoist	-	-	-	-	-	**-**	0.0%
01-55	Weather Conditions	-	-	-	-	-	**-**	0.0%
01-60	Final Cleaning	0.53	29,300	1.60	400,200	1.41	**429,500**	0.3%
01-70	Project Requirements	-		-	-	-	**-**	
02-10	Demolition / Abatement	-	-	-	-	-	**-**	0.0%
03-30	Concrete	-	-	-	-	-	**-**	0.0%
03-45	Precast	-	-	-	-	-	**-**	0.0%
04-20	Masonry	20.81	1,151,000	11.90	2,974,600	13.52	**4,125,600**	3.3%
05-12	Structural Steel	-	-	-	-	-	**-**	0.0%
05-50	Miscellaneous Metals	5.39	298,000	7.83	1,957,600	7.39	**2,255,600**	1.8%
06-25	Architectural Millwork/Casework	-	-	59.21	14,796,600	48.48	**14,796,600**	11.9%
07-10	Waterproofing/Caulking	-	-	0.47	118,500	0.39	**118,500**	0.1%
07-21	Insulation	-	-	-	-	-	**-**	0.0%
07-50	Roofing & Sheet Metal	-	-	-	-	-	**-**	0.0%
07-81	Fireproofing	-	-	-	-	-	**-**	0.0%
08-10	Doors, Frames, Hardware	1.30	72,000	10.37	2,591,400	8.73	**2,663,400**	2.1%
08-36	Overhead Doors	0.72	40,000	-	-	0.13	**40,000**	0.0%
08-41	Façade	-	-	-	-	-	**-**	0.0%
08-80	Interior Aluminum, Glass & Glazing	1.07	59,200	0.79	196,700	0.84	**255,900**	0.2%
09-21	Drywall	-	-	48.38	12,089,900	39.61	**12,089,900**	9.8%
09-30	Tile	-	-	13.54	3,383,100	11.08	**3,383,100**	2.7%
09-51	Acoustical Ceilings	3.23	178,800	10.79	2,697,400	9.42	**2,876,200**	2.3%
09-54	Specialty Ceilings	-	-	-	-	-	**-**	0.0%
09-60	Floors	2.57	142,000	3.99	997,200	3.73	**1,139,200**	0.9%
09-80	Acoustical Wall Panels	-	-	4.67	1,166,300	3.82	**1,166,300**	
09-90	Painting	6.08	336,500	6.05	1,511,500	6.06	**1,848,000**	1.5%
10-01	Typical Specialties	0.05	2,500	10.82	2,702,700	8.86	**2,705,200**	2.2%
10-14	Signage	0.50	27,700	0.82	205,500	0.76	**233,200**	0.2%
10-95	Misc. Specialties	1.93	106,500	0.10	23,900	0.43	**130,400**	0.1%
11-12	Parking Equipment	4.52	250,000	-	-	0.82	**250,000**	0.2%
11-24	Window Washing Equipment	-	-	-	-	-	**-**	0.0%
11-40	Food Service Equipment	-	-	-	-	-	**-**	0.0%
11-95	Other Equipment	-	-	1.81	451,900	1.48	**451,900**	0.4%
12-48	Entrance Mats	-	-	-	-	-	**-**	0.0%
12-93	Furnishings	-	-	17.61	4,399,700	14.42	**4,399,700**	3.6%
14-20	Elevators	2.71	150,000	-	-	0.49	**150,000**	0.1%
21-01	Fire Protection	10.38	574,100	1.15	287,200	2.82	**861,300**	0.7%
22-01	Plumbing	9.08	502,200	21.21	5,299,900	19.01	**5,802,100**	4.7%
23-01	HVAC & Controls	19.63	1,085,500	81.44	20,352,300	70.24	**21,437,800**	17.3%
26-01	Electrical	32.05	1,772,300	39.17	9,789,400	37.88	**11,561,700**	9.3%
27-01	Low Voltage	10.00	553,000	25.10	6,273,200	22.37	**6,826,200**	5.5%
31-23	Site Work	-	-	-	-	-	**-**	0.0%

Springfield Courthouse
HYM - 50 State Street
RFP Cost Model Summary
October 9, 2025

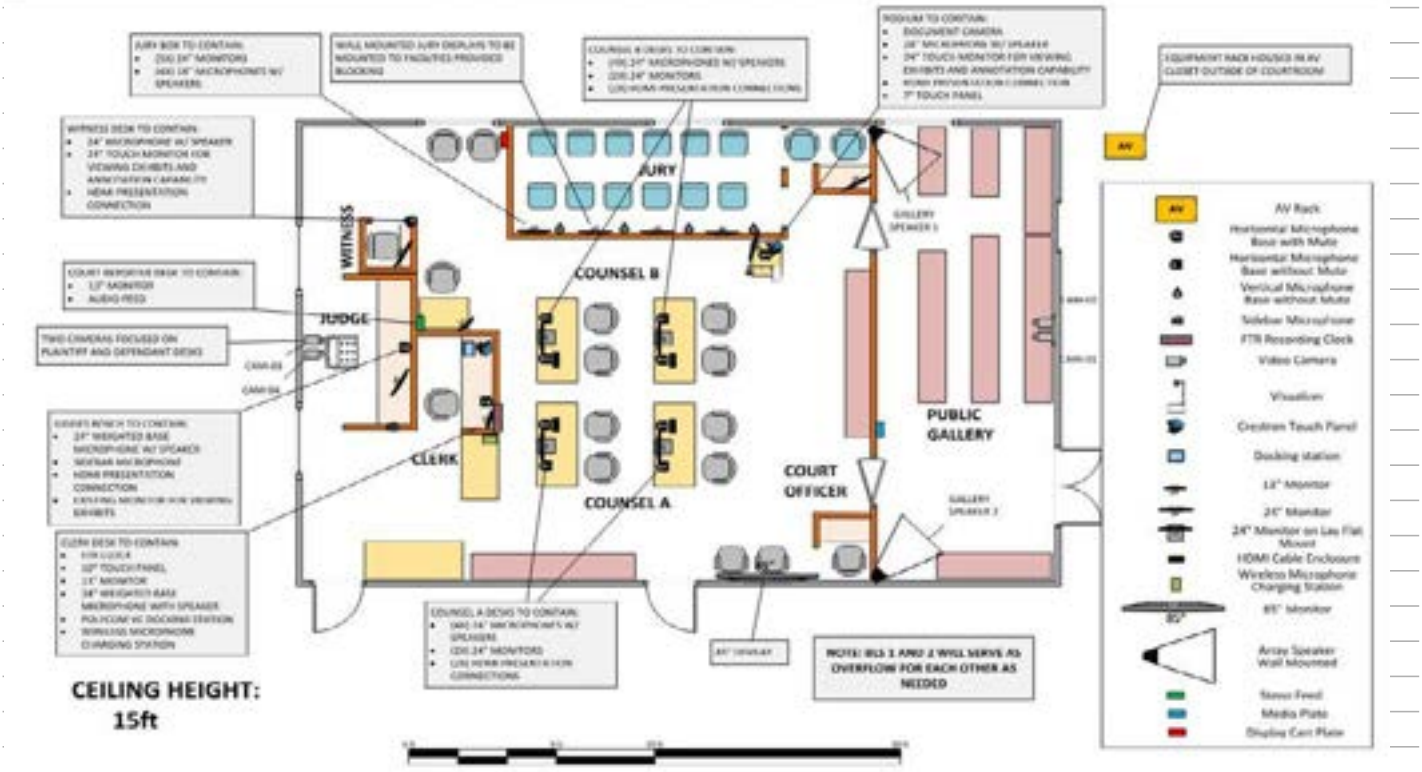
58,000	GSF	329,500	GSF	387,500	GSF		
11,900	SF -TI (Excl. Parking)	249,900	SF -TI	261,800	SF -TI		
11,900	SF - Det. / Maint.	162,500	SF - PROGRAM	174,400	SF - PROGRAM		
43,400	SF - PARKING/DRIVE	87,400	SF - GROSS UP	87,400	SF - GROSS UP		
773	SF / SPACE	1.54	GROSS UP	1.50	GROSS UP		
75	SPACES	76%	EFFICIENCY	68%	EFFICIENCY		

WBS	DESCRIPTION		PARKING / BELOW GRADE TI 55,300 SF		COURTHOUSE - TI L1-12 249,900 SF		TOTAL TI 305,200 SF		
31-24	Piles/Ground Improvements		-	-	-	-	-	-	0.0%
31-41	Support of Excavation (SOE)		-	-	-	-	-	-	0.0%
32-10	Landscaping & Site Improvements		-	-	-	-	-	-	0.0%
32-31	Fencing		-	-	-	-	-	-	0.0%
33-10	Utilities		-	-	-	-	-	-	0.0%
SUBTOTAL			***133***	**7,330,600**	***379***	**94,666,700**	***334***	**101,997,300**	***82%***
	Design/Estimate Contingency		-	-	-	-	-	-	0.0%
	Escalation		-	-	-	-	-	-	0.0%
SUBTOTAL (TRADE COSTS)			*133*	**7,330,600**	*379*	**94,666,700**	*334*	**101,997,300**	*82%*
	Construction Contingency	3.00%	*3.98*	219,900	*11.36*	2,840,000	*10.03*	3,059,900	*2.5%*
	SDI / Subcontractor Bonds	1.50%	*2.05*	113,300	*5.85*	1,462,600	*5.16*	1,575,900	*1.3%*
SUBTOTAL			***139***	**7,663,800**	***396***	**98,969,300**	***349***	**106,633,100**	***86%***
	General Conditions	5.00%	*8.05*	445,300	*23.01*	5,750,000	*20.30*	6,195,300	*5.0%*
	General Requirements	3.00%	*4.83*	267,200	*13.81*	3,450,000	*12.18*	3,717,200	*3.0%*
SUBTOTAL			***151***	**8,376,300**	***433***	**108,169,300**	***382***	**116,545,600**	***94%***
	Insurance	3.50%	*5.64*	311,700	*16.11*	4,025,000	*14.21*	4,336,700	*3.5%*
	Builder's Risk - Excl.		-	-	-	-	-	-	0.0%
	Building Permit - Excl.		-	-	-	-	-	-	0.0%
	P&P Bond - Excl		-	-	-	-	-	-	0.0%
SUBTOTAL			***157***	**8,688,000**	***449***	**112,194,300**	***396***	**120,882,300**	***98%***
	CM Fee	2.50%	*3.93*	217,200	*11.22*	2,804,900	*9.90*	3,022,100	*2.4%*
TOTAL COST			*161*	**8,905,200**	*460*	**114,999,200**	*406*	**123,904,400**	*100%*

Springfield Courthouse
HYM
Courtroom Estimate
RFP Cost Model

DESCRIPTION	ASSUMPTIONS / CALCULATIONS	QUANTITY & COST

EXHIBIT 1: TYPICAL COURTROOM EQUIPMENT DIAGRAM (PAGE 1 OF 5)



Courtroom - Individual Study		**50 L**		**38 W**	**1,900 SF**	**471.44**	**895,727**
							0
01-60	Final Cleaning				1,900 SF	2.50	4,750
04-20	Masonry Allowance	delete if all interior spaces detailed out			1,900 SF		0
05-50	Supplemental steel to partial height walls				399 SF	12.00	4,788
05-50	Counter supports	Allow			1,900 SF	5.00	9,500
06-25	Millwork - half wall caps				114 LF	40.00	4,560
06-25	Millwork - half wall cladding	114	200%	15 'H	3,420 SF	80.00	273,600
07-10	Joint Sealants				1,900 SF	0.50	950
08-10	Doors				4 LVS	2,800.00	11,200
08-80	Door vision panels				4 EA	225.00	900
09-21	Perimeter Partitions - Acoustic	176	55%	15 'H	1,452 SF	20.00	29,040
09-21	Internal partial height partitions	114		3.5 'H	399 SF	25.00	9,975
09-21	Blocking				1,456 SF	4.00	5,824
09-21	Allow for steps / ramping / built-up areas	1,900	25%		475 SF	75.00	35,625
09-30	Tile				1,900 SF	0.25	475
09-51	ACT				1,900 SF	10.00	19,000
09-60	Carpet tilie (incl. base)				1,900 SF	7.00	13,300
09-80	Acoustical wall panels	2,640	15%		396 SF	40.00	15,840
09-90	Painting				1,900 SF	5.00	9,500
10-01	Specialties				1,900 SF	2.00	3,800
10-14	Signage				4 EA	125.00	500
11-95	Equipment - screens - mounted				5 EA	800.00	4,000
11-95	Equipment - screens - 85" display				1 EA	2,500.00	2,500
11-95	Equipment - screens - loose				9 EA	600.00	5,400
12-48	Furnishings - desks				7 EA	2,500.00	17,500

DESCRIPTION		ASSUMPTIONS / CALCULATIONS	QUANTITY & COST			
12-48	Furnishings - chairs - Jury		14	EA	700.00	9,800
12-48	Furnishings - chairs - other, loose		16	EA	700.00	11,200
12-48	Furnishings - chairs - Judge		1	EA	2,000.00	2,000
12-48	Furnishings - gallery bench		90	LF	250.00	22,500
12-48	Furnishings - bench		12	LF	700.00	8,400
12-48	Furnishings - clerk, officer benches		16	LF	500.00	8,000
12-48	Gates		4	EA	2,000.00	8,000
12-48	Large seal		1	LS	10,000.00	10,000
12-48	Flags		2	EA	1,500.00	3,000
12-48	Lectern		1	LS	15,000.00	15,000
12-48	Furnishings - witness stand		1	LS	7,500.00	7,500
21-01	Fire Protection	Premium - TI added density	1,900	SF	1.00	1,900
22-01	Plumbing	Misc, other than public restrooms	1,900	SF	5.00	9,500
23-01	HVAC - Fitout	Ducted FCU's	1,900	SF	90.00	171,000
26-01	Electrical - Lighting		1,900	SF	15.00	28,500
26-01	Electrical - Devices		1,900	SF	10.00	19,000
26-01	Electrical - Mech power		1,900	SF	10.00	19,000
26-01	Electrical - FA (TI)		1,900	SF	5.00	9,500
27-01	Electrical - T/D		1,900	SF	10.00	19,000
27-01	Electrical - AV	Devices only - wiring by tenant	1,900	SF	4.00	7,600
27-01	Electrical - Security All		1,900	SF	12.00	22,800
						0
Courtroom - Total Building Summary			**71,088**	**SF**	**471.43**	**33,513,200**



Judge's Suite - Individual Study	1544 Perimeter	20 Height	17,253 SF	279.67	4,825,065
01-60 Final Cleaning			17,253 SF	1.25	21,566
04-20 Masonry Allowance	N.A		17,253 SF	0.00	0
06-25 Millwork - allow	- 0%	4 'H	17,253 SF	4.00	69,012
06-25 Millwork - vanity top	Quartz / solid surface		48 LF	500.00	24,000
06-25 Millwork - kitchenette	assume 20 LF per room		120 LF	650.00	78,000
06-25 Millwork - wall base	1,544 100%		1,544 LF	20.00	30,880
07-10 Joint Sealants			17,253 SF	0.50	8,627
08-10 Doors	Suite entries		6 LVS	2,800.00	16,800
08-41 Doors	TI		17,253 GSF	10.00	172,530
08-80 Door vision panels			6 EA	225.00	1,350
09-21 Perimeter Partitions - Acoustic	1,544 50%	20 'H	15,440 SF	20.00	308,800
09-21 Drywall parititons	TI within suites		17,253 GSF	10.00	172,530
09-21 GWB soffits	17,253 10%		1,725 SF	25.00	43,133
09-21 Blocking			34,418 SF	2.00	68,837
09-30 Tile	Bathrooms allowance (6ea)		1,500 SF	30.00	45,000
09-30 Tile - wainscot	420 100%	4 'H	1,680 SF	30.00	50,400
09-51 ACT	17,253 90%		15,528 SF	12.00	186,332
09-60 Carpet tilie			15,753 SF	6.00	94,518
09-80 Acoustical wall panels	allw		1,500 SF	40.00	60,000
09-90 Painting			17,253 SF	4.50	77,639
09-90 Appliances at kitchenette			4 ls	5,000.00	20,000
10-01 Specialties			17,253 SF	2.00	34,506
10-02 Window Treatments	Manual shades		2,704 SF	15.00	40,560
10-14 Signage			17,253 SF	1.00	17,253
21-01 Fire Protection	Premium - TI added density		17,253 SF	1.00	17,253
22-01 Plumbing	Misc, other than public restrooms		17,253 SF	5.00	86,265
	Misc		17,253 SF	2.00	34,506
	Toilets		6 EA	5,000.00	30,000
	Sinks		6 EA	3,500.00	21,000
	Domestic water		17,253 SF	8.00	138,024



DESCRIPTION		ASSUMPTIONS / CALCULATIONS	QUANTITY & COST			
		Sanitary	17,253	SF	10.00	172,530
		Floor drain	6	EA	1,500.00	9,000
		Insulation	17,253	SF	4.00	69,012
23-01	HVAC - Fitout	Ducted FCU's	17,253	SF	85.00	1,466,505
26-01	Electrical - Lighting		17,253	SF	15.00	258,795
26-01	Electrical - Devices		17,253	SF	10.00	172,530
26-01	Electrical - Mech power		17,253	SF	10.00	172,530
26-01	Electrical - FA (TI)		17,253	SF	5.00	86,265
27-01	Electrical - T/D		17,253	SF	10.00	172,530
27-01	Electrical - AV	Devices only - wiring by tenant	17,253	SF	4.00	69,012
27-01	Electrical - Security All		17,253	SF	12.00	207,036
Judge's Suite - Total Building Summary			**17,253**	**SF**	**279.67**	**4,825,100**



DESCRIPTION					QUANTITY & COST		
PROJECT INFO							
Registry / Court Clinic Area - Individual Study	**1331 Perimeter**		**20 Height**		**8,947 SF**	**347.42**	**3,108,395**
01-60 Final Cleaning					8,947 SF	1.25	11,184
04-20 Masonry Allowance	N.A				8,947 SF	0.00	0
06-25 Millwork - allow	TI				8,947 SF	5.00	44,735
06-25 Millwork - receiption deck / counter	assume 20 LF per room				180 LF	750.00	135,000
06-25 Millwork - kitchenette					5 EA	15,000.00	75,000
06-25 Millwork - vanity top	10 ea				80 LF	500.00	40,000
06-25 Millwork - built-in allw	assume 5 LF per room				45 LF	800.00	36,000
06-25 Millwork - wall base	1,331	100%			1,331 LF	20.00	26,620
07-10 Joint Sealants					8,947 SF	0.50	4,474
08-10 Doors	Suite entries				9 LVS	2,800.00	25,200
08-41 Doors	TI				8,947 GSF	10.00	89,470
08-80 Door vision panels					9 EA	225.00	2,025
09-21 Perimeter Partitions - Acoustic	1,331	50%	20 'H		13,310 SF	20.00	266,200
09-21 Drywall parititons	TI within suites				8,947 GSF	10.00	89,470
09-21 GWB soffits	8,947	10%			895 SF	25.00	22,368
09-21 Blocking					23,152 SF	2.00	46,303
09-30 Tile	Bathrooms allowance (10 ea)				1,500 SF	30.00	45,000
09-30 Tile - wainscot	420	100%	4 'H		1,680 SF	30.00	50,400
09-51 ACT	8,947	90%			8,052 SF	8.00	64,418
09-60 Carpet tilie					7,447 SF	6.00	44,682
09-80 Acoustical wall panels	allw				1,500 SF	40.00	60,000
09-90 Painting					8,947 SF	4.50	40,262
09-90 Appliances at kitchenette					5 EA	5,000.00	25,000
10-01 Specialties					8,947 SF	8.00	71,576
10-02 Window Treatments					1,328 SF	15.00	19,920
10-14 Signage					8,947 SF	1.00	8,947
21-01 Fire Protection	Premium - TI added density				8,947 SF	1.00	8,947
22-01 Plumbing	Misc, other than public restrooms				8,947 SF	5.00	44,735
	Misc				8,947 SF	2.00	17,894
	Toilets				10 EA	5,000.00	50,000
	Sinks				10 EA	3,500.00	35,000
	Domestic water				8,947 SF	8.00	71,576

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

DESCRIPTION		ASSUMPTIONS / CALCULATIONS	QUANTITY & COST			
		Sanitary	8,947	SF	10.00	89,470
		Floor drain	10	EA	1,500.00	15,000
		Insulation	8,947	SF	4.00	35,788
23-01	HVAC - Fitout	Ducted FCU's	8,947	SF	90.00	805,230
26-01	Electrical - Lighting		8,947	SF	15.00	134,205
26-01	Electrical - Devices		8,947	SF	10.00	89,470
26-01	Electrical - Mech power		8,947	SF	10.00	89,470
26-01	Electrical - FA (TI)		8,947	SF	5.00	44,735
27-01	Electrical - T/D		8,947	SF	10.00	89,470
27-01	Electrical - AV	Devices only - wiring by tenant	8,947	SF	4.00	35,788
27-01	Electrical - Security All		8,947	SF	12.00	107,364
						0
Registry / Court Clinic Area - Total Building Summary			**28,556**	**SF**	**347.43**	**9,921,200**

DESCRIPTION	ASSUMPTIONS / CALCULATIONS	QUANTITY & COST

PROJECT INFO

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

DA Suite - Individual Study	296 Perimeter	20 Height	3,949 SF	279.08	1,102,072
01-60 Final Cleaning			3,949 SF	1.25	4,936
04-20 Masonry Allowance	N.A		3,949 SF	0.00	0
06-25 Millwork - allow	- 0%	4 'H	3,949 SF	4.00	15,796
06-25 Millwork - vanity top			18 LF	500.00	9,000
06-25 Millwork - kitchenette	allw		15 LF	1,200.00	18,000
06-25 Millwork - wall base	296 100%		296 LF	20.00	5,920
07-10 Joint Sealants			3,949 SF	0.50	1,975
08-10 Doors	Suite entries		2 LVS	2,800.00	5,600
08-41 Doors	TI		3,949 GSF	9.00	35,541
08-80 Door vision panels			2 EA	225.00	450
09-21 Perimeter Partitions - Acoustic	296 50%	20 'H	2,960 SF	20.00	59,200
09-21 Drywall parititons	TI within suites		3,949 GSF	10.00	39,490
09-21 GWB soffits	3,949 10%		395 SF	25.00	9,873
09-21 Blocking			7,304 SF	2.00	14,608
09-30 Tile	Bathrooms allowance (3 ea)		750 SF	30.00	22,500
09-30 Tile - wainscot	210 100%	4 'H	840 SF	30.00	25,200
09-51 ACT	3,949 90%		3,554 SF	10.00	35,541
09-60 Carpet tilie			3,199 SF	6.00	19,194
09-80 Acoustical wall panels	allw		0 SF	40.00	0
09-90 Painting			3,949 SF	4.50	17,771
09-90 Appliances at kitchenette			1 ls	5,000.00	5,000
10-01 Specialties			3,949 SF	2.00	7,898
10-02 Window Treatments			184 SF	15.00	2,760
10-14 Signage			3,949 SF	1.00	3,949
21-01 Fire Protection	Premium - TI added density		3,949 SF	1.00	3,949
22-01 Plumbing	Misc, other than public restrooms		3,949 SF	3.00	11,847
	Misc		3,949 SF	2.00	7,898
	Toilets		3 EA	5,000.00	15,000
	Sinks		3 EA	3,500.00	10,500
	Kitchenette sink		1 EA	5,000.00	5,000
	Domestic water		3,949 SF	8.00	31,592

DESCRIPTION		ASSUMPTIONS / CALCULATIONS	QUANTITY & COST			
		Sanitary	3,949	SF	10.00	39,490
		Floor drain	3	EA	1,500.00	4,500
		Insulation	3,949	SF	4.00	15,796
23-01	HVAC - Fitout	Ducted FCU's	3,949	SF	85.00	335,665
26-01	Electrical - Lighting		3,949	SF	15.00	59,235
26-01	Electrical - Devices		3,949	SF	10.00	39,490
26-01	Electrical - Mech power		3,949	SF	10.00	39,490
26-01	Electrical - FA (TI)		3,949	SF	5.00	19,745
27-01	Electrical - T/D		3,949	SF	10.00	39,490
27-01	Electrical - AV	Devices only - wiring by tenant	3,949	SF	4.00	15,796
27-01	Electrical - Security All		3,949	SF	12.00	47,388
Registry / Court Clinic Area - Total Building Summary			**3,949**	**SF**	**279.08**	**1,102,100**

DESCRIPTION	ASSUMPTIONS / CALCULATIONS	QUANTITY & COST

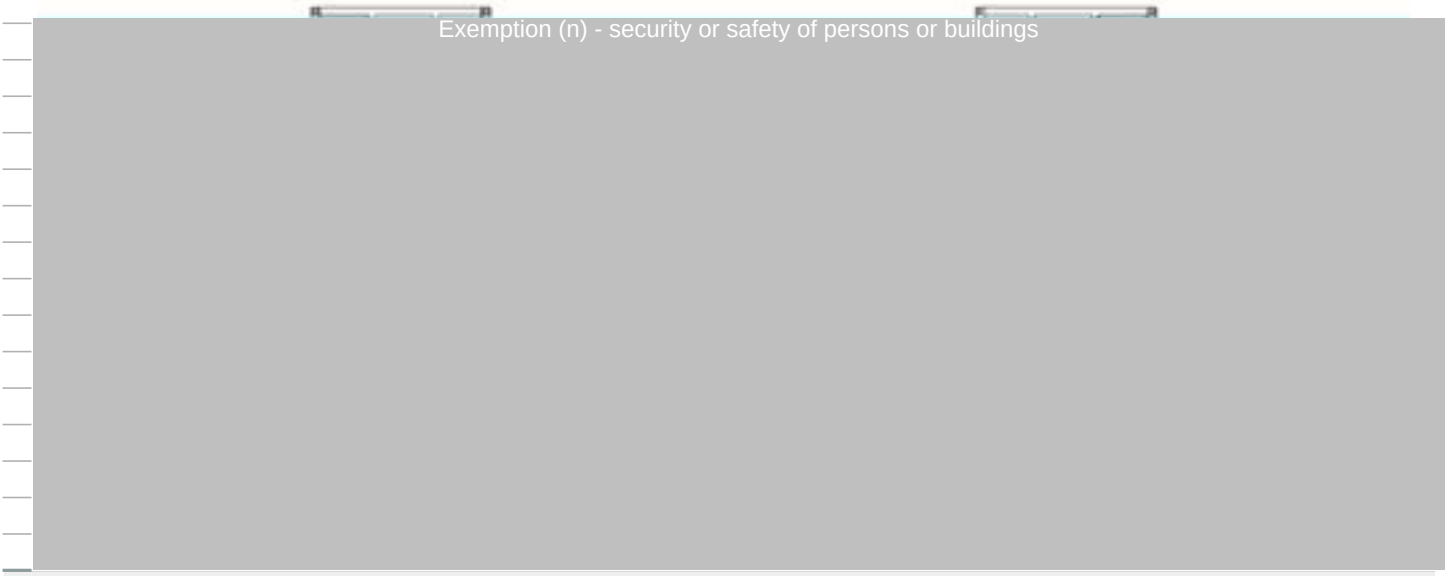
Exemption (n) - security or safety of persons or buildings

Jury Area - Individual Study	627 Perimeter		20 Height	2,016 SF	312.98	630,977
01-60 Final Cleaning				2,016 SF	1.25	2,520
04-20 Masonry Allowance	N.A			2,016 SF		0
06-25 Millwork - wainscot	-	0%	4 'H	0 SF	80.00	0
06-25 Millwork - vanity top				10 LF	500.00	5,000
06-25 Millwork - built-in at deliberation room				16 LF	650.00	10,400
06-25 Millwork - wcourt officer station	-			10 LF	500.00	5,000
06-25 Millwork - wall base	627	100%		627 LF	20.00	12,540
07-10 Joint Sealants				2,016 SF	0.50	1,008
08-10 Doors				13 LVS	2,800.00	36,400
08-80 Door vision panels				2 EA	225.00	450
09-21 Perimeter Partitions - Acoustic	627	50%	20 'H	6,270 SF	18.00	112,860
09-21 GWB soffits	2,016	5%		101 SF	25.00	2,520
09-21 Blocking				6,371 SF	2.00	12,742
09-30 Tile	Bathrooms			188 SF	30.00	5,640
09-30 Tile - wainscot	84	100%	4 'H	336 SF	30.00	10,080
09-51 ACT	2,016	95%		1,915 SF	8.00	15,322
09-60 Carpet tilie	Jury area			1,680 SF	5.50	9,240
09-80 Acoustical wall panels	170	10%	4 'H	68 SF	50.00	3,400
09-90 Painting				2,016 SF	4.50	9,072
10-01 Specialties				2,016 SF	6.00	12,096
10-02 Window Treatments				400 SF	15.00	6,000
10-14 Signage				2,016 SF	1.00	2,016
21-01 Fire Protection	Premium - TI added density			2,016 SF	1.00	2,016
22-01 Plumbing	Misc, other than public restrooms			2,016 SF	2.00	4,032
	Misc			2,016 SF	2.00	4,032
	Toilets			2 EA	5,000.00	10,000
	Sinks			2 EA	3,500.00	7,000
	Domestic water			2,016 SF	5.00	10,080
	Sanitary			2,016 SF	8.00	16,128
	Floor drain			2 EA	1,500.00	3,000

DESCRIPTION		ASSUMPTIONS / CALCULATIONS	QUANTITY & COST			
		Insulation	2,016	SF	3.00	6,048
23-01	HVAC - Fitout	Ducted FCU's	2,016	SF	80.00	161,280
26-01	Electrical - Lighting		2,016	SF	15.00	30,240
26-01	Electrical - Devices		2,016	SF	10.00	20,160
26-01	Electrical - Mech power		2,016	SF	10.00	20,160
26-01	Electrical - FA (TI)		2,016	SF	5.00	10,080
27-01	Electrical - T/D		2,016	SF	10.00	20,160
27-01	Electrical - AV	Devices only - wiring by tenant	2,016	SF	4.00	8,064
27-01	Electrical - Security All		2,016	SF	12.00	24,192
Jury Area - Total Building Summary			**12,168**	**SF**	**312.99**	**3,808,500**

DESCRIPTION	ASSUMPTIONS / CALCULATIONS	QUANTITY & COST

PROJECT INFO



Court Confr. Rooms & Vestibules - Individual Study		**298 Perimeter**		**20 Height**		**771 SF**		**294.10**	**226,753**
									0
01-60	Final Cleaning					771	SF	1.25	964
04-20	Masonry Allowance	N.A				771	SF		0
06-25	Millwork - wainscot	208	0%	4	'H	0	SF	80.00	0
06-25	Millwork - wall paneling & elev. lobby	90	0%	15	'H	0	SF	80.00	0
06-25	Millwork - wall base	298	100%			298	LF	15.00	4,470
07-10	Joint Sealants					771	SF	0.50	386
08-10	Doors	Conference rooms				4	LVS	2,800.00	11,200
08-10	Doors	Vestibules				3	LVS	4,000.00	12,000
08-80	Door vision panels						EA	225.00	0
09-21	Perimeter Partitions - Acoustic	298	50%	20	'H	2,980	SF	18.00	53,640
09-21	GWB soffits	771	5%			39	SF	25.00	964
09-21	Blocking					3,019	SF	2.00	6,037
09-30	Tile	Vestibules				164	SF	30.00	4,920
09-51	ACT	771	95%			732	SF	8.00	5,860
09-60	Carpet tilie	Conference rooms				607	SF	5.50	3,339
09-80	Acoustical wall panels		0%			0	SF	40.00	0
09-90	Painting					771	SF	4.50	3,470
10-01	Specialties					771	SF	2.00	1,542
10-14	Signage					771	SF	1.00	771
11-95	Equipment - screens - mounted					0	EA	800.00	0
21-01	Fire Protection	Premium - TI added density				771	SF	1.00	771
22-01	Plumbing	Misc, other than public restrooms				771	SF	10.00	7,710
23-01	HVAC - Fitout	Ducted FCU's				771	SF	75.00	57,825
26-01	Electrical - Lighting					771	SF	15.00	11,565
26-01	Electrical - Devices					771	SF	10.00	7,710
26-01	Electrical - Mech power					771	SF	10.00	7,710
26-01	Electrical - FA (TI)					771	SF	5.00	3,855
27-01	Electrical - T/D					771	SF	10.00	7,710
27-01	Electrical - AV	Devices only - wiring by tenant				771	SF	4.00	3,084

DESCRIPTION	ASSUMPTIONS / CALCULATIONS	QUANTITY & COST			
27-01 Electrical - Security All		771	SF	12.00	9,252
Court Confr. Rooms & Vestibules - Total Building Summary		**7,756**	**SF**	**294.12**	**2,281,200**

DESCRIPTION	ASSUMPTIONS / CALCULATIONS	QUANTITY & COST
PROJECT INFO	Exemption (n) - security or safety of persons or buildings	

Lobby - Individual Study					**665 Perimeter**		**20 Height**	**11,683 SF**		**540.86**	**6,318,887**
01-60	Final Cleaning							11,683	SF	1.50	17,525
04-20	Masonry Allowance	N.A						11,683	SF		0
05-12	Misc Metals	feature stair						1	LS	1,500,000.00	1,500,000
06-25	Millwork - wainscot / wall paneling allw	665	100%		8 'H			5,320	SF	100.00	532,000
06-25	Receiption desk / ballistic secuirty checkpoint	-						1	LS	75,000.00	75,000
06-25	Info desk	665						1	LS	35,000.00	35,000
06-25	Digital direction							1	LS	15,000.00	15,000
06-25	Millwork - wall base	665	100%					665	LF	20.00	13,300
07-10	Joint Sealants							11,683	SF	0.50	5,842
08-10	Doors	allw						4	LVS	3,000.00	12,000
08-80	Vestibule							2	EA	75,000.00	150,000
09-21	Perimeter Partitions - Acoustic	665	50%		20 'H			6,650	SF	20.00	133,000
09-21	GWB soffits	11,683	20%					2,337	SF	25.00	58,415
09-21	Blocking							8,987	SF	4.00	35,946
09-30	Terrazzo							11,683	SF	50.00	584,150
09-51	ACT - specailty (metal/wood look)	11,683	80%					9,346	SF	75.00	700,980
09-60	Carpet tilie							0	SF	0.00	0
09-80	Acoustical wall panels	13,300	25%					3,325	SF	75.00	249,375
09-90	Painting							11,683	SF	5.00	58,415
10-01	Specialties							11,683	SF	2.00	23,366
10-02	Winodw treamtents	allw						1	allw	15,000.00	15,000
10-14	Signage							11,683	SF	1.00	11,683
11-95	Equipment - screens - mounted							10	EA	2,500.00	25,000
21-01	Fire Protection	Premium - TI added density						11,683	SF	1.00	11,683
22-01	Plumbing	Misc, other than public restrooms						11,683	SF	10.00	116,830
23-01	HVAC - Fitout	Ducted FCU's						11,683	SF	95.00	1,109,885

DESCRIPTION		ASSUMPTIONS / CALCULATIONS	QUANTITY & COST			
26-01	Electrical - Lighting		11,683	SF	20.00	233,660
26-01	Electrical - Devices		11,683	SF	10.00	116,830
26-01	Electrical - Mech power		11,683	SF	10.00	116,830
26-01	Electrical - FA (TI)		11,683	SF	5.00	58,415
27-01	Electrical - T/D		11,683	SF	10.00	116,830
27-01	Electrical - AV	Devices only - wiring by tenant	11,683	SF	4.00	46,732
27-01	Electrical - Security All		11,683	SF	12.00	140,196
						0
Public Waiting Rooms - Total Building Summary			**11,683**	**SF**	**540.87**	**6,319,000**

DESCRIPTION	ASSUMPTIONS / CALCULATIONS	QUANTITY & COST

PROJECT INFO

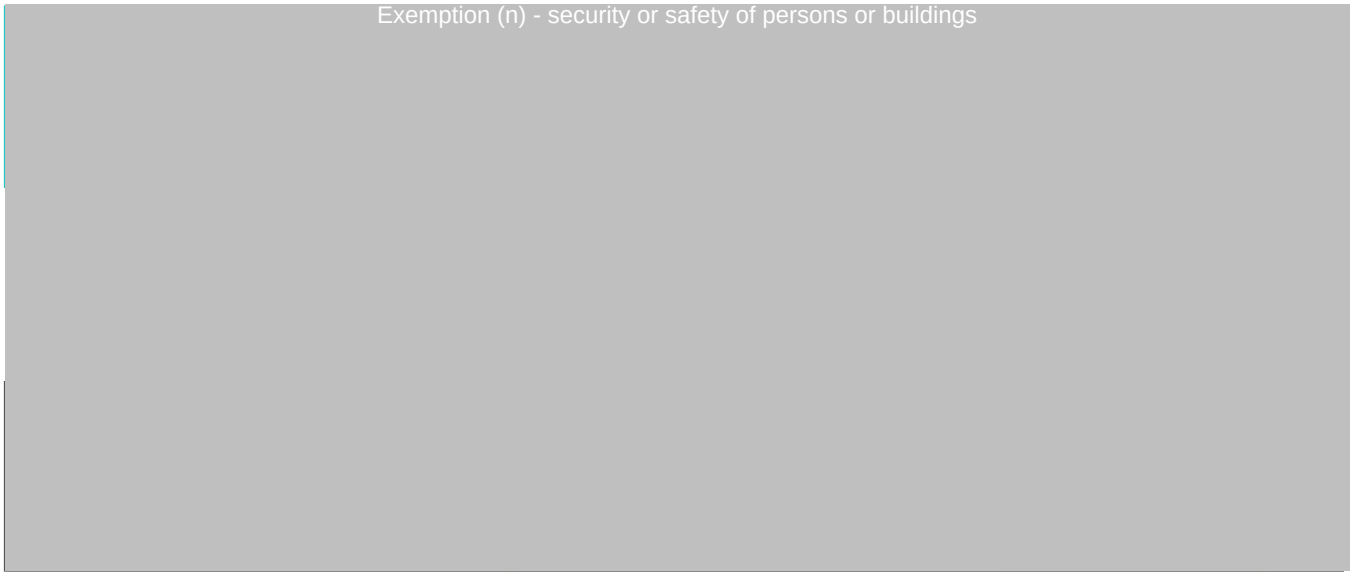
Exemption (n) - security or safety of persons or buildings

Circulation: Secure - Individual Study	**1068 Perimeter**		**20 Height**	**3,787 SF**	**283.59**	**1,073,960**
01-60 Final Cleaning				3,787 SF	1.25	4,734
06-25 Millwork - wainscot	-	0%	4 'H	0 SF	80.00	0
06-25 Millwork - vanity top				16 LF	500.00	8,000
06-25 Millwork - wall base	1,068	100%		1,068 LF	12.00	12,816
07-10 Joint Sealants				3,787 SF	0.50	1,894
08-10 Doors				10 LVS	2,800.00	28,000
08-80 Door vision panels				2 EA	225.00	450
09-21 Perimeter Partitions - Acoustic	1,068	50%	20 'H	10,680 SF	18.00	192,240
09-21 GWB soffits	3,787	5%		189 SF	25.00	4,734
09-21 Blocking				10,869 SF	2.00	21,739
09-30 Tile	Bathrooms			336 SF	30.00	10,080
09-30 Tile - wainscot	161	100%	4 'H	644 SF	30.00	19,320
09-51 ACT	3,787	95%		3,598 SF	8.00	28,781
09-60 Carpet tilie	Circulation			3,451 SF	5.50	18,981
09-80 Acoustical wall panels	Allw			250 SF	40.00	10,000
09-90 Painting				3,787 SF	4.50	17,042
10-01 Specialties				3,787 SF	2.00	7,574
10-14 Signage				3,787 SF	1.00	3,787
21-01 Fire Protection	Premium - TI added density			3,787 SF	1.00	3,787
22-01 Plumbing	Misc, other than public restrooms			3,787 SF	5.00	18,935
	Misc			3,787 SF	2.00	7,574
	Toilets			4 EA	5,000.00	20,000
	Sinks			4 EA	3,500.00	14,000
	Domestic water			3,787 SF	5.00	18,935
	Sanitary			3,787 SF	8.00	30,296
	Floor drain			4 EA	1,500.00	6,000
	Insulation			3,787 SF	3.00	11,361
23-01 HVAC - Fitout	Ducted FCU's			3,787 SF	80.00	302,960
26-01 Electrical - Lighting				3,787 SF	15.00	56,805
26-01 Electrical - Devices				3,787 SF	10.00	37,870

DESCRIPTION		ASSUMPTIONS / CALCULATIONS	QUANTITY & COST			
26-01	Electrical - Mech power		3,787	SF	10.00	37,870
26-01	Electrical - FA (TI)		3,787	SF	5.00	18,935
27-01	Electrical - T/D		3,787	SF	10.00	37,870
27-01	Electrical - AV	Devices only - wiring by tenant	3,787	SF	4.00	15,148
27-01	Electrical - Security All		3,787	SF	12.00	45,444
						0
Circulation: Secure - Total Building Summary			**26,600**	**SF**	**283.59**	**7,543,600**

DESCRIPTION	ASSUMPTIONS / CALCULATIONS	QUANTITY & COST

PROJECT INFO

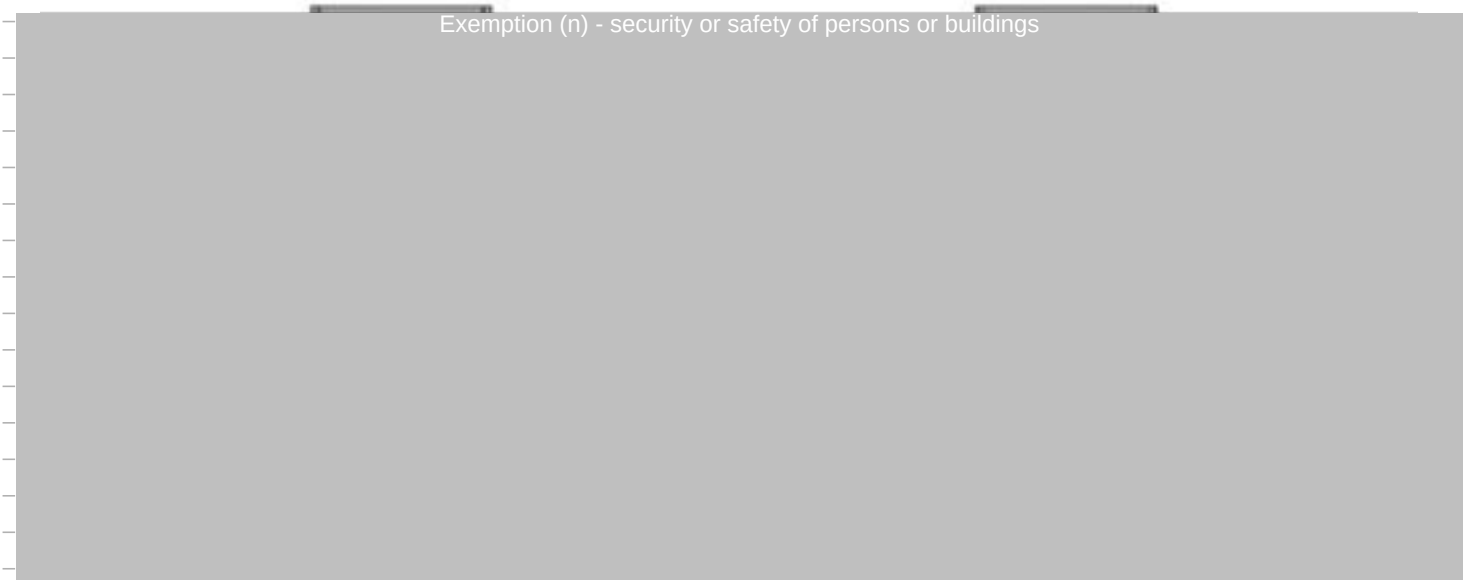


Circulation: Public - Individual Study			**727**	**Perimeter**	**20**	**Height**	**3,479**	**SF**	**349.44**	**1,215,718**
										0
01-60	Final Cleaning						3,479	SF	1.25	4,349
04-20	Masonry Allowance	N.A					3,479	SF		0
06-25	Millwork - wainscot		637	100%	4	'H	2,548	SF	65.00	165,620
06-25	Millwork - wall paneling & elev. lobby		90	100%	15	'H	1,350	SF	80.00	108,000
06-25	Millwork - wall base		727	100%			727	LF	15.00	10,905
07-10	Joint Sealants						3,479	SF	0.50	1,740
08-10	Doors - courtroom entry	w. courtroom estimate					0	LVS	0.00	0
08-10	Doors - public waiting	w. public waiting estimate					0	LVS	0.00	0
08-10	Doors - restrooms	w. restroom estimate					0	LVS	0.00	0
08-10	Doors - stairwells	Stairwells					2	LVS	2,800.00	5,600
08-80	Door vision panels						2	EA	225.00	450
09-21	Perimeter Partitions - Acoustic		727	50%	20	'H	7,270	SF	20.00	145,400
09-21	GWB soffits		3,479	10%			348	SF	25.00	8,698
09-21	Blocking						7,618	SF	4.00	30,472
09-30	Terrazzo						3,479	SF	50.00	173,950
09-51	ACT		3,479	90%			3,131	SF	8.00	25,049
09-60	Carpet tilie						0	SF	0.00	0
09-80	Acoustical wall panels		14,540	0%			0	SF	40.00	0
09-90	Painting						3,479	SF	5.00	17,395
10-01	Specialties						3,479	SF	2.00	6,958
10-14	Signage						3,479	SF	1.00	3,479
11-95	Equipment - screens - mounted						4	EA	800.00	3,200
21-01	Fire Protection	Premium - TI added density					3,479	SF	1.00	3,479
22-01	Plumbing	Misc, other than public restrooms					3,479	SF	3.00	10,437
23-01	HVAC - Fitout	Ducted FCU's					3,479	SF	75.00	260,925
26-01	Electrical - Lighting						3,479	SF	15.00	52,185
26-01	Electrical - Devices						3,479	SF	10.00	34,790
26-01	Electrical - Mech power						3,479	SF	10.00	34,790

DESCRIPTION		ASSUMPTIONS / CALCULATIONS	QUANTITY & COST			
26-01	Electrical - FA (TI)		3,479	SF	5.00	17,395
27-01	Electrical - T/D		3,479	SF	10.00	34,790
27-01	Electrical - AV	Devices only - wiring by tenant	3,479	SF	4.00	13,916
27-01	Electrical - Security All		3,479	SF	12.00	41,748
						0
Circulation: Public - Total Building Summary			**29,482**	**SF**	**349.45**	**10,302,400**

DESCRIPTION	ASSUMPTIONS / CALCULATIONS	QUANTITY & COST

PROJECT INFO



Holding Cell Area - Individual Study	244 Perimeter	20 Height	627 SF	855.88	536,636
					0
01-60 Final Cleaning			627 SF	1.25	784
04-20 CMU partitions	4,880 SF		4,880 SF	45.00	219,600
06-25 Millwork - wainscot	- 0%	4 'H	0 SF	80.00	0
06-25 Millwork - wall paneling	- 0%	15 'H	0 SF	80.00	0
07-10 Joint Sealants			627 SF	0.50	314
08-10 Doors	cells		1 LVS	15,000.00	15,000
08-10 Doors	stagging		3 LVS	5,000.00	15,000
08-80 Door vision panels			1 EA	225.00	225
09-21 GWB furred at CMU perimeter	244 100%	20 'H	4,880 SF	8.00	39,040
09-21 GWB soffits	627 0%		0 SF	25.00	0
09-21 Blocking			4,880 SF	1.00	4,880
09-30 Tile			0 SF	35.00	0
09-30 Tile - wainscot	0%	4 'H	0 SF	35.00	0
09-51 ACT - detention ceilings	4,880 100%		627 SF	25.00	15,675
09-60 Carpet tilie			0 SF	5.50	0
09-80 Acoustical wall panels	0%		0 SF	40.00	0
09-80 Painting	assumes expoy		627 SF	10.00	6,270
09-80 Epoxy floor			627 SF	20.00	12,540
09-90 Dentention caulking			627 SF	4.00	2,508
10-01 Specialties			627 SF	15.00	9,405
10-01 Dentention specailty allw	indivdual rooms		4 ALLW	10,000.00	40,000
10-01 Dentention specailty allw	stagging rooms		2 ALLW	5,000.00	10,000
10-14 Privacy screen allow			2 ALLW	10,000.00	20,000
10-14 Signage			627 SF	2.00	1,254
11-95 Equipment - screens - mounted			0 EA	800.00	0
21-01 Fire Protection	Premium - TI added density		627 SF	4.00	2,508
22-01 Plumbing	Misc		627 SF	0.50	314
22-01 Plumbing	Toilets / sink combo		1 EA	15,000.00	15,000

DESCRIPTION		ASSUMPTIONS / CALCULATIONS	QUANTITY & COST			
		Domestic water	0	sf	5.00	0
		Sanitary	627	SF	8.00	5,016
		Floor drain	4	ea	1,500.00	6,000
		Insulation	627	SF	1.00	627
23-01	HVAC - Fitout	Ducted FCU's	627	SF	85.00	53,295
26-01	Electrical - Lighting		627	SF	15.00	9,405
26-01	Electrical - Devices		627	SF	10.00	6,270
26-01	Electrical - Mech power		627	SF	10.00	6,270
26-01	Electrical - FA (TI)		627	SF	5.00	3,135
27-01	Electrical - T/D		627	SF	10.00	6,270
27-01	Electrical - AV	Devices only - wiring by tenant	627	SF	4.00	2,508
27-01	Electrical - Security All		627	SF	12.00	7,524
Holding Cell Area - Total Building Summary			**5,917**	**SF**	**855.87**	**5,064,200**

Springfield Courthouse
HYM
Garage Central Dentention
RFP Cost Model

DESCRIPTION	ASSUMPTIONS / CALCULATIONS	QUANTITY & COST

PROJECT INFO

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

Central Dentention - Individual Study		**436**	**Perimeter**	**20**	**Height**	**9,288**	**SF**	**447.73**	**4,158,476**
									0
01-60	Final Cleaning					9,288	SF	1.25	11,610
04-20	CMU partitions - perimeter	8,720	SF			8,720	SF	50.00	436,000
04-20	CMU partitions - holding cells					9,288	GSF	100.00	928,800
05-50	Bollard allw					1	ls	15,000.00	15,000
06-25	Millwork - wainscot	-	0%	4	'H	0	SF	80.00	0
06-25	Millwork - wall paneling	-	0%	15	'H	0	SF	80.00	0
07-10	Joint Sealants					9,288	SF	0.50	4,644
08-10	Doors	cells				10	LVS	15,000.00	150,000
08-10	Doors					10	LVS	5,000.00	50,000
08-10	OH doors					1	LVS	35,000.00	35,000
08-80	Door vision panels					10	EA	225.00	2,250
09-21	GWB furred at CMU perimeter	436	100%	20	'H	0	SF	8.00	0
09-21	GWB soffits	9,288	0%			0	SF	25.00	0
09-21	Blocking					0	SF	1.00	0
09-30	Tile					0	SF	35.00	0
09-30	Tile - wainscot		0%	4	'H	0	SF	35.00	0
09-51	ACT - detention ceilings	8,720	100%			9,288	SF	25.00	232,200
09-60	Carpet tilie					0	SF	5.50	0
09-80	Acoustical wall panels		0%			0	SF	40.00	0
09-80	Painting	assumes expoy				9,288	SF	10.00	92,880
09-80	Epoxy floor					9,288	SF	20.00	185,760
09-90	Dentention caulking					9,288	SF	4.00	37,152
10-01	Specialties					9,288	SF	15.00	139,320
10-01	Dentention specailty allw	indivdual rooms				10	ALLW	15,000.00	150,000
10-01	Dentention specailty allw	stagging rooms				2	ALLW	25,000.00	50,000

Springfield Courthouse
HYM
Garage Central Dentention
RFP Cost Model

DESCRIPTION		ASSUMPTIONS / CALCULATIONS	QUANTITY & COST			
10-14	Privacy screen allow		4	ALLW	10,000.00	40,000
10-14	Signage		9,288	SF	1.00	9,288
11-95	Equipment - screens - mounted		0	EA	800.00	0
21-01	Fire Protection	Premium - TI added density	9,288	SF	4.00	37,152
22-01	Plumbing	Misc	9,288	SF	0.50	4,644
22-01	Plumbing	Toilets / sink combo	8	EA	15,000.00	120,000
		Domestic water	0	sf	5.00	0
		Sanitary	9,288	SF	8.00	74,304
		Floor drain	10	ea	1,500.00	15,000
		Insulation	9,288	SF	1.00	9,288
23-01	HVAC - Fitout	Ducted FCU's	9,288	SF	85.00	789,480
26-01	Electrical - Lighting		9,288	SF	15.00	139,320
26-01	Electrical - Devices		9,288	SF	10.00	92,880
26-01	Electrical - Mech power		9,288	SF	10.00	92,880
26-01	Electrical - FA (TI)		9,288	SF	5.00	46,440
27-01	Electrical - T/D		9,288	SF	8.00	74,304
27-01	Electrical - AV	Incl. devices	9,288	SF	0.00	0
27-01	Electrical - Security All		9,288	SF	10.00	92,880
						0
Holding Cell Area - Total Building Summary			**9,288**	**SF**	**340.04**	**3,158,300**

DESCRIPTION	ASSUMPTIONS / CALCULATIONS	QUANTITY & COST
PROJE	Exemption (n) - security or safety of persons or buildings	

Restrooms - Individual Study		244 Perimeter	20 Height	841 SF	541.63	455,512
						0
01-60 Final Cleaning				841 SF	1.25	1,051
04-20 Masonry Allowance	N.A			841 SF		0
06-25 Millwork - wainscot	-	0%	4 'H	0 SF	80.00	0
06-25 Millwork - wall paneling	-	0%	15 'H	0 SF	80.00	0
06-25 Millwork - vanity / countertop				30 LF	500.00	15,000
07-10 Joint Sealants				841 SF	0.50	421
08-10 Doors	Restrooms			4 LVS	2,800.00	11,200
08-80 Door vision panels				0 EA	225.00	0
09-21 Perimeter Partitions	244	50%	20 'H	2,440 SF	15.00	36,600
09-21 GWB soffits	841	10%		84 SF	25.00	2,103
09-21 Blocking				2,524 SF	2.00	5,048
09-30 Tile				841 SF	35.00	29,435
09-30 Tile - wainscot	240	100%	4 'H	960 SF	35.00	33,600
09-51 ACT	841	90%		757 SF	8.00	6,055
09-60 Carpet tilie				0 SF	5.50	0
09-80 Acoustical wall panels		0%		0 SF	40.00	0
09-90 Painting				841 SF	4.50	3,785
10-01 Specialties	misc			841 SF	2.00	1,682
10-14 Specialties -Toilet				12 EA	600.00	7,200
10-95 Specialties -mirrors				150 SF	75.00	11,250
10-01 Toilet Partitions				12 EA	2,500.00	30,000
10-14 Chaning station				12 EA	2,500.00	30,000
10-14 Signage				841 SF	1.00	841
21-01 Fire Protection	Premium - TI added density			841 SF	1.00	841
22-01 Plumbing	Misc			841 SF	2.00	1,682
22-01 Plumbing	Toilets			12 EA	5,000.00	60,000
	Sinks			8 EA	3,500.00	28,000
	Domestic water			841 sf	5.00	4,205
	Sanitary			841 SF	8.00	6,728
	Floor drain			4 ea	1,500.00	6,000
	Insulation			841 SF	3.00	2,523
23-01 HVAC - Fitout	Ducted FCU's			841 SF	85.00	71,485
26-01 Electrical - Lighting				841 SF	15.00	12,615

DESCRIPTION		ASSUMPTIONS / CALCULATIONS	QUANTITY & COST			
26-01	Electrical - Devices		841	SF	10.00	8,410
26-01	Electrical - Mech power		841	SF	10.00	8,410
26-01	Electrical - FA (TI)		841	SF	5.00	4,205
27-01	Electrical - T/D		841	SF	8.00	6,728
27-01	Electrical - AV	Incl. devices	841	SF	0.00	0
27-01	Electrical - Security All		841	SF	10.00	8,410
Restrooms - Total Building Summary			**8,541**	**SF**	**541.61**	**4,625,900**

DESCRIPTION	ASSUMPTIONS / CALCULATIONS	QUANTITY & COST
PROJECT INFO	Exemption (n) - security or safety of persons or buildings	

Staff Support Areas - Individual Study		**322 Perimeter**	**20 Height**	**3,717 SF**	**260.86**	**969,624**
01-60	Final Cleaning			3,717 SF	1.25	4,646
04-20	Masonry Allowance	N.A		3,717 SF		0
06-25	Millwork - wainscot	- 0%	4 'H	0 SF	80.00	0
06-25	Millwork - vanity top	assumes 4 bathrooms		32 LF	500.00	16,000
06-25	Millwork - kitchenette			20 LF	1,000.00	20,000
06-25	Millwork - wall base	322 100%		322 LF	20.00	6,440
07-10	Joint Sealants			3,717 SF	0.50	1,859
08-10	Doors	allw		3,717 sf	10.00	37,170
09-21	Perimeter Partitions - Acoustic	322 50%	20 'H	3,220 SF	18.00	57,960
09-21	GWB soffits	3,717 5%		186 SF	25.00	4,646
09-21	Blocking			3,406 SF	2.00	6,812
09-30	Tile	Bathrooms		240 SF	30.00	7,200
09-30	Tile - wainscot	115 100%	4 'H	460 SF	30.00	13,800
09-51	ACT	3,717 95%		3,531 SF	8.00	28,249
09-60	Carpet tilie	typ		3,477 SF	5.50	19,124
09-80	Acoustical wall panels			870 SF	40.00	34,800
09-90	Painting			3,717 SF	4.50	16,727
10-01	Specialties			3,717 SF	5.00	18,585
10-14	Signage			3,717 SF	1.00	3,717
21-01	Fire Protection	Premium - TI added density		3,717 SF	1.00	3,717
22-01	Plumbing	Misc, other than public restrooms		3,717 SF	5.00	18,585
		Misc		3,717 SF	2.00	7,434
		Toilets		4 EA	5,000.00	20,000
		Sinks		4 EA	3,500.00	14,000
		Domestic water		3,717 SF	5.00	18,585
		Sanitary		3,717 SF	8.00	29,736
		Floor drain		4 EA	1,500.00	6,000
		Insulation		3,717 SF	3.00	11,151
23-01	HVAC - Fitout	Ducted FCU's		3,717 SF	80.00	297,360
26-01	Electrical - Lighting			3,717 SF	15.00	55,755

DESCRIPTION		ASSUMPTIONS / CALCULATIONS	QUANTITY & COST		
26-01	Electrical - Devices		3,717 SF	10.00	37,170
26-01	Electrical - Mech power		3,717 SF	10.00	37,170
26-01	Electrical - FA (TI)		3,717 SF	5.00	18,585
27-01	Electrical - T/D		3,717 SF	10.00	37,170
27-01	Electrical - AV	Devices only - wiring by tenant	3,717 SF	4.00	14,868
27-01	Electrical - Security All		3,717 SF	12.00	44,604
Staff Support Areas - Total Building Summary			**3,717 SF**	**260.83**	**969,500**

DESCRIPTION	ASSUMPTIONS / CALCULATIONS	QUANTITY & COST

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

BOH - Individual Study	421 Perimeter	20 Height	1,241 SF	200.83	249,233
01-60 Final Cleaning			1,241 SF	1.25	1,551
04-20 Masonry Allowance	N.A		1,241 SF		0
06-25 Millwork			0 LF	650.00	0
06-25 Millwork - wall base	- 100%		0 LF	20.00	0
07-10 Joint Sealants			1,241 SF	0.25	310
08-10 Doors	Conference rooms		6 LVS	2,800.00	16,800
08-80 Door vision panels			0 EA	225.00	0
09-21 Perimeter Partitions - rated	421 50%	20 'H	4,210 SF	20.00	84,200
09-21 GWB soffits	- 5%		0 SF	25.00	0
09-21 Blocking			1,241 SF	2.00	2,482
09-30 Tile			0 SF	30.00	0
09-30 Tile - wainscot	- 100%	4 'H	0 SF	30.00	0
09-51 ACT	- 95%		0 SF	8.00	0
09-60 Carpet tilie			0 SF	5.50	0
09-60 Rubber base	421 100%		421 LF	5.00	2,105
09-80 Acoustical wall panels			0 SF	40.00	0
09-80 Painting			1,241 SF	2.00	2,482
09-90 Sealed concrete	flooring		1,241 SF	1.25	1,551
10-01 Specialties			1,241 SF	2.00	2,482
10-14 Signage			1,241 SF	1.00	1,241
21-01 Fire Protection	Premium - TI added density		1,241 SF	1.00	1,241
22-01 Plumbing	Misc, other than public restrooms		1,241 SF	5.00	6,205
23-01 HVAC - Fitout			1,241 SF	50.00	62,050
23-01 HVAC - equipment	w. core/shell breakout		0 SF		0
26-01 Electrical - Lighting			1,241 SF	15.00	18,615
26-01 Electrical - equipment	w. core/shell breakout		0 SF	10.00	0
26-01 Electrical - misc fitout / connecitons			1,241 SF	10.00	12,410
26-01 Electrical - FA (TI)			1,241 SF	5.00	6,205
27-01 Electrical - T/D			1,241 SF	8.00	9,928
27-01 Electrical - AV	Incl. devices		1,241 SF	4.00	4,964

DESCRIPTION	ASSUMPTIONS / CALCULATIONS	QUANTITY & COST			
27-01 Electrical - Security All		1,241	SF	10.00	12,410
					0
BOH - Total Building Summary		**23,190**	**SF**	**200.84**	**4,657,400**

Springfield Courthouse
HYM - 50 State Street
BELOW GRADE TI
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55,300 GSF

DESCRIPTION	ASSUMPTIONS / CALCULATIONS			QUANTITY & COST		
PROJECT INFO				**GSF**	**SPACES**	
Level 1			773 GSF/SP	58,000	75.00	
TOTAL				**58,000 SF**	**75.00**	
Core/Shell Area				**2,700 SF**		
MEP				1,700 SF		
Elevator/stairs				700 SF		
Circulation (MEP/BOH)				300 SF		
TI TOTAL				**55,300 SF**		
~~Exemption~~ (n) - security or safety of persons or buildings						
Maintenance				4,800 SF		
Parking + drives				43,400 SF	75.00	
Elevators				5 EA		
Egress Stairs				2 EA		
01-50 Temporary Hoist				**55,300 SF**	**0.00**	**-**
01-55 Weather Conditions				**55,300 SF**	**0.00**	**-**
01-60 Final Cleaning				**55,300 SF**	**0.53**	**29,260**
Final Cleaning - Parking				43,400 SF	0.40	17,360
Final Cleaning - Detension				7,100 SF	1.00	7,100
Final Cleaning - Maintenance				4,800 SF	1.00	4,800
						0
						0
01-70 Project Requirements				**55,300 SF**	**0.00**	**-**
02-10 Demolition / Abatement				**55,300 SF**	**0.00**	**-**
03-30 Concrete				**55,300 SF**	**0.00**	**-**
03-45 Precast				**55,300 SF**	**0.00**	**-**
04-20 Masonry				**55,300 SF**	**20.81**	**1,151,000**
CMU - MEP	w/ Core/Shell				50.00	0
CMU partitions - perimeter	436 LF		20 LF-H	8,720 SF	50.00	436,000
CMU partitions - holding cells	7,100 SF			7,100 GSF	100.00	710,000
Install HM door frames				20 EA	250.00	5,000
						0
						0
05-12 Structural Steel				**55,300 SF**	**0.00**	**-**
05-50 Miscellaneous Metals				**55,300 SF**	**5.39**	**298,000**
Stairs - Egress				5 FL	35,000.00	175,000
Bollards	Allow	20	1 LVL	20 EA	2,000.00	40,000
Stair guardrails				LF	400.00	0
Stair wall rails	60 LF / FL			300 LF	110.00	33,000
CMU wall clips	Allow			1,000 EA	20.00	20,000
OH Door frame				2 EA	15,000.00	30,000
						0
						0
06-25 Architectural Millwork/Casework				**55,300 SF**	**0.00**	**-**

Springfield Courthouse
HYM - 50 State Street
BELOW GRADE TI
RFP Cost Model Summary

						55,300 GSF		
DESCRIPTION		ASSUMPTIONS / CALCULATIONS			QUANTITY & COST			
07-10	**Waterproofing/Caulking**				**55,300**	**SF**	**0.00**	**-**
07-21	**Insulation**				**55,300**	**SF**	**0.00**	**-**
07-50	**Roofing & Sheet Metal**				**55,300**	**SF**	**0.00**	**-**
07-81	**Fireproofing**				**55,300**	**SF**	**0.00**	**-**
08-10	**Doors, Frames, Hardware**				**55,300**	**SF**	**1.30**	**72,000**
	D/F/HW				20	EA	3,600.00	72,000
								0
								0
								0
								0
08-36	**Overhead Doors**				**55,300**	**SF**	**0.72**	**40,000**
	Overhead Doors				2	EA	20,000.00	40,000
								0
								0
								0
								0
08-41	**Façade**				**55,300**	**SF**	**0.00**	**-**
08-80	**Interior Aluminum, Glass & Glazing**				**55,300**	**SF**	**1.07**	**59,200**
	Storefronts at Elevator lobbies	8	10	2	160	SF	120.00	19,200
	Aluminum & glass doors				4	EA	10,000.00	40,000
								0
								0
								0
09-21	**Drywall**				**55,300**	**SF**	**0.00**	**-**
09-30	**Tile**				**55,300**	**SF**	**0.00**	**-**
09-51	**Acoustical Ceilings**				**55,300**	**SF**	**3.23**	**178,780**
	ACT - elevator lobbies	8	10	2	160	SF	8.00	1,280
	ACT - detention ceilings		100%		7,100	SF	25.00	177,500
								0
								0
								0
09-54	**Specialty Ceilings**				**55,300**	**SF**	**0.00**	**-**
09-60	**Floors**				**55,300**	**SF**	**2.57**	**142,000**
	Epoxy Floors				7,100	SF	20.00	142,000
								0
								0
								0
								0
09-80	**Acoustical Wall Panels**				**55,300**	**SF**	**0.00**	**-**
								0
								0
								0
								0
								0
09-90	**Painting**				**55,300**	**SF**	**6.08**	**336,500**

Springfield Courthouse
HYM - 50 State Street
BELOW GRADE TI
RFP Cost Model Summary

			55,300 GSF		
DESCRIPTION		ASSUMPTIONS / CALCULATIONS	QUANTITY & COST		
	Paint CMU partitions		0 SF	1.00	0
	Paint HM doors & frames		20 EA	75.00	1,500
	Paint stairs rails		300 FL	700.00	210,000
	Paint OH door frame		2 EA	1,000.00	2,000
	Paint bollards		20 EA	85.00	1,700
	Paint - elevator lobbies		2 EA	1,000.00	2,000
	Line markings - regular space		75 SP	90.00	6,750
	Line markings - ADA space premium		5 SP	120.00	600
	Line markings - ADA space - van accessible premium		1 SP	200.00	200
	Line markings - misc (corners, vestibules, arrows, no parking, etc)		1 LVL	400.00	400
	Misc painting		55,300 SF	1.50	82,950
	Interior joint sealants	Detention	7,100 SF	4.00	28,400
					0
10-01	**Typical Specialties**		**55,300 SF**	**0.05**	**2,500**
	Fire extinguishers		5 EA	500.00	2,500
					0
					0
					0
					0
10-14	**Signage**		**55,300 SF**	**0.50**	**27,650**
	Signage		55,300 SF	0.50	27,650
					0
					0
					0
					0
10-95	**Misc. Specialties**		**55,300 SF**	**1.93**	**106,500**
	Misc. Detention Specialties		7,100 SF	15.00	106,500
					0
					0
					0
					0
11-12	**Parking Equipment**		**55,300 SF**	**4.52**	**250,000**
	Parking access control equipment		1 LS	250,000.00	250,000
					0
					0
					0
					0
11-24	**Window Washing Equipment**		**55,300 SF**	**0.00**	**-**
11-40	**Food Service Equipment**		**55,300 SF**	**0.00**	**-**
11-95	**Other Equipment**		**55,300 SF**	**0.00**	**-**
12-48	**Entrance Mats**		**55,300 SF**	**0.00**	**-**
12-93	**Furnishings**		**55,300 SF**	**0.00**	**-**
14-20	**Elevators**		**55,300 SF**	**2.71**	**150,000**
	Passenger Elevators				0
	Cabs/Equip	w/ C/S	EA	70,000.00	0

Springfield Courthouse
HYM - 50 State Street
BELOW GRADE TI
RFP Cost Model Summary

						55,300 GSF	
DESCRIPTION		ASSUMPTIONS / CALCULATIONS		QUANTITY & COST			
	Premium for cab openings on multiple sides				LS	20,000.00	0
	Stops			5	ST	30,000.00	150,000
	Finishes	w/ C/S			EA	30,000.00	0
	Operator time				WK	9,000.00	0
	Cost / Stop Total			***5***	***ST***	***30,000***	
							0
21-01	**Fire Protection**			**55,300**	**SF**	**10.38**	**574,050**
	Service	w/ C/S					0
	Standpipes			80	LF	250.00	20,000
	Fire hose valve			2	EA	600.00	1,200
	Sprinkler heads	90 sf/ea		614	EA	135.00	82,950
	Branch piping, dry galv	8 LF/head		4,916	LF	60.00	294,933
	Mains	25% of branch		1,229	LF	120.00	147,467
	FP premium for EV Charging	depends on layout of EV	ALLOW	1	LS	25,000.00	25,000
	Fire pump						0
	Misc - permit, firestopping, coordination, etc			1	LS	2,500.00	2,500
							0
							0
22-01	**Plumbing**			**55,300**	**SF**	**9.08**	**502,200**
	Plumbing	Floor drains, oil water separator		55,300	SF	6.00	331,800
		amenity deck drains with Club Amenity					0
	Detention Plumbing			7,100	SF	24.00	170,400
							0
							0
23-01	**HVAC & Controls**			**55,300**	**SF**	**19.63**	**1,085,500**
	HVAC - Detention	Ducted FCU's		7,100	SF	85.00	603,500
	HVAC - non Detention spaces	Other than C/S spaces		48,200	SF	10.00	482,000
							0
							0
							0
26-01	**Electrical**			**55,300**	**SF**	**32.05**	**1,772,300**
	Electrical - Parking			43,400	SF	12.00	520,800
	Smart parking systems	Excl.					0
	EV Charging	Allow	20%	15	SP	9,000.00	135,000
	Electrical - Detention			7,100	SF	40.00	284,000
	Electrical - Maintenance			4,800	SF	25.00	120,000
	Generator & transfer switch - Life Safety	1 @ 750 kW		750	kW	950.00	712,500
							0
27-01	**Low Voltage**			**55,300**	**SF**	**10.00**	**553,000**
	Exem						
							0
							0
							0
31-23	**Site Work**			**55,300**	**SF**	**0.00**	**-**

Springfield Courthouse
HYM - 50 State Street
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RFP Cost Model Summary

55,300 GSF

DESCRIPTION	ASSUMPTIONS / CALCULATIONS	QUANTITY & COST			
31-24 Piles/Ground Improvements		**55,300**	**SF**	**0.00**	**-**
31-41 Support of Excavation (SOE)		**55,300**	**SF**	**0.00**	**-**
32-10 Landscaping & Site Improvements		**55,300**	**SF**	**0.00**	**-**
32-31 Fencing		**55,300**	**SF**	**0.00**	**-**
33-10 Utilities		**55,300**	**SF**	**0.00**	**-**

RESPONSES TO FORM QUESTIONS:
3. COMMONWEALTH POLICY OBJECTIVES

3.1 HISTORIC PROPERTIES

Not Applicable

3.2 SUSTAINABILITY

In conformance with smart growth strategies, the Respondent will minimize adverse environmental impacts by using an already-developed site and existing infrastructure. The existing site allows for the reuse of existing infrastructure, including roads, storms drains, sanitary sewers, water mains, electricity infrastructure, telecommunication infrastructure and parking capacity, present on and near the site so that adverse environmental impacts can be avoided for connection to these services. The proposed Project will be built to meet or exceed the energy performance requirements required in the Executive Order. The proposed design for a modern courthouse includes clever daylighting strategies, a high-performing building envelope, and electric heating and cooling.

HYM has been at the forefront of implementing sustainable development practices throughout the Greater Boston area in all product types. At Suffolk Downs, we have taken a groundbreaking approach to mitigating rising sea levels throughout the site using extensive modeling to help implement specific site designs to cater to stormwater retention and floodwater storage without compromising on the connectivity of the neighborhood. At One Congress, our LEED Platinum-certified best-in-class one million square foot office tower at Bulfinch Crossing, we met and exceeded Stretch Energy Code, making the building 45% more efficient than a 2000-built office tower, utilized sustainability techniques resulting in a building that is 35% more efficient with water usage than code requires, and installed 10.5' high windows that are energy and solar efficient.

In addition, more recently, HYM delivered two all-electric residential buildings in 2024, Amaya at Suffolk Downs and The Newbury of Brookline, demonstrating our commitment to a sustainable built environment. We are confident that the initial investment to make these assets all-electric and energy-efficient will not only be carbon neutral but also pay material dividends in the future through operational expense savings and building longevity.

Please see our team's expanded narrative, located in Section 4: Development Concept (Health & Wellness in Courthouse Design).

3.3 SOUTH COAST RAIL ECONOMIC DEVELOPMENT & LAND USE CORRIDOR PLAN

Not Applicable

3.4 GATEWAY CITIES

HYM and Davenport have a deep understanding of the importance of investing and developing in Gateway Cities, as can be recognized by their work done at projects such as Suffolk Downs in Revere, Massachusetts, and, within the City of Springfield alone, Davenport has overseen the completion of 1,350,000 square feet of construction in the downtown area bringing in much needed high paying jobs and the first new build market rate housing development in over 20 years. Our proposal improves the economic engine and increases pedestrian activity of the courthouse to the civic-oriented Court Square Historic District in Springfield. There are myriad reasons to retain this site for the new courthouse:

- Related, long-standing, established family-owned businesses, such as law firms, insurance companies and restaurants (Red Rose), are co-located in the area. Should the Courthouse depart for another site, these businesses would either relocate and drain activity from this important center or face the economic effects of less activity and pedestrian traffic in an already strained downtown environment.
- There is a developing critical mass of activity in this district, such as City Hall, the Symphony Hall, the MassMutual Convention Center, the MGM Casino and Entertainment District, and new housing at 31 Elm Street, which make this district an important anchor and incubator for additional development in Springfield.
- Should the Courthouse depart for another site, the existing site and abandoned "sick" building would sit fallow with no existing synergy to support the repurposing of the adjacent Juvenile Court Building, a historic 1871 building.
- We are so invested in the success of the Court Square revitalization, that our proposal includes a $10 million contribution to the adjacent City-owned historic Old First Church, to support repurposing it to bring food hall retail, food and beverage to this district and to encourage an active pedestrian environment.

RESPONSES TO FORM QUESTIONS:
3. COMMONWEALTH POLICY OBJECTIVES (CONT.)

- Supports the $63 Million public-private redevelopment partnership in the redevelopment of the Court Square Apartments at 31 Elm Street.
- Supports McCaffery Inc $40-$50 Million redevelopment investment along downtown Springfield's Main Street , which includes the preservation and repurposing of two landmark historic buildings, the Clocktower Building (originally Masonic Temple first opened in 1893) and the Colonial Block Building (first built in 1902).
- It will prevent the slowdown of growth and danger of diminishing the recent investments in downtown Springfield.

3.5 INCLUSIVE DESIGN

Our design team will focus on creating a built environment that will promote trust and dignity for all users regardless of circumstances. The new courthouse will be designed to comply with all ADA requirements and will include wayfinding that will make accessing courtrooms and other facilities seamless. Additionally, our proposal includes gender-neutral, single-occupant restrooms to accommodate those non-binary members of our community. Our team includes CGL, a design firm specializing in state-of-the-art courthouse design. Working with our architect, CBT, they will ensure that our design will meet the needs of users both now and in the future. The experience begins with an easily accessible entrance at grade and continues into spaces for security screenings with ample space for queuing to prevent overcrowding and reduce stress.

Please see our team's expanded narrative, located in Section 4: Development Concept (Universal & Inclusive Design).

3.6 ENVIRONMENTAL JUSTICE POPULATION AREA

Yes, the building is within an Environmental Justice Population Area.

RESPONSES TO FORM QUESTIONS: 4. LOCATION

4.1 PARKING

Public Parking
There are approximately 4,647 parking spaces within a ¼ mile radius of the site and an additional approximately 56 handicap spaces. The site's proximity to several parking garages offers an abundance of available parking. A majority of the parking spaces are available at the MGM Springfield garage, which is free to the public in accordance with a community agreement between MGM and the City of Springfield.

Identify the number of public parking spaces within one-quarter mile of the proposed Building: 4,472 non-ADA (counting use of MGM garage) // 1,200 (without MGM)

Identify the number of accessible space(s) within one-quarter mile of the proposed Building: 74 ADA // 20 ADA (without MGM)

Additional answers have been included in the Lease Proposal Form.

Additional Parking Information
We leverage downtown's existing supply so the ground plane stays pedestrian-prioritized. One block south, the MGM Springfield garage provides ~3,400 spaces (often cited locally as ~4,000) and has historically been available for public use—ideal for jurors and day visitors when paired with signed, well-lit walking routes. To the north, Union Station's 377-space garage supports staff arriving by rail and bus and serves as overflow.

On site, parking remains limited and secure. Two discreet ramps from East Columbus Avenue separately serve the restricted judges/staff area and the sallyport, keeping vehicle movements off the most public edges and leaving three podium corners animated by people. The restricted lot accommodates 75 spaces, with ample room for required accessible (ADA) stalls and additional EV charging stations. Vertical circulation is via two restricted elevators, spaced apart to ensure short walks from any stall; both stop at restricted zones on every floor. Floor-to-ceiling height in the restricted lot is intentionally lower than in the sallyport zone, minimizing excavation while optimizing ramp length.

4.2 ACCESS

Answers have been included in the Lease Proposal Form.

4.3 NEIGHBORHOOD CHARACTERISTICS

Answers have been included in the Lease Proposal Form.

RESPONSES TO FORM QUESTIONS:
5. BUILDING CONDITIONS

5.1 FLOOD PLAIN

Not applicable.

5.2 BARRIER-FREE ACCESS

Answers have been provided in the form.

5.3 HAZARDOUS SUBSTANCES

Answers have been provided in the form.

5.4 BUILDING STATISTICS

Answers have been provided in the form.

5.5 BUILDING ENVELOPE

Our envelope puts performance and user experience on equal footing—meeting the Stretch Code while creating spaces that feel calm, daylit, and dignified.

We balance the window-to-wall ratio strategically: Exem [redacted] and back-of-house for privacy, acoustics, and energy.

An integrated, unitized system
The envelope is conceived as a unitized curtain wall system that combines triple-glazed IGUs with UHPC rainscreen panel cassettes at opaque zones—one integrated system for precision, speed of delivery, performance, and maintainability. All opaque spandrel/solid areas are executed as insulated shadow-box zones within the unitized system, maintaining a seamless reading between vision and opaque. UHPC rainscreen panels appear as unitized cassettes or are anchored to the unitized curtain wall, lending a refined, stone-like civic gravitas with durable, low-maintenance performance.

Orientation-tuned solar controls (and daylighting)
The depth, spacing, and projection of fins/light-shelves are tuned by orientation and program, so solar control reads as both environmental performance and architectural identity.

- **Northeast façades:** Vertical fins temper low morning sun and glare in waiting/circulation. Prefinished aluminum vertical fins are anchored to the curtain wall to temper low morning sun, cutting glare in waiting and circulation while preserving sky views and orientation.
- **Southwest façades:** Projecting horizontal fins act as light-shelves, shading afternoon sun while bouncing daylight deeper into courtrooms for balanced illumination at the bench and witness stand. Prefinished aluminum horizontal solar shades, also anchored to the curtain wall, paired with an interior light shelf to shade afternoon sun and bounce daylight deeper into courtrooms and public areas—reducing electric-lighting demand and improving visual comfort.

Winter-city detailing (freeze–thaw, snow, and safety)
- **Entry protection:** Deep canopies at primary doors; vestibules/airlocks sized for queueing; high-traction, de-icing-compatible paving; optional hydronic snow-melt at localized stoops or drip lines.
- **Water management:** Sloped head/sill flashings with redundant barriers, generous drips, and robust weep paths sized for freeze–thaw; SSG joints detailed for movement and long-term air/water performance.
- **Snow/ice on projections:** Horizontal shades/light-shelves receive subtle top slopes and drip edges to discourage accumulation/icing; parapet and roof-edge details consider drift loading and controlled shedding away from entries.

Key envelope elements (for spec alignment)
Together, these moves keep the building transparent where it builds public trust, opaque where it saves energy and protects privacy, and tuned to climate so solar control and winter resilience become inseparable from the courthouse's architectural character.

5.6 LIFE SAFETY SYSTEMS

Answers have been provided in the form.

RESPONSES TO FORM QUESTIONS:
5. BUILDING CONDITIONS (CONT.)

5.7 ELECTRICAL SYSTEM

The electrical system is engineered to support high-demand operations with an 8,000 AMP service, based on an estimated load of approximately 4.5 watts per square foot. The design includes infrastructure for a Bi-Directional Antenna System, complete pathways for AV systems (with cabling and devices provided by DCAMM per RFP), and fully integrated telecommunications and security systems. A Distributed Antenna System is also assumed, pending DCAMM requirements.

Emergency and tenant power needs are addressed with two 1,500 kW generators exceeding the building's calculated service load for enhance resilience and redundancy as well as future load growth.

5.8 HEATING AND AIR CONDITIONING SYSTEM

The HVAC system for the project is designed to deliver robust and energy-efficient climate control. It features a high-capacity air system rated at 230,000 CFM, supported by air handling units equipped with hot water and chilled water coils, as well as energy recovery components.

Heating will be provided primarily through 400 tons of air source heat pumps, supplemented by electric boilers (final sizing to be determined). Cooling will be achieved via electric chillers and a cooling tower, with a total cooling capacity of 550 tons. The design also includes stair pressurization for four egress stairwells, and a 4-pipe fan coil system with variable air volume (VAV) controls to ensure flexible and efficient temperature regulation throughout the building.

5.9 BUILDING COMMON AREAS

Answers have been provided in the form.

5.10 SECURITY

Answers have been provided in the form, with additional information provided in Section 4 Development Concept.

RESPONSES TO FORM QUESTIONS:
6. PROPOSED PREMISES CONDITION

6.1 CHARACTERISTICS OF THE PROPOSED PREMISES

Answers have been provided in the form.

6.2 AVAILABILITY OF SPACES

We propose a new build-to-suit courthouse on the DCAMM-owned site of the existing courthouse. The existing courthouse is partially occupied. To be determined in collaboration with DCAMM after Selection. DCAMM excluded relocation of the existing use from the RFP in Addendum #6, answer #1. For the existing uses of the courthouse, we assume a temporary relocation which we will work collaboratively with DCAMM on.

We firmly believe that the best site for this new courthouse is the site of the existing courthouse, but we also have an agreement with the owner of the former Mardi Gras (91 Taylor Street, Springfield, MA) to build the new courthouse there if DCAMM prefers. That site consists of approximately 70,000 square feet (approximately 1.6 acres) of land area and would easily accommodate the proposed courthouse

RESPONSES TO FORM QUESTIONS:
7. LANDLORD INFORMATION AND LANDLORD CAPACITY

7.1 LANDLORD INFORMATION

Davenport consists of three (3) employees:
Joy Martin (Asset Manager); John Doherty (CFO);
and Linda Hathaway (Office Management).

HYM consists of 24 employees, including roles in development, construction, property management, retail leasing, marketing and accounting

7.2 LANDLORD'S MANAGEMENT SERVICES

HYM acts as property manager on a number of sites throughout the Commonwealth, including 161 acres at Suffolk Downs (including the former Suffolk Downs Clubhouse), parking operations at Boston's Government Center Garage, and approximately seven acres of land which include a number of retail and commercial tenants in South Boston along Dorchester Avenue. Prior to its redevelopment, HYM was responsible for the leasing and management of two floors of office space atop the Government Center Garage at One Congress Street. This space included five DCAMM leases during the period 2010 through 2020, including DIA with courtroom requirements: Department of Industrial Accidents (DIA), Committee for Public Council Services (CPCS), Division of Administrative Law Appeals (DALA), Operational Services Division (OSD), and Information Technology Division (ITD).

7.3 PERMITTING, DESIGN AND CONSTRUCTION

Answers have been provided in the form.

7.4 FINANCING

Do you anticipate obtaining financing for the Landlord's Improvements?
Yes, we anticipate obtaining financing and securing an SNDA as necessary.

RESPONSES TO FORM QUESTIONS:
8. CAPITAL IMPROVEMENTS AND CAPITAL RESERVE

CAPITAL RESERVE PLAN NARRATIVE

Please see our Assumptions and Qualifications document for the Capital Reserve Plan narrative.

CAPITAL IMPROVEMENTS SCHEDULE

Answers have been provided in the form.

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 replacement will be handled, etc.**
Fire Pump	25 years	year 30	Annual Testing and Service Contract. Replacement made during non-business hours.
Electric HW Heaters	10 years	year 12	Annual Testing and Service Contract . Replacement made during non-business hours.
Oil Fired HW Heaters	10 years	year 12	Annual Testing and Service Contract . Replacement made during non-business hours.
Booster Pump	10 years	year 12	Annual Testing and Service Contract . Replacement made during non-business hours.
Air Source Heat Pumps	15 Years	year 18	Regular staff R&M with Service Contract to supplement
Heat Exchangers	24 Years	year 30	Regular staff R&M with Service Contract to supplement
Electric Boilers	15 Years	year 18	Regular staff R&M with Service Contract to supplement
Hot Water Pumps	20 Years	year 24	Regular staff R&M with Service Contract to supplement

RESPONSES TO FORM QUESTIONS:
8. CAPITAL IMPROVEMENTS AND CAPITAL RESERVE (CONT.)

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 replacement will be handled, etc.
Electric Chillers	23 Years	year 28	Annual Maintenance and Service Contract
Cooling Towers	20 Years	year 24	Annual Maintenance and Service Contract
Cooling Heat Exchangers	24 Years	year 30	Annual Maintenance and Service Contract
Chilled Water Pumps	20 years	year 24	Regular staff R&M with Service Contract to supplement
Heat Recovery System	25 years	year 30	Annual Maintenance and Service Contract
Air Handling Units	23 Years	year 28	Regular staff R&M with Service Contract to supplement
Stair Pressurization Fans	25 Years	year 30	Regular staff R&M with Service Contract to supplement
Exhaust Fans	20 Years	year 24	Regular staff R&M with Service Contract to supplement
Terminal Units	20 Years	year 24	Regular staff R&M with Service Contract to supplement
Fuel Oil Pumps	20 Years	year 24	Regular staff R&M with Service Contract to supplement
Generators	20 Years	year 24	Weekly Test Run. Annual Service Maintenance
Roof	20 Years	year 24	Annual inspection. Tracking pads at equipment. R&M as required.

See A&Q separate sheet for expanded description

RESPONSES TO FORM QUESTIONS:
9. ESTIMATED PROJECT SCHEDULE

Milestone	Number of months following Landlord's Receipt of Executed Lease
BASE BUILDING	
Base Building Core/Shell Schematic Plan completed	5 months
Base Building Working Drawing completed	21 months
Submit Base Building Permit Application	22 months
Receive Base Building Permit	24 months
Start Base Building Construction	25 months
Base Building Construction Substantial Completion	52 months
Base Building Certificate of Occupancy Issued by Bldg Dept	53 months
Base Building Completion Date	54 months
DEMOLITION	
Existing Courthouse Vacated	12 months
Demolition Start Date	12 months
Demolition Completion Date	24 months
TENANT IMPROVEMENTS	
Schematic Space Plan Submitted to Tenant	9 months
Working Drawing Submitted to Tenant	24 months
Working Drawings Signed off by Tenant	27 months
Submit Building Permit Application	28 months
Receive Building Permit	30 months
Start Construction Tenant Improvements	38 months
Construction Tenant Improvements Substantial Completion	56 months
Certificate of Occupancy Tenant Space Issued by Bldg Dept	57 months
Completion Date Tenant Space	58 months

RESPONSES TO FORM QUESTIONS: 10. REFERENCES

10.1 REFERENCES

Below is a list of references. Contact information can be furnished if requested.

- Square One – Dawn Distefano (President and CEO)
- MGM Springfield – Louie Theros (President)
- City of Springfield (Housing) – Denise Jordan (Executive Director and John Healey (Deputy Executive Director, Operations)
- National Real Estate Advisors – Jeff Kanne (CEO)
- Carr Properties – Oliver Carr (CEO)
- DCAMM – Martha Goldsmith (Former Director of Leasing)
- Newmark – Robert Griffin (U.S. Head of Capital Markets)

10.2 RENTAL AGREEMENTS WITH THE COMMONWEALTH OF MASSACHUSETTS

Davenport was a minority interest in the Landlord for Registry of Motor Vehicles and State 911 Department during the last 5 years. The property was sold earlier this year.

RESPONSES TO FORM QUESTIONS:
11. REQUESTED DOCUMENTS & 12. FIT PLAN

11.1 FLOOR PLAN

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

a) The proposed Premises;

b) All structural elements and limitations;

c) All entrances and exits;

d) All existing non-structural partitions, including demising walls;

e) All existing windows, with head and sill heights;

f) All existing restrooms, and mechanical, electrical, and telephone rooms;

g) All existing heating, ventilation, and air-conditioning equipment;

h) Calculation of usable area.

Please refer to Section 2 Design Concept.

CAD floor plans have been provided via USB and as a ShareFile link.

11.2 EXECUTED PURCHASE AND SALE AGREEMENT

Respondent desires to enter into mutually acceptable form of ground lease for the parcel owned by the State.

11.3 FEMA FLOOD PLAIN MAP

Not applicable.

11.4 FINANCING

Respondent can deliver the project in accordance with the DCAMM Lease for less favorable terms as described in our submission. To the extent that DCAMM would like to discuss more advantageous financial terms, Respondent is prepared to do so.

11.5 HISTORIC LANDMARK

Not applicable.

11.6 LEED/ENERGY STAR CERTIFIED

Not applicable. We propose a new build-to-suit courthouse meeting the RFP specifications.

11.7 TEAM QUALIFICATIONS AND BIOS

Please refer to Section 1 Project Team & Qualifications.

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12. FIT PLAN

Please refer to Section 2 Design Concept.

CAD plans have been provided on a USB drive and via ShareFile link.

RESPONSES TO FORM QUESTIONS:
13. ECONOMIC IMPACT

ECONOMIC IMPACT STATEMENT

Economic Impacts
Economic Impacts include increased tax revenue for the City of Springfield, retention of current downtown economic benefits and an increase in revenue for downtown businesses once the courthouse is fully operational. Downtown businesses experienced a negative economic impact from the temporary relocation of trials from the Court Square Historic District, but this proposal will keep that business in downtown as well create Construction Jobs, Construction related opportunities for local business, a $10 million contribution to The Old First Church, and a land sale by the State of Massachusetts.

Taxes
It is our theory that the state "may" avoid the cost of tax exposure by allowing the courthouse to remain in its current location. Under a ground-lease structure, land remains in state control and a standard tax assessments cannot be imposed. If this theory is correct, then we recommend a structure where the developer leases the land from the state. In this scenario, saving in contrast to privately owned properties will be material.

Downtown
The courthouse employs hundreds, draws thousands to judicial proceedings, and causes many in the legal community to locate downtown. The courthouse fills restaurants, office buildings, and sidewalks. It is an economic engine embedded in the fabric of the central business district. With that understanding, this proposal seeks to do no harm to downtown businesses and to continue to bring back and to enhance the development and activity that has been missing for more than a decade. By maintaining the existing location, this proposal strives to preserve economic benefits that are foundational to the financial health of Main Street and The Court Square Historic District.

Court Square Historic District
Beyond protecting established economic benefits, the new courthouse design seeks to increase and enhance visitor participation in the Court Square Historic District. Over the past decade, city leadership successfully championed the revival of Court Square. Today, work progresses toward the restoration of a historic space bordered by shops, cafes, and amenities. We share the city's vision for the District and, with intentionality, our design encourages greater connection between the courthouse activities and Court Square.

The Old First Church
This proposal includes a $10 Million contribution to the Old First Church located in the southeast corner of Court Square. The 1819 structure is owned by the city and has sat largely vacant since 2007. City officials have discussed repurposing ideas ranging from a Food Hall to a new Downtown Visitors Center, but funding is needed. This Respondent shares the City's vision for a market and visitor center, and with this contribution towards repurposing the building, we hope the Church will once again become an important destination and meeting space in the heart of Springfield that will enliven Court Square.

Construction Jobs.
This proposal projects 976 construction jobs and 1,805,885 labor hours.

Land Sale
Davenport and HYM to address the economic impact of these three categories once we have further information.

RESPONSES TO FORM QUESTIONS:
14. ACCESS AND OPPORTUNITY

COMMITMENT TO INCLUSION & DIVERSITY

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

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

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

HOW WE MEET DIVERSITY & INCLUSION GOALS

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

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

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

Outreach & Advertising:
We reach out to all DCAMM certified MBE and WBE trade contractors, sending each the RFQ, inviting participation and following up to gauge interest in submitting their SOQ. For all non-trade work, we work closely with Beverley Johnson, President of the Massachusetts Minority Contractors Association (MMCA). Attending monthly MMCA meetings making their members aware of bidding opportunities. We work with public agencies such as the Massachusetts Supplier Diversity Office (SDO) and Community Based Organizations (CBOs) to assist in the distribution of project information and bid documents. We also use our own SubHub database to distribute bid invitations and connect with a diverse pool of participants. Our bid invitations make all potential bidders aware of a project's established MBE/WBE subcontractor participation and workforce goals.

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

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

RESPONSES TO FORM QUESTIONS:
14. ACCESS AND OPPORTUNITY (CONT.)

ONGOING MANAGEMENT, COMMUNICATION & OVERSIGHT

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

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

Our management and tracking process includes:

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

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

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

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

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

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

During construction
Weekly jobsite visits to:

- Ensure subs on-site are submitting and up to date on their weekly workforce reports.
- Ensure the makeup of each subcontractors' crew matches their workforce projections.
- Speak with subcontractors whose percentages are trending downward; request plan of action.
- See if there are any questions or concerns with the environment on-site, specifically female tradeswomen.
- Coordinate and attend any corrective action meetings with underperforming subcontractors.

DIVERSITY OUTREACH EFFORTS/ COMMUNITY ENGAGEMENT INITIATIVES

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

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

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

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

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

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

RESPONSES TO FORM QUESTIONS:
14. ACCESS AND OPPORTUNITY (CONT.)

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

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

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

ASSIST LOCAL COLLEGES & INSTITUTIONS TO SET DIVERSITY & INCLUSION PROGRAMS

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

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

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

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

RESPONSES TO FORM QUESTIONS:
15. PROPOSER COMMENTS

The HYM / Davenport co-development team, in strategic partnership with My City at Peace, combines local expertise, national reach, and a proven ability to execute, all with an eye toward creating projects that meaningfully benefit the communities in which we work. Together, we represent a uniquely qualified partnership to deliver this transformative project for the Commonwealth, guided by the following tenets:

Local Leadership, Deep Roots
Davenport brings decades of experience in Springfield and Western Massachusetts, with direct relationships across City Hall, neighborhood organizations, and the regional business community. Our understanding of local dynamics – i.e., political, physical, social and financial – ensures a development approach grounded in authenticity and trust.

National Platform, Financial Strength
HYM brings institutional-level credibility, financial capacity, and a demonstrated record of delivering some of New England's most complex developments, including several public-private scopes of work. Our national capital relationships enable us to finance large-scale civic projects with efficiency, creativity, and certainty of execution.

Proven Execution and Delivery
Individually, HYM and Davenport have successfully completed transformative projects across Massachusetts, with HYM having permitted and developed more than 26 million square feet of mixed-use development across the region, and Davenport having delivered more than 1.35 million square feet of construction within the City of Springfield alone. Collectively, our teams have demonstrated the ability to navigate complex entitlement processes, structure financing for large-scale projects, and deliver high-quality outcomes on time and within budget. Together, we are uniquely poised to move this courthouse project seamlessly from concept to ribbon cutting, ensuring that the Commonwealth's objectives are met with precision and reliability.

Financial Stewardship and Value Creation
We have given serious thought to the financial structure of this opportunity and are confident in our ability to raise the capital necessary to deliver this project. In addition, our team has explored several potential measures through which the Commonwealth of Massachusetts could achieve meaningful cost efficiencies, both during development and over the long-term operation of the facility . We look forward to discussing these concepts further as this process evolves to ensure that the Commonwealth realizes the best possible value for its investment in the Springfield region.

Inclusive, People-Centered Approach
Our vision for the Springfield Courthouse is guided by inclusivity, design excellence, and community impact. The team's approach to diversity, equity, and inclusion is not performative, rather it is embedded in how we structure our partnerships, hire our teams, and engage with residents and local businesses.

In short, this team offers a unique and capable balance of local insight, national capability, and financial discipline, ready to deliver a courthouse that reflects the values of the Commonwealth and the aspirations of the City of Springfield.

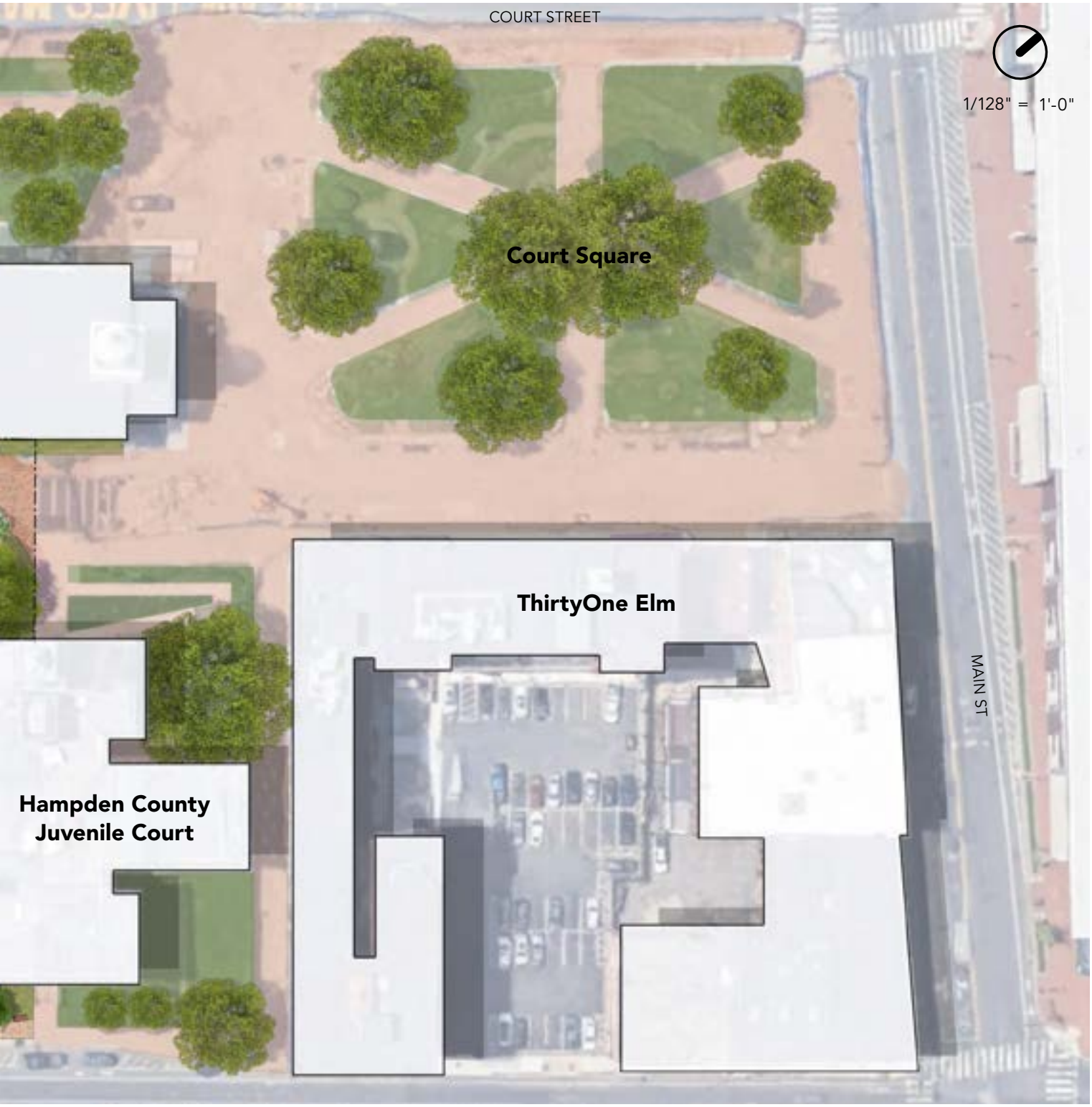




3. DESIGN CONCEPT

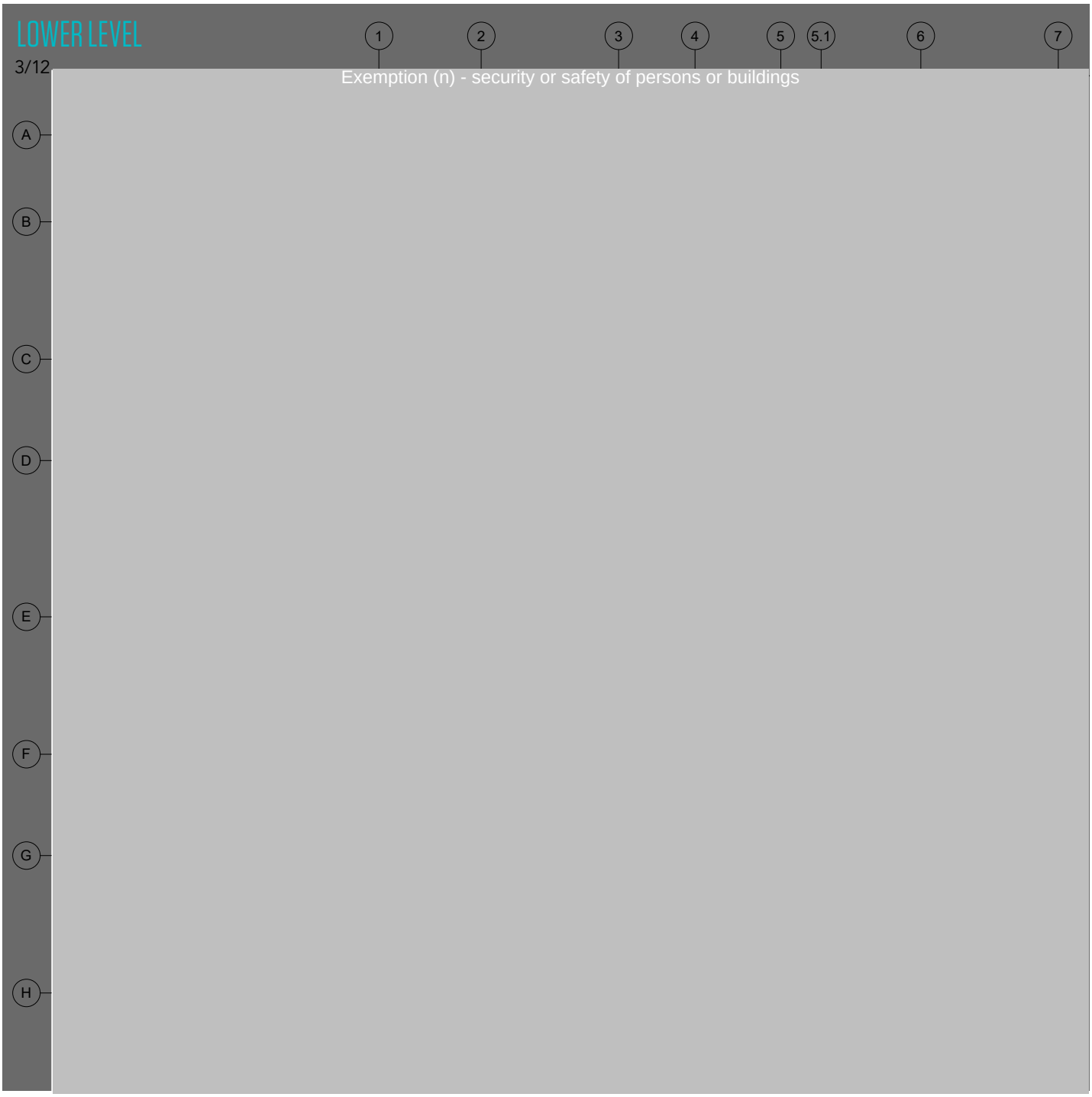
SITE PLAN

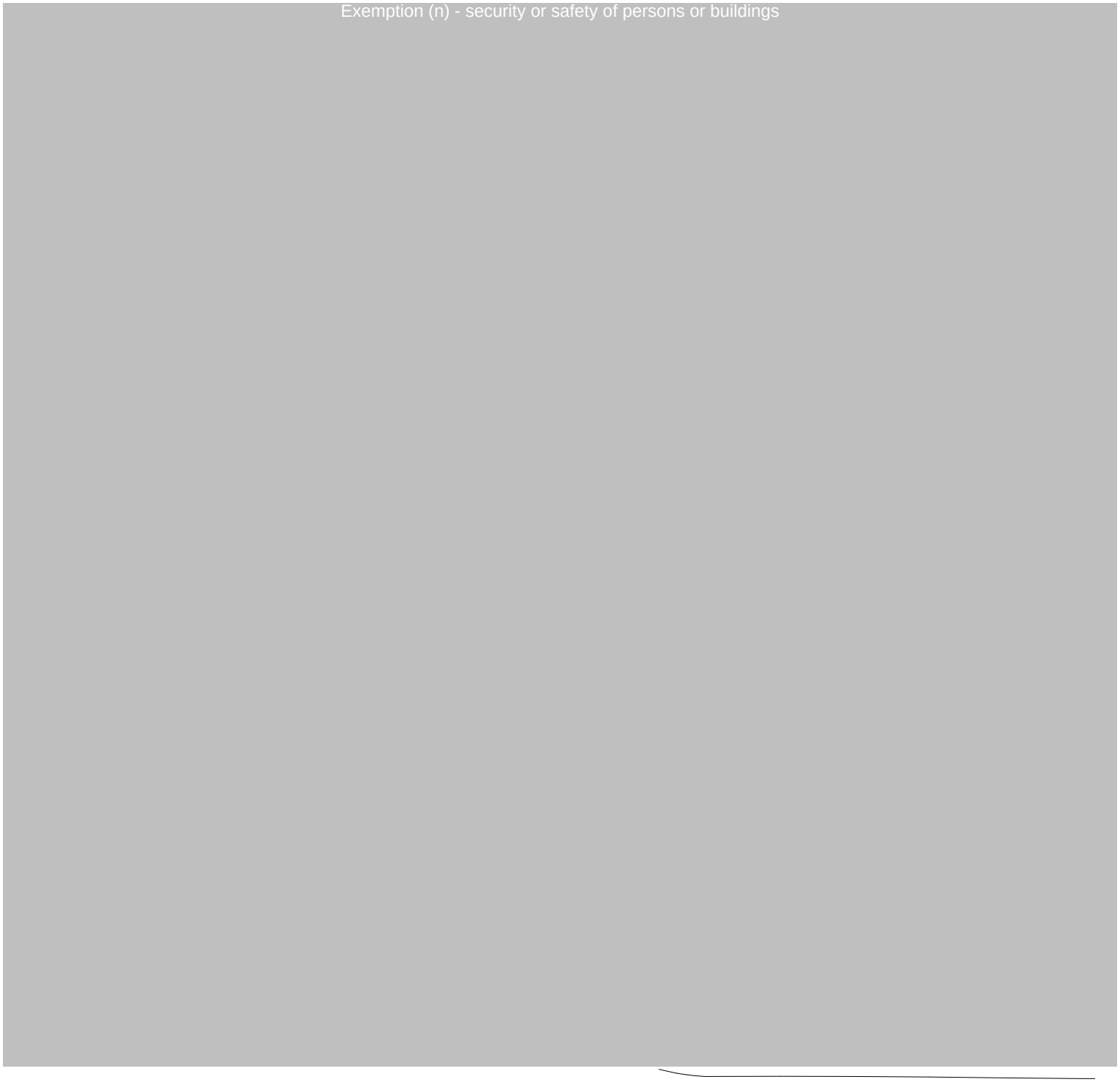

President
McKinley
Memorial
Wellspring
Church
Exemption (n) - security or safety of persons or buildings
E COLUMB
+1
+3
+3
+0
STATE ST


COURT STREET
1/128" = 1'-0"
Court Square
ThirtyOne Elm
MAIN ST
Hampden County
Juvenile Court

FLOOR PLANS

Please refer to the provided PDF plans set to 1/8"=1'-0" scale and CAD files with paper space set to 1/8"=1'-0" shared via thumb drive and ShareFile link.





Public Area
Public Elevator
Public Circulation
Restricted Area
Restricted Elevator
Restricted Circulation
Secure Area
Secure Elevator
Secure Circulation
Court Set
Jury Area
Public Counter
Support
Landscape

FLOOR PLANS (CONT.)

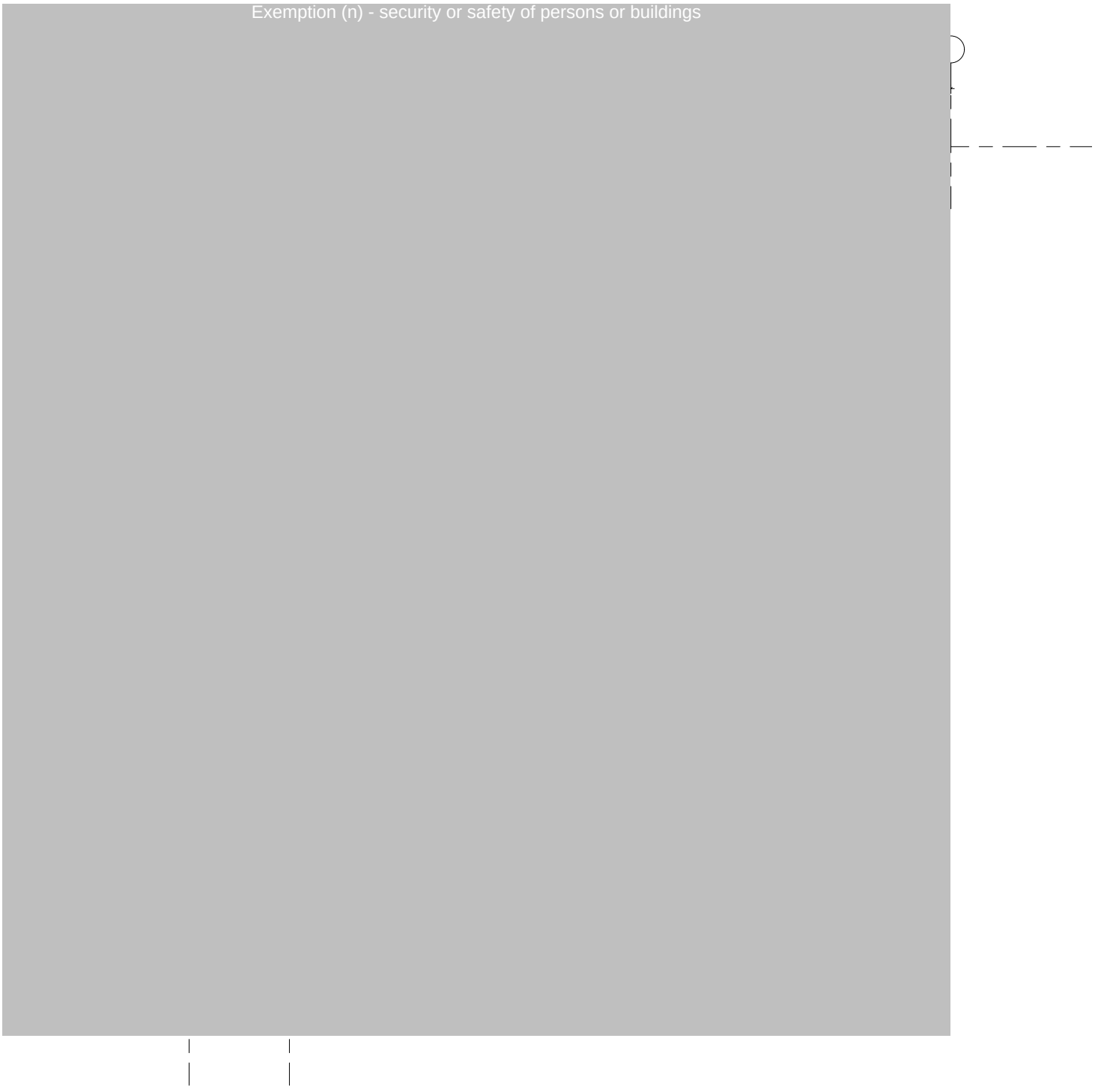


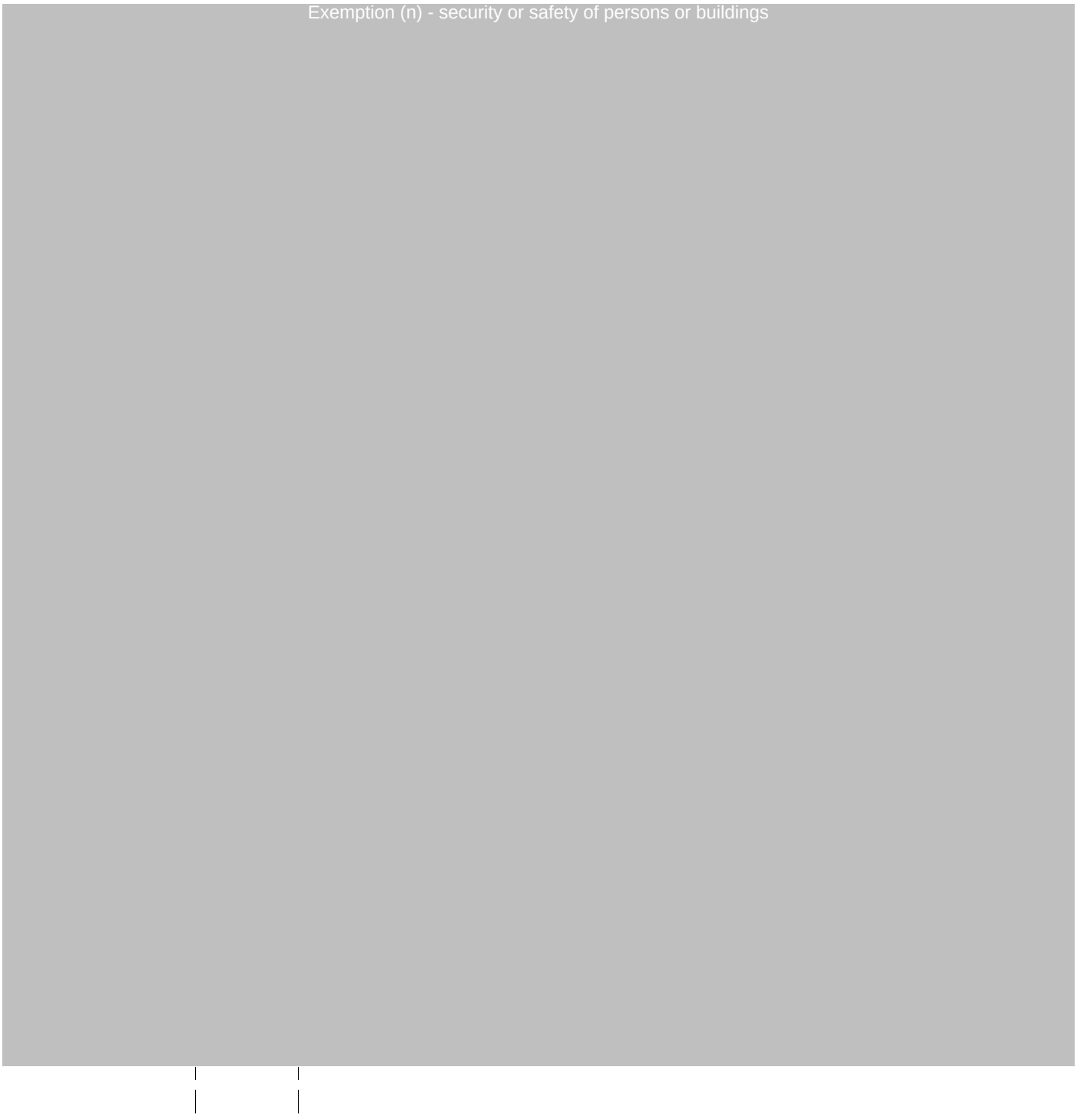
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Support
Landscape



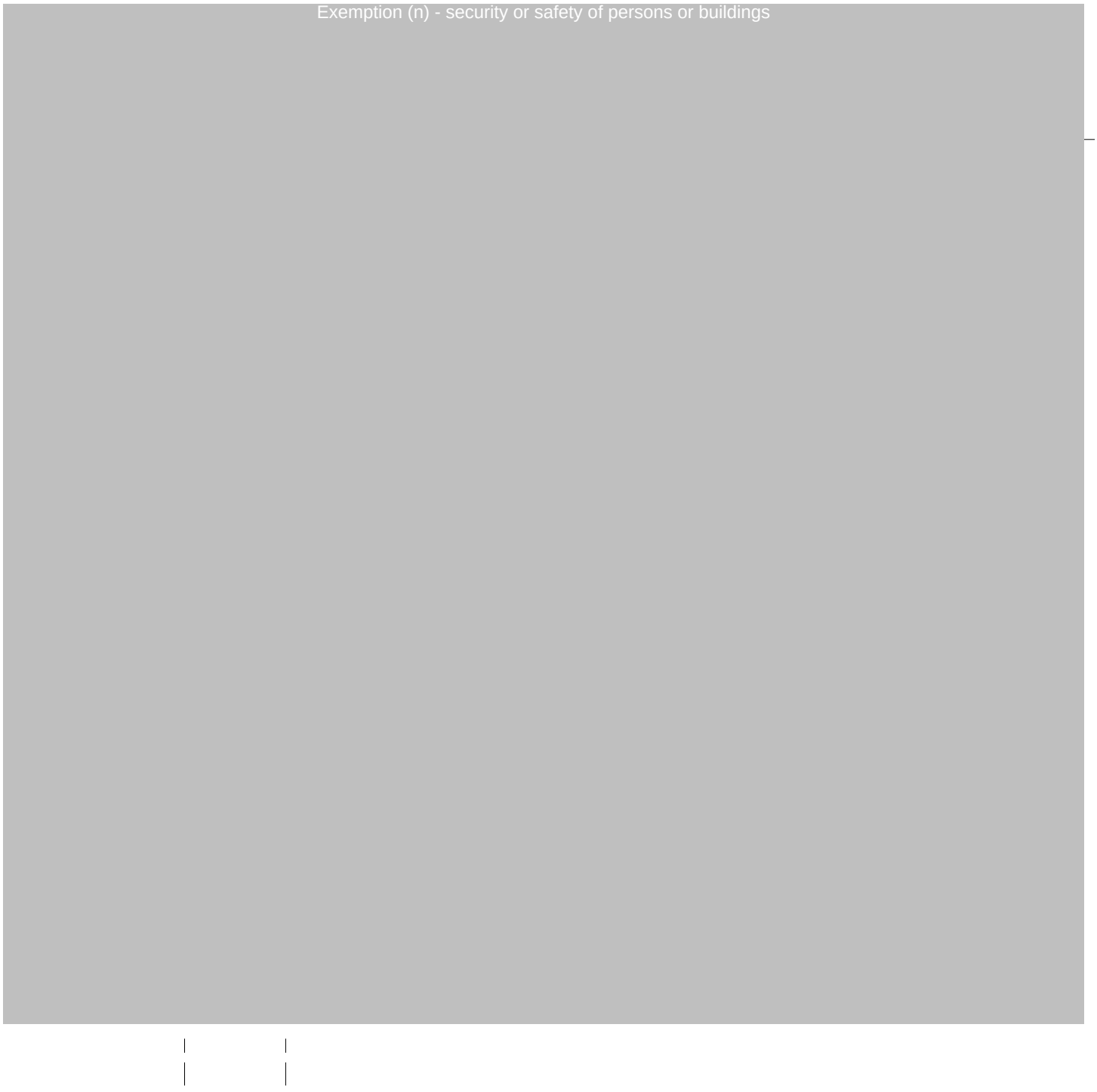
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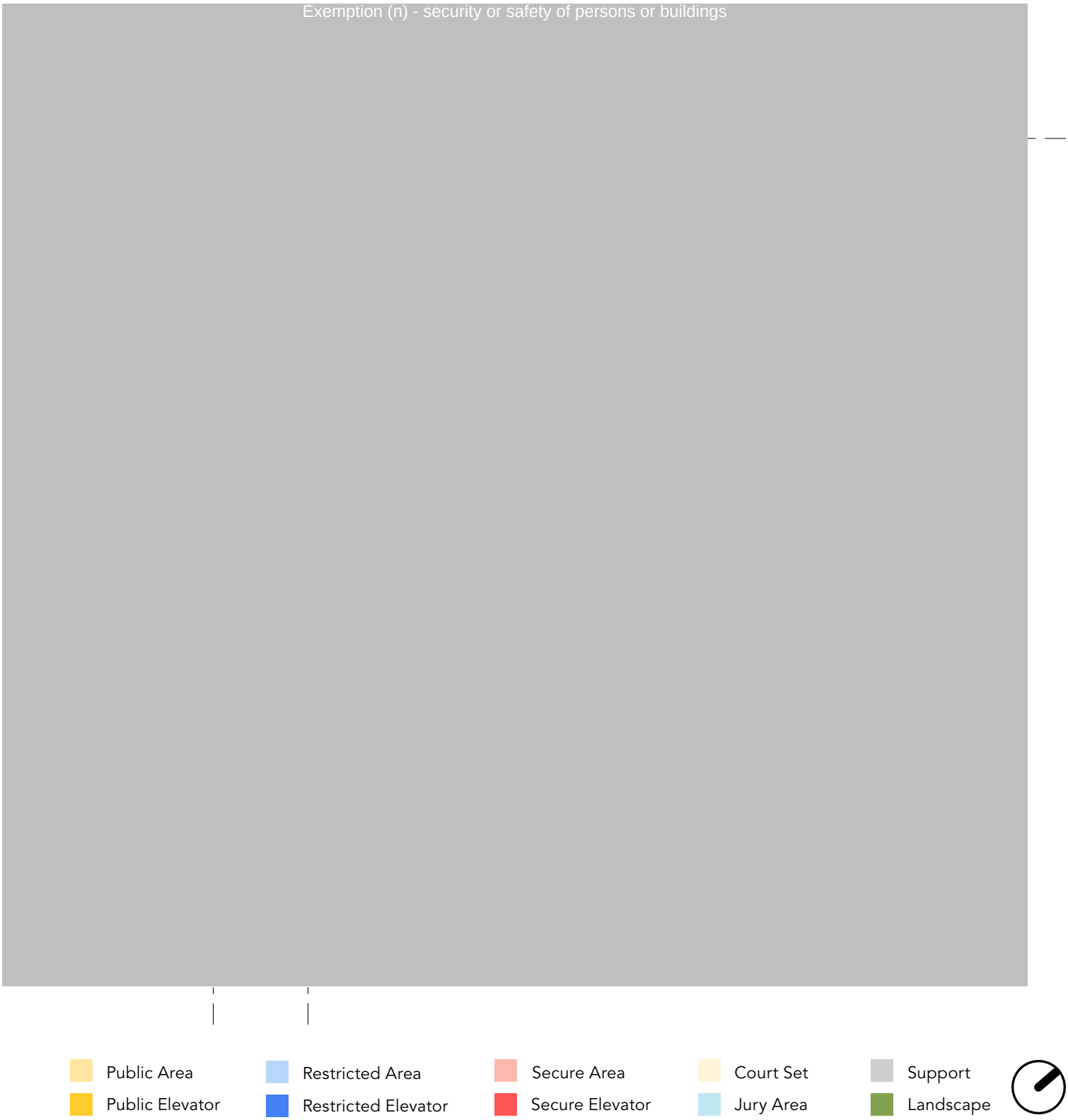
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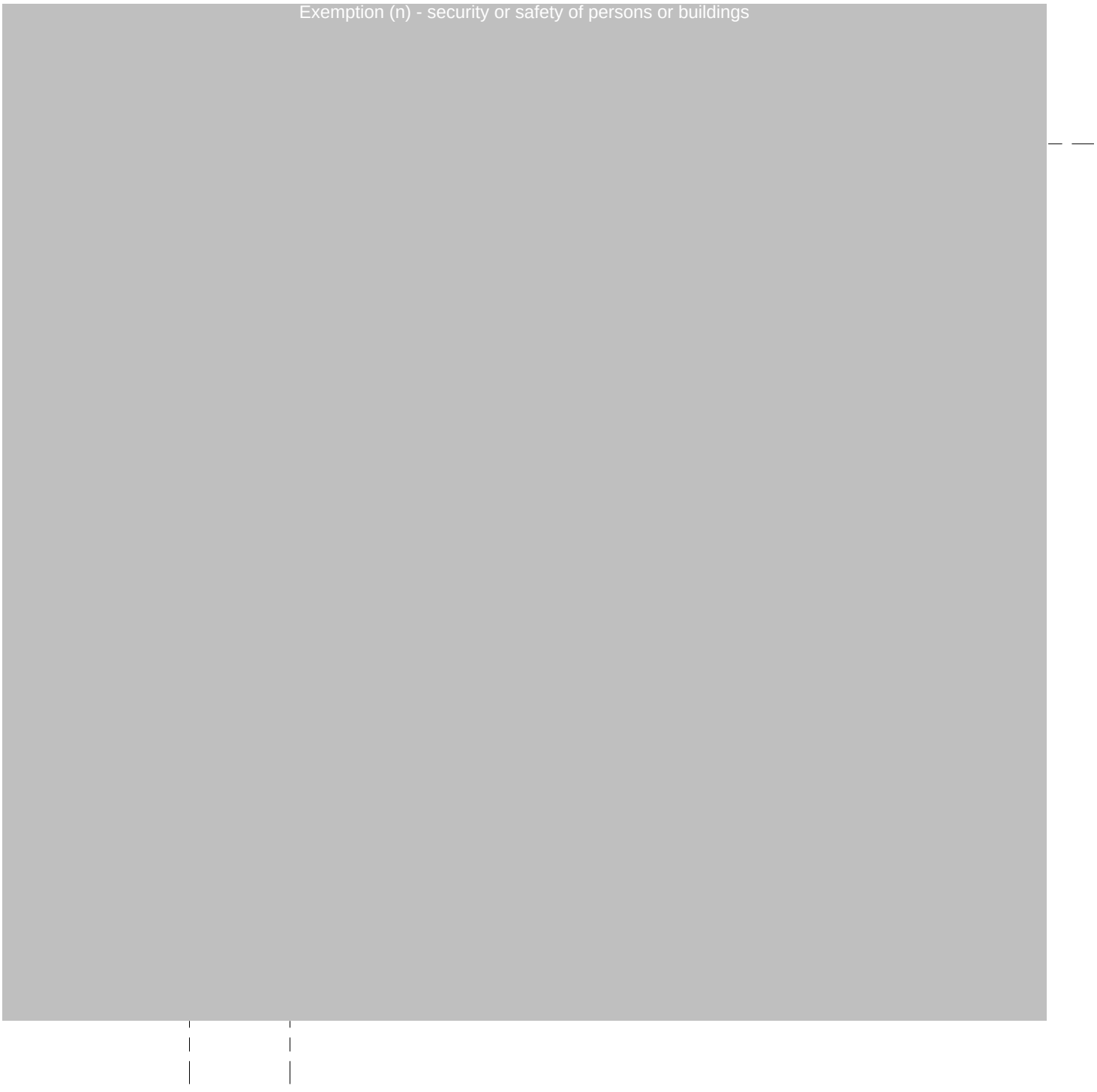

Exemption (n) - security or safety of persons or buildings
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FLOOR PLANS (CONT.)



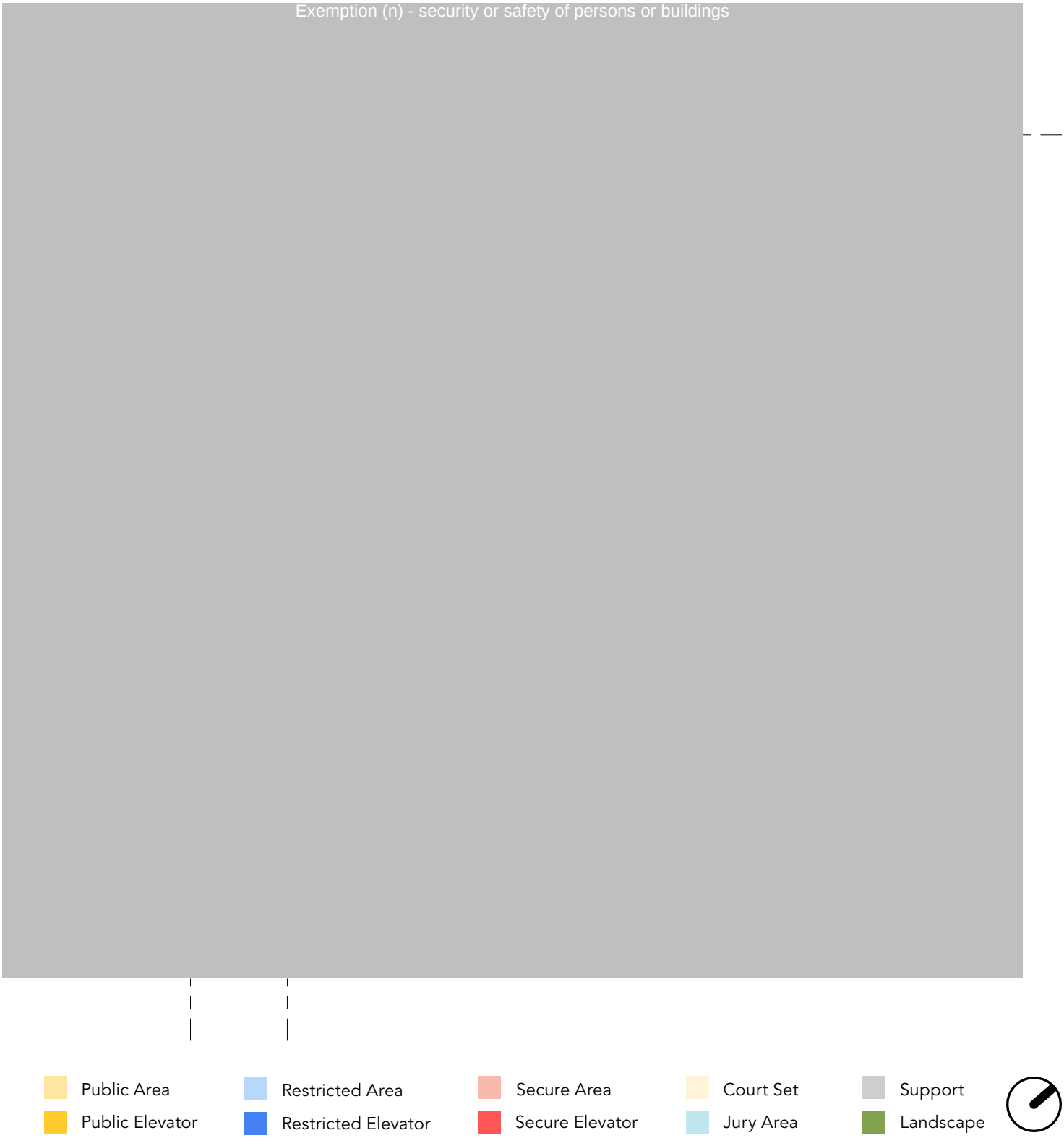

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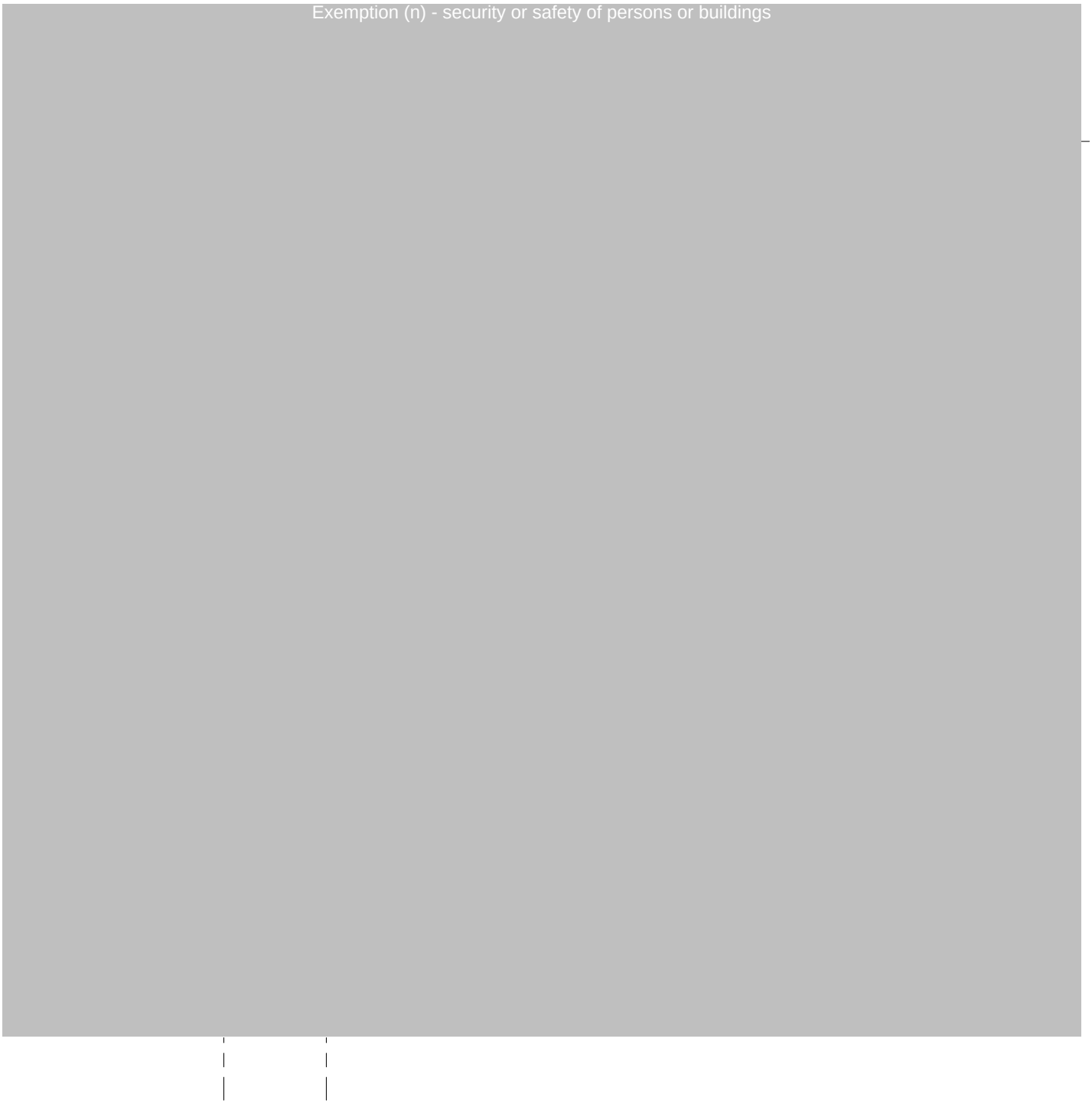
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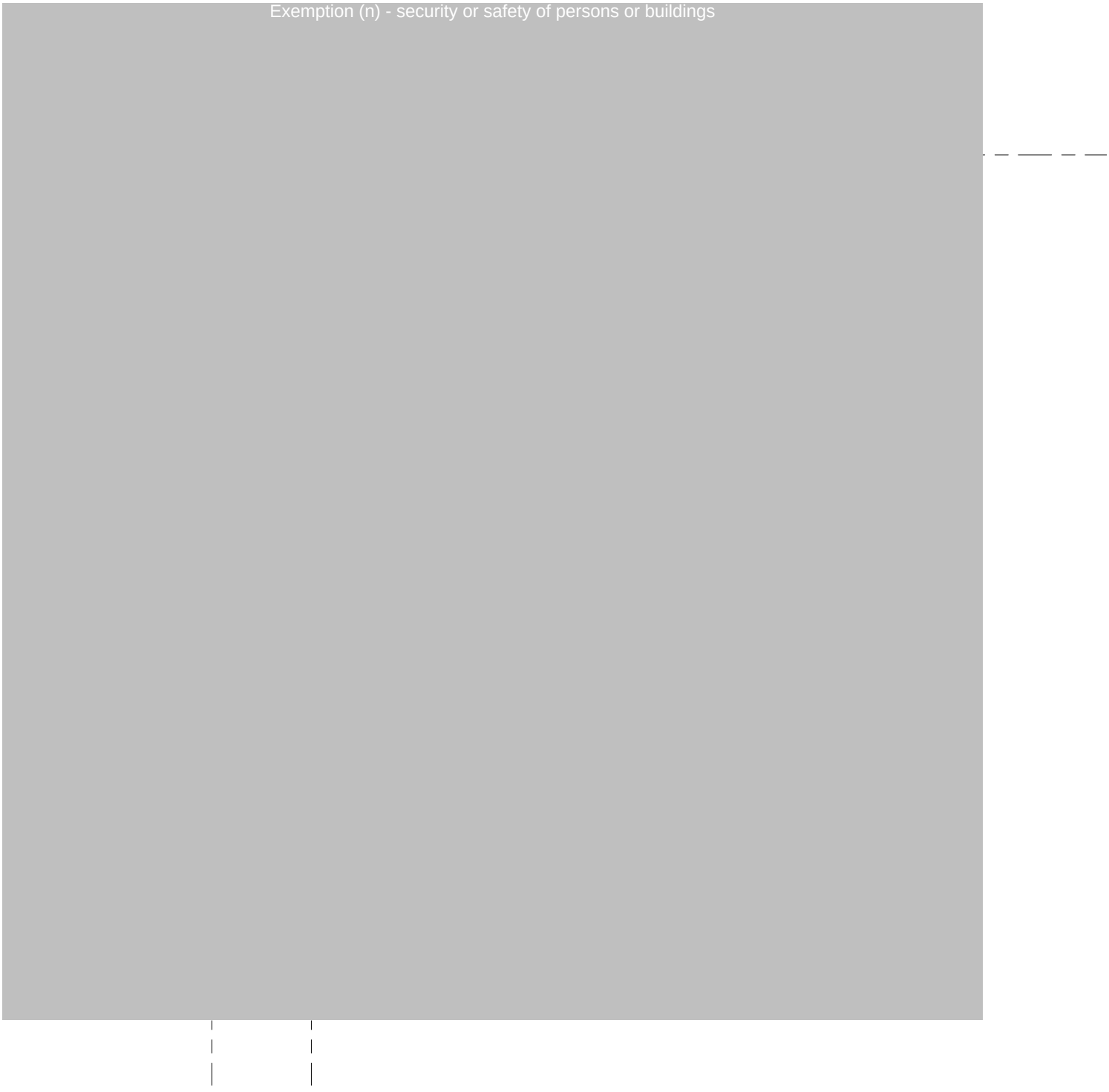
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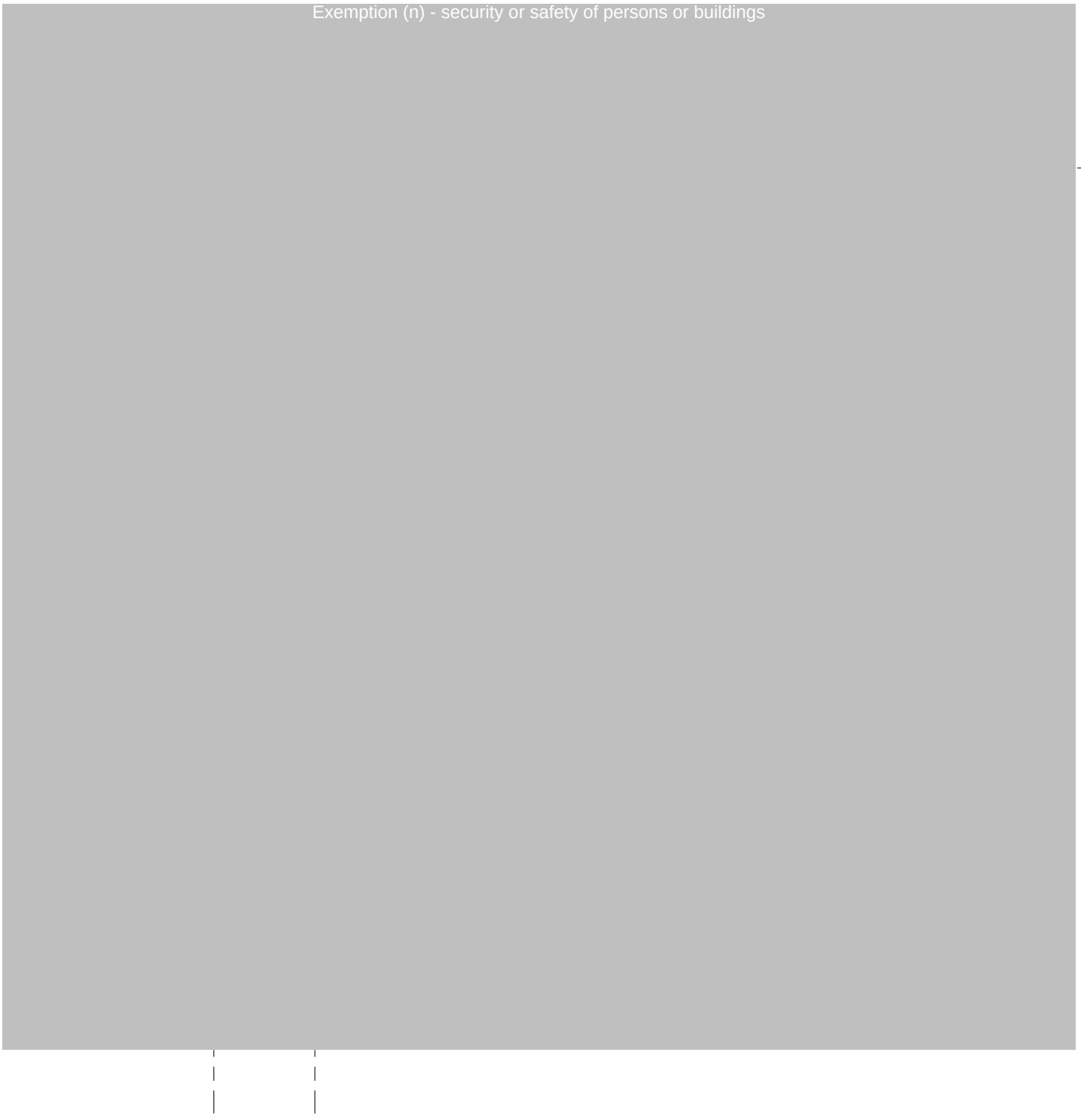


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FLOOR PLANS (CONT.)



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USABLE AREA CALCULATION

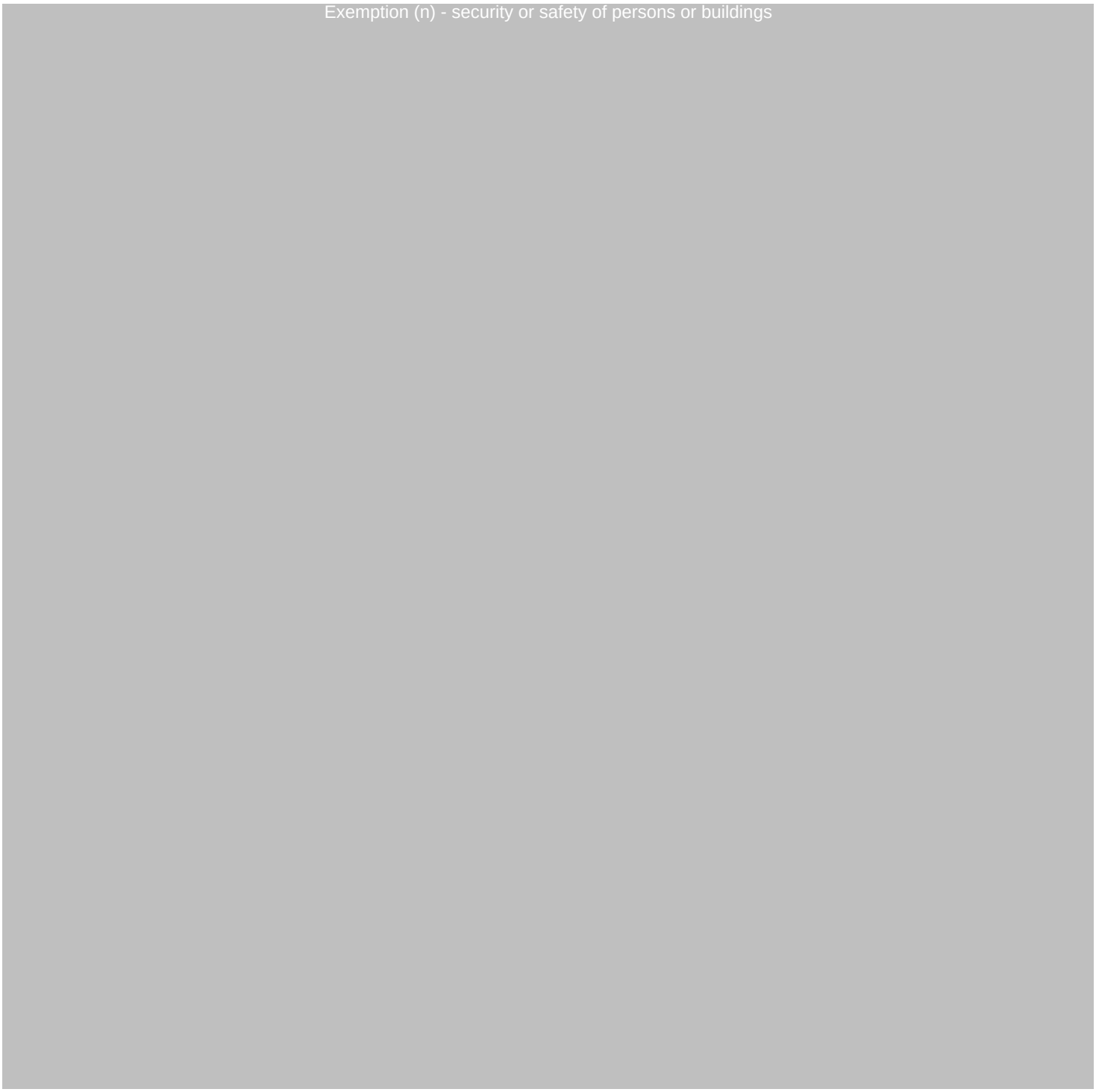
USABLE AREA CALCULATION METHODOLOGY

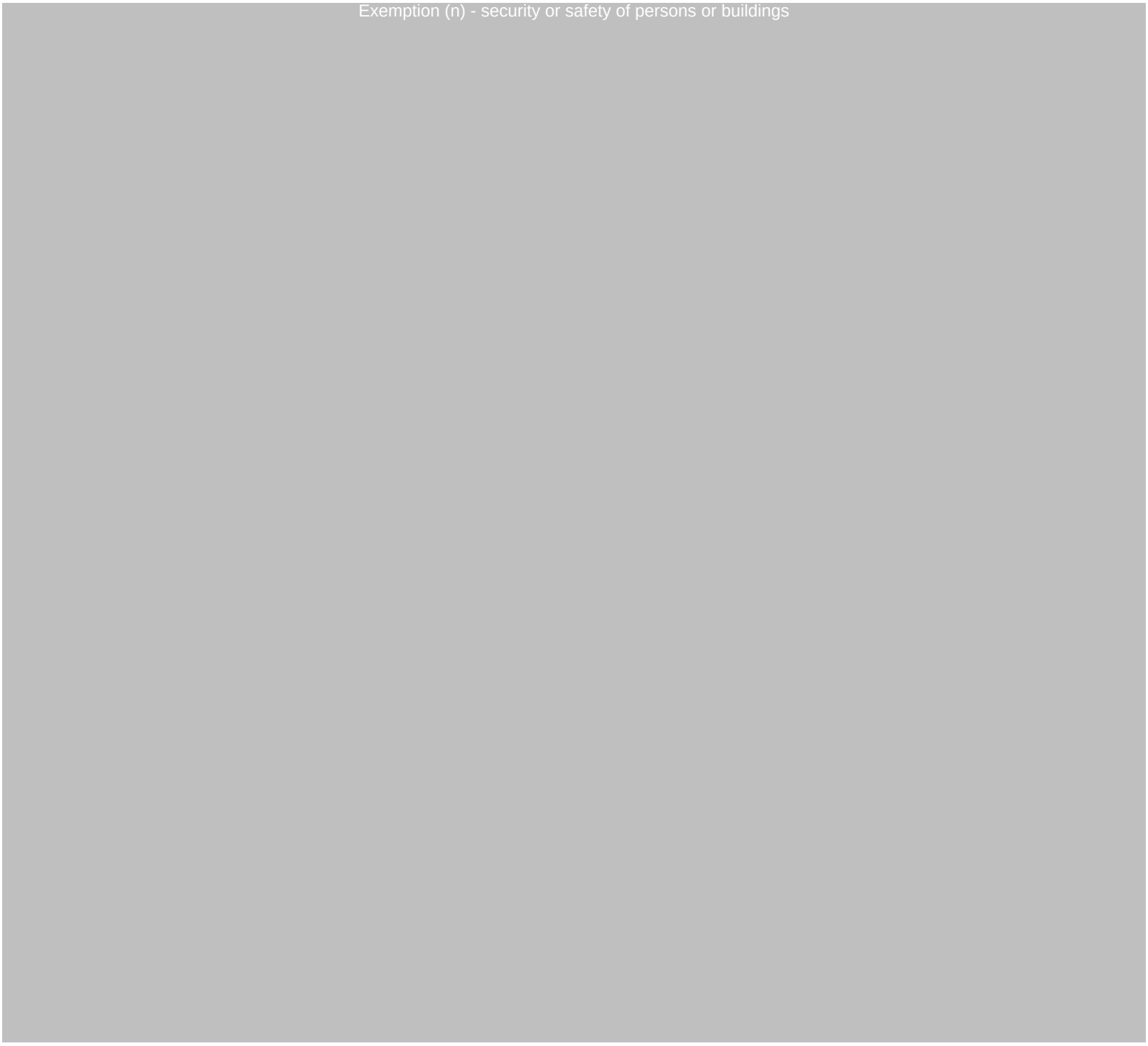
The usable area has been calculated per the usable area definition provided in the request for proposal and subsequent addenda. The usable area plans which follow provide a visual representation of the application of this definition to the enclosed proposal.

For the purposes of this RFP, "Usable Area" means, with respect to the Premises or any space removed from or added to the Premises, the square footage determined by measuring the entire floor area of the Premises (or such other space) bounded by a line established by the predominant inside finish of the permanent outside building walls that abuts the floor (not from the inside face of the windows) and by the interior surface of corridor walls or other demising walls. Deductions are not made for columns or other structural elements, or for partitions subdividing the Premises. Notwithstanding the foregoing, under no circumstances does the Usable Area include major vertical penetrations such as ventilation shafts, elevator shafts, stairwells, atria, or lightwells, and their respective enclosing walls, and it does not include vestibules, elevator-machine rooms, and other building equipment areas, janitorial, electrical, and mechanical closets, loading platforms, restrooms, and their respective enclosing walls, irrespective of whether Tenant occupies a portion of a floor, an entire floor, or an entire building.

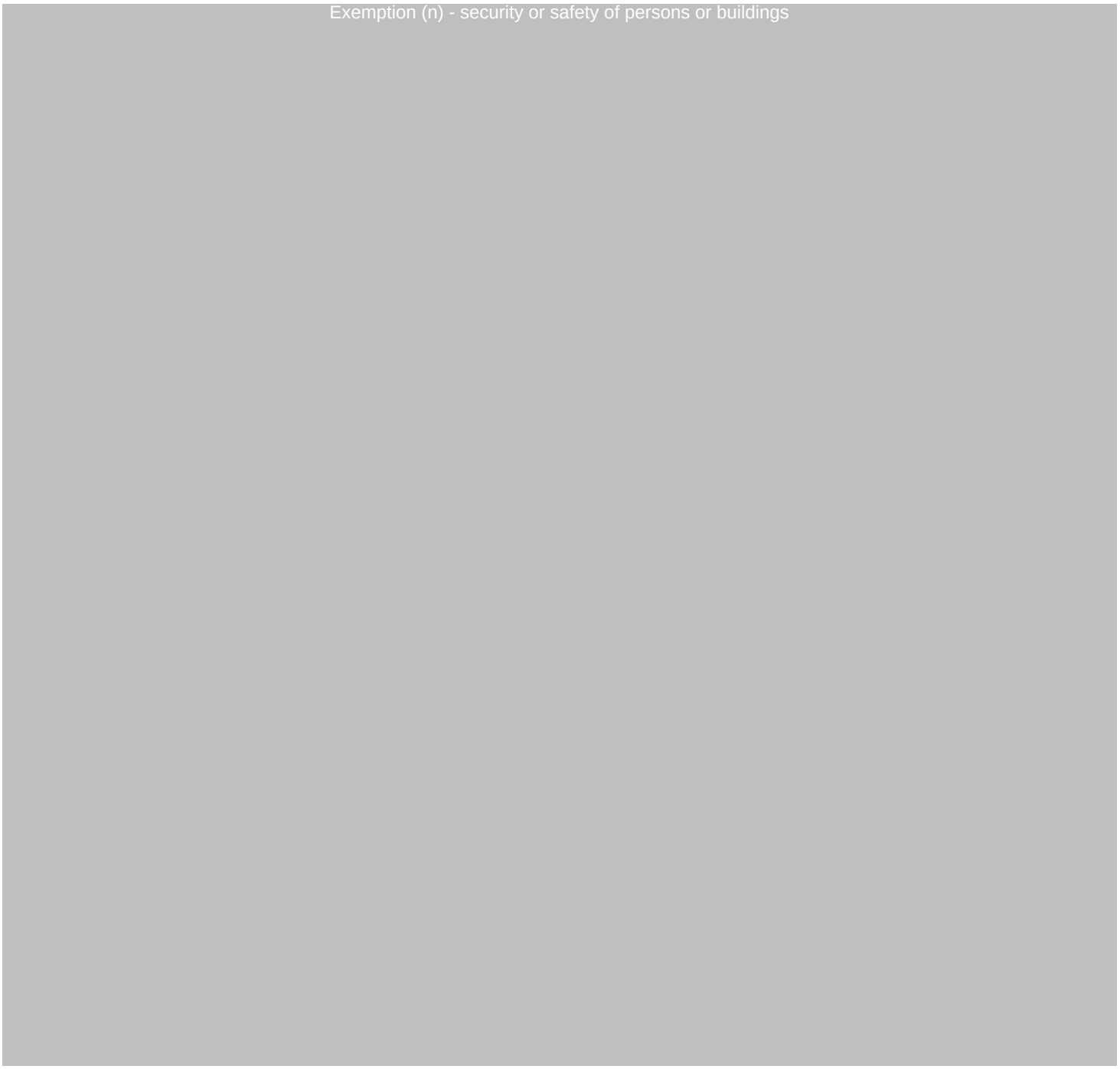
	Included	Excluded
Columns and Other Structural Elements	●	
Partitions	●	
Circulation	●	
Major Vertical Penetrations		●
Vestibules		●
Elevator Machine Rooms		●
Building Equipment Areas		●
Janitorial Closets		●
Electrical Closets		●
Mechanical Closets		●
Loading Platforms		●
Restrooms		●

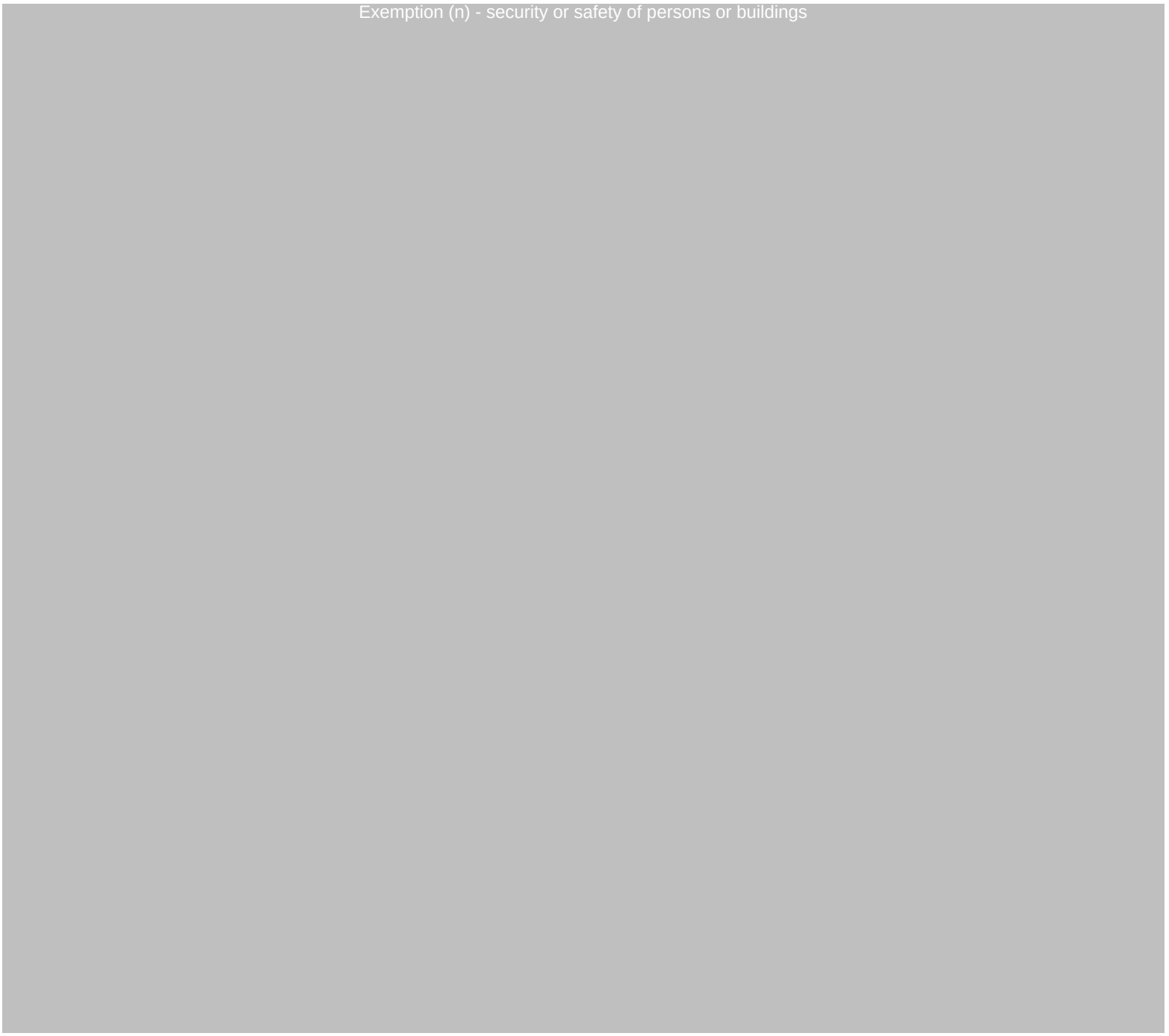
USABLE AREA PLANS



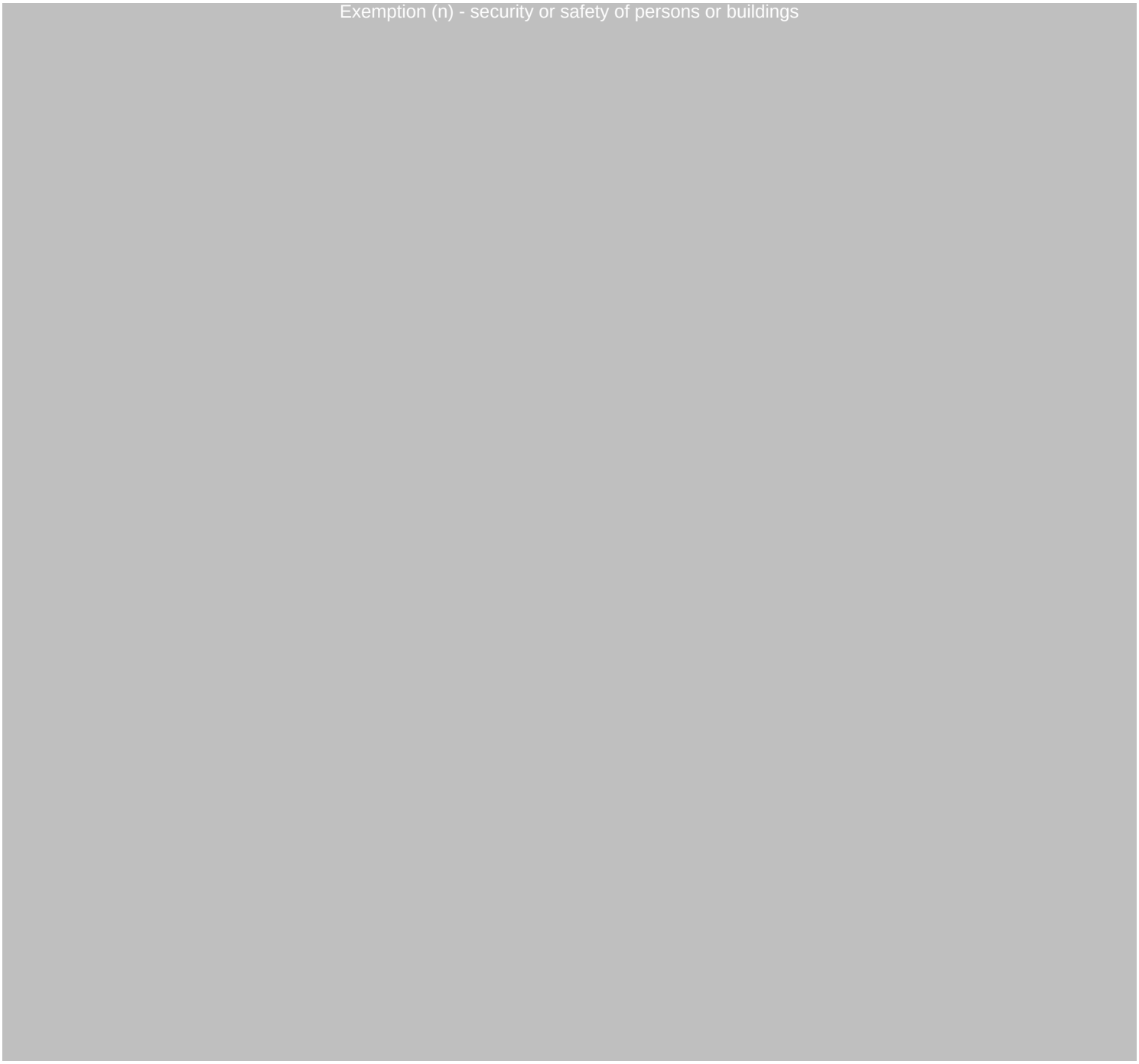

Exemption (n) - security or safety of persons or buildings

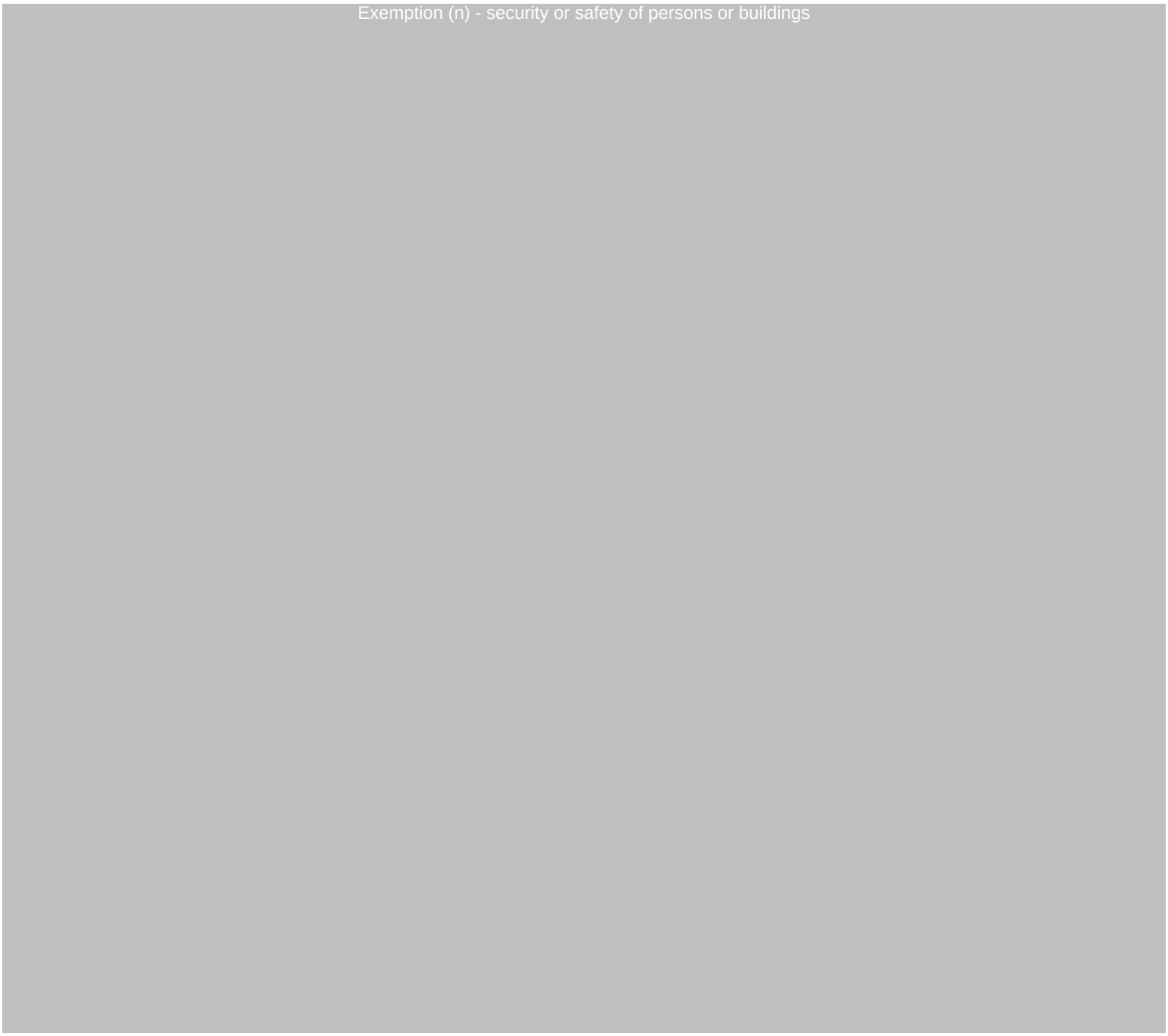
USABLE AREA PLANS (CONT.)



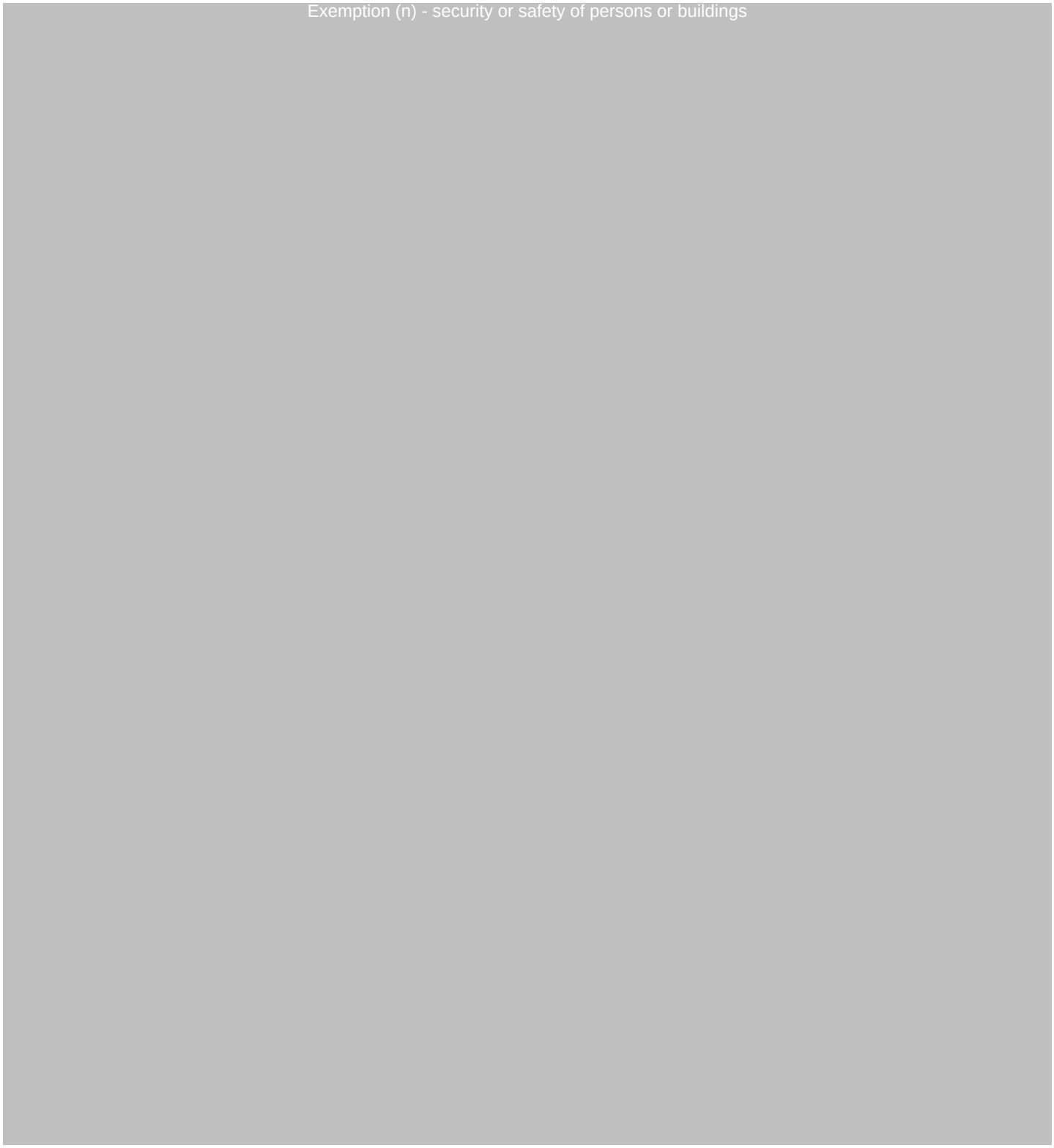

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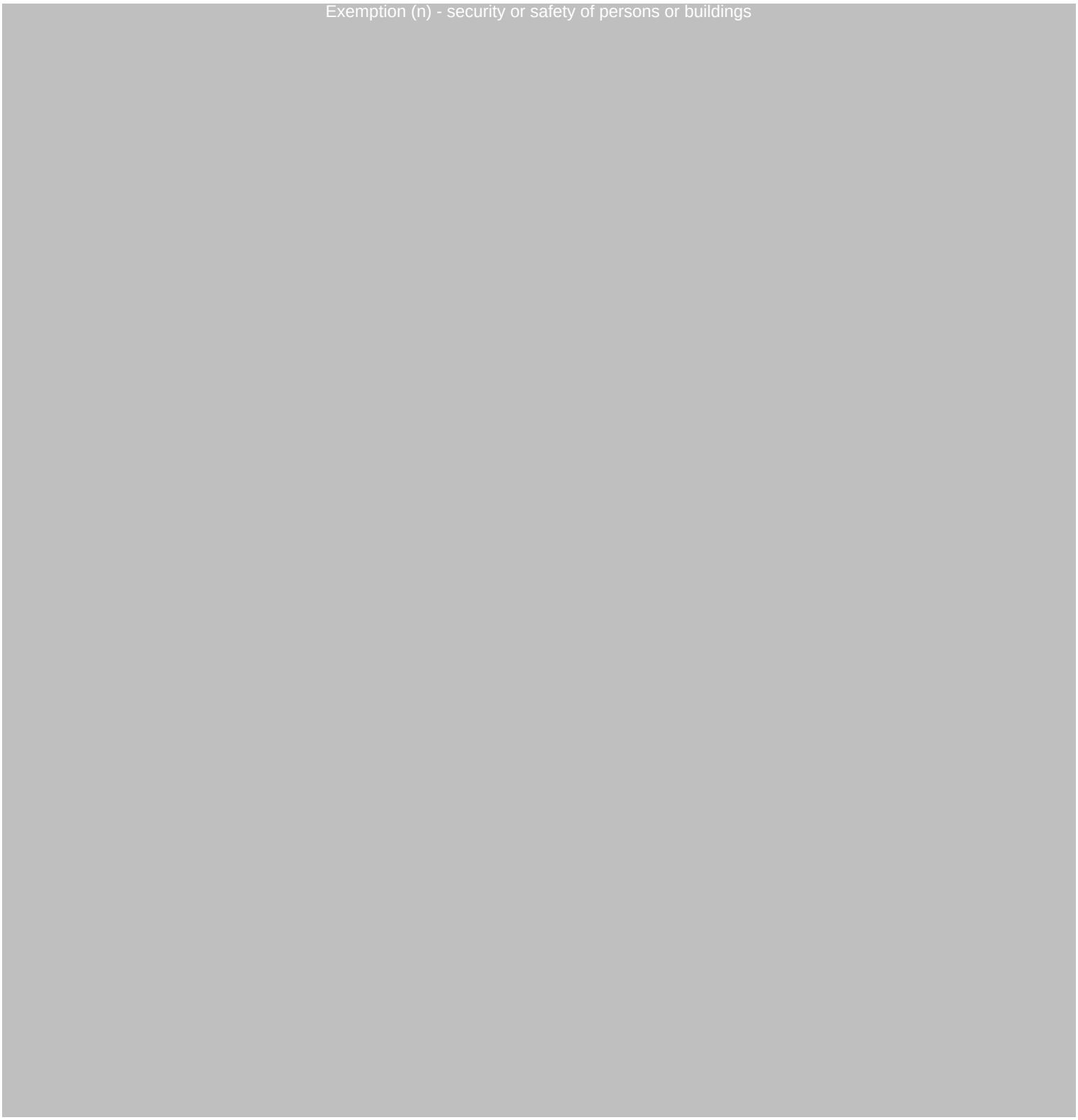
USABLE AREA PLANS (CONT.)



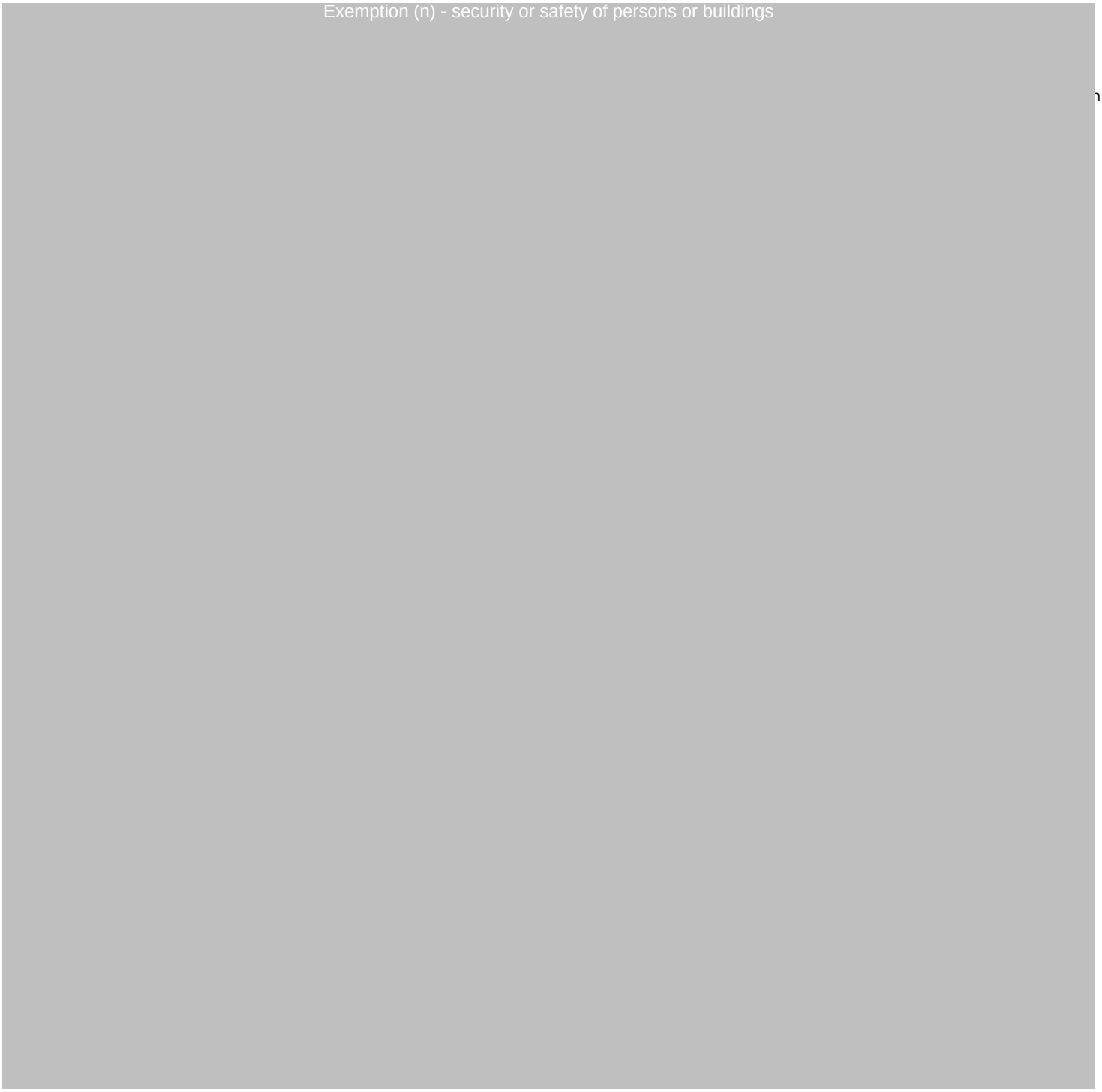

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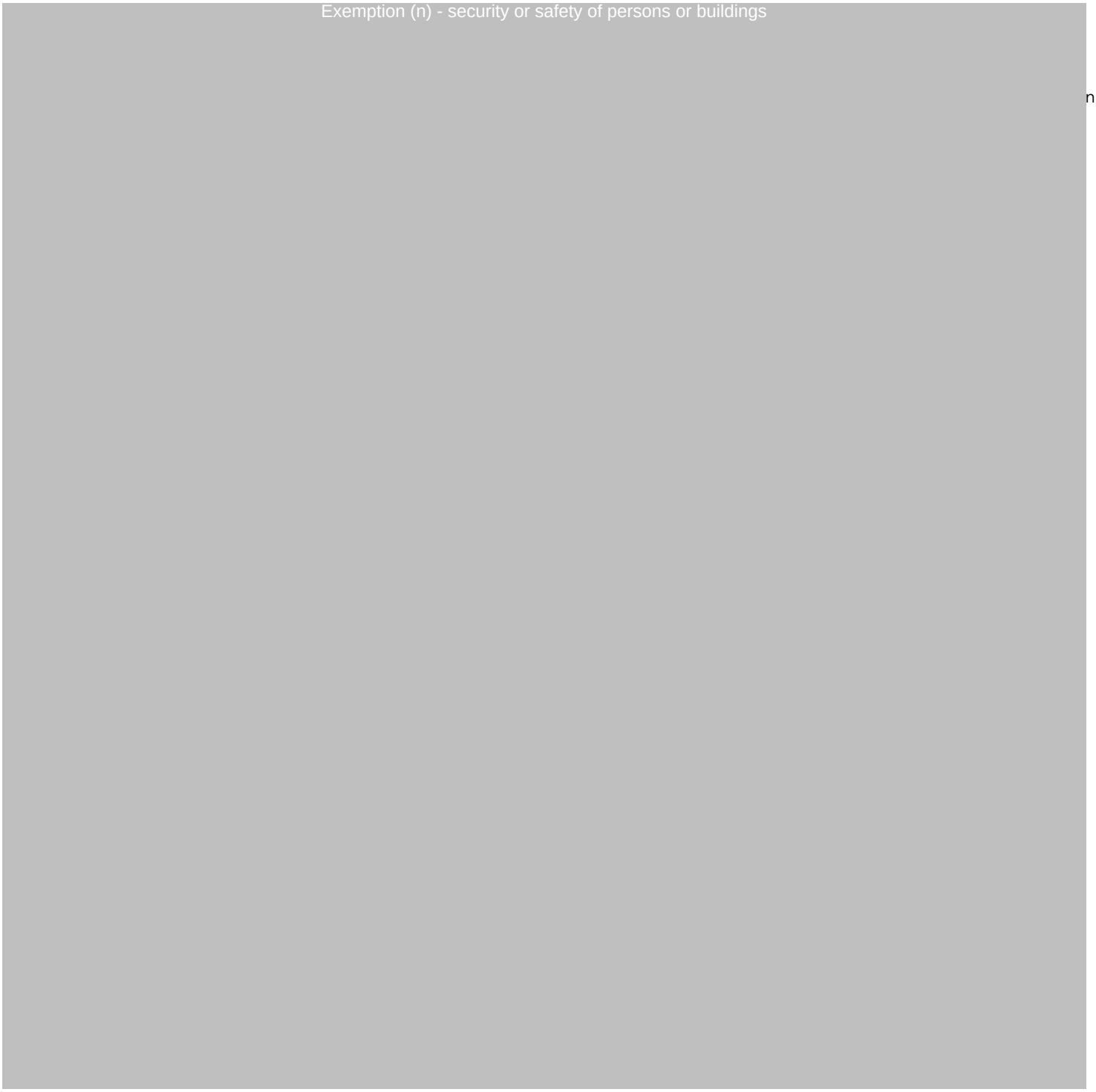
USABLE AREA PLANS (CONT.)




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

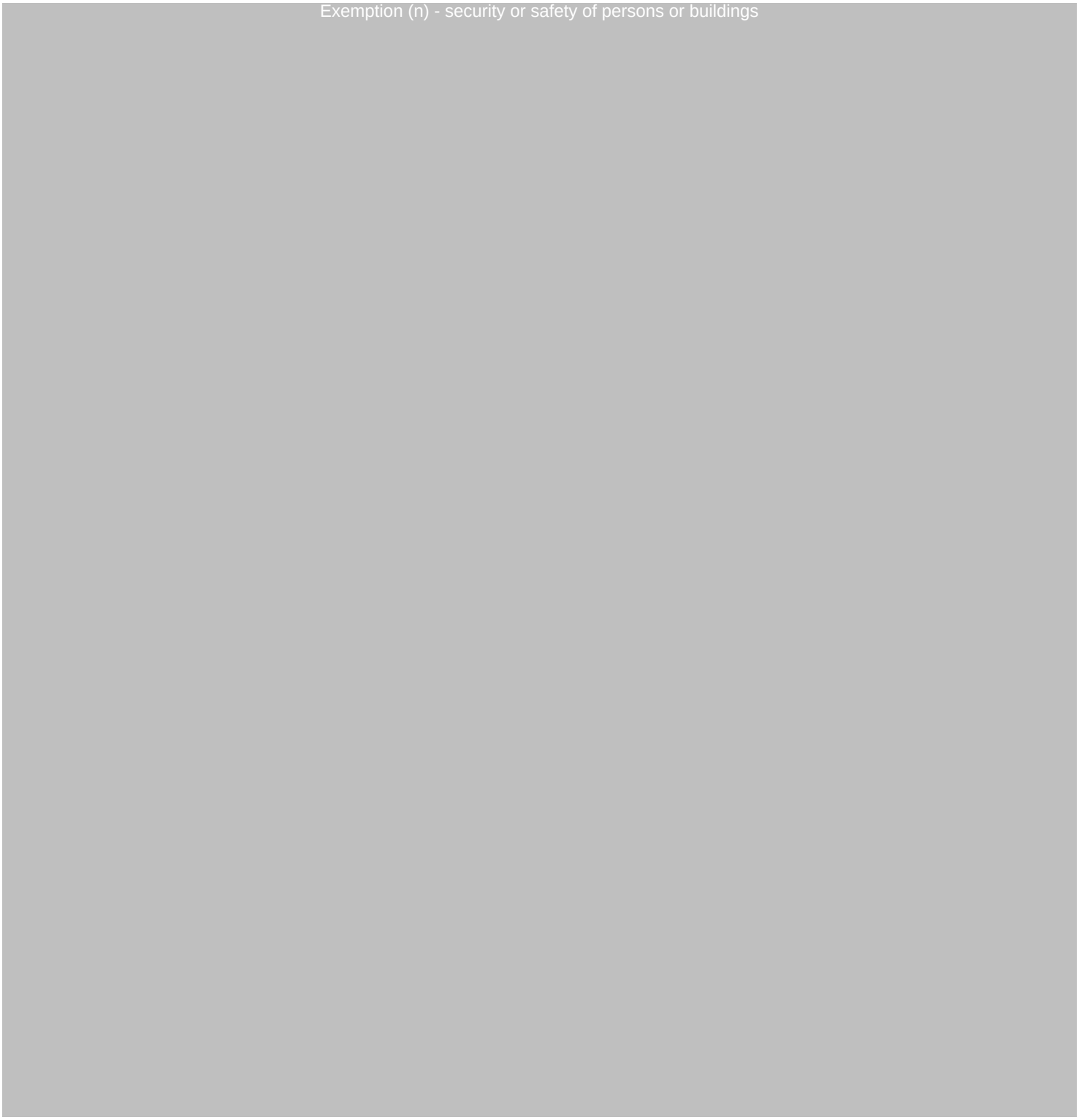
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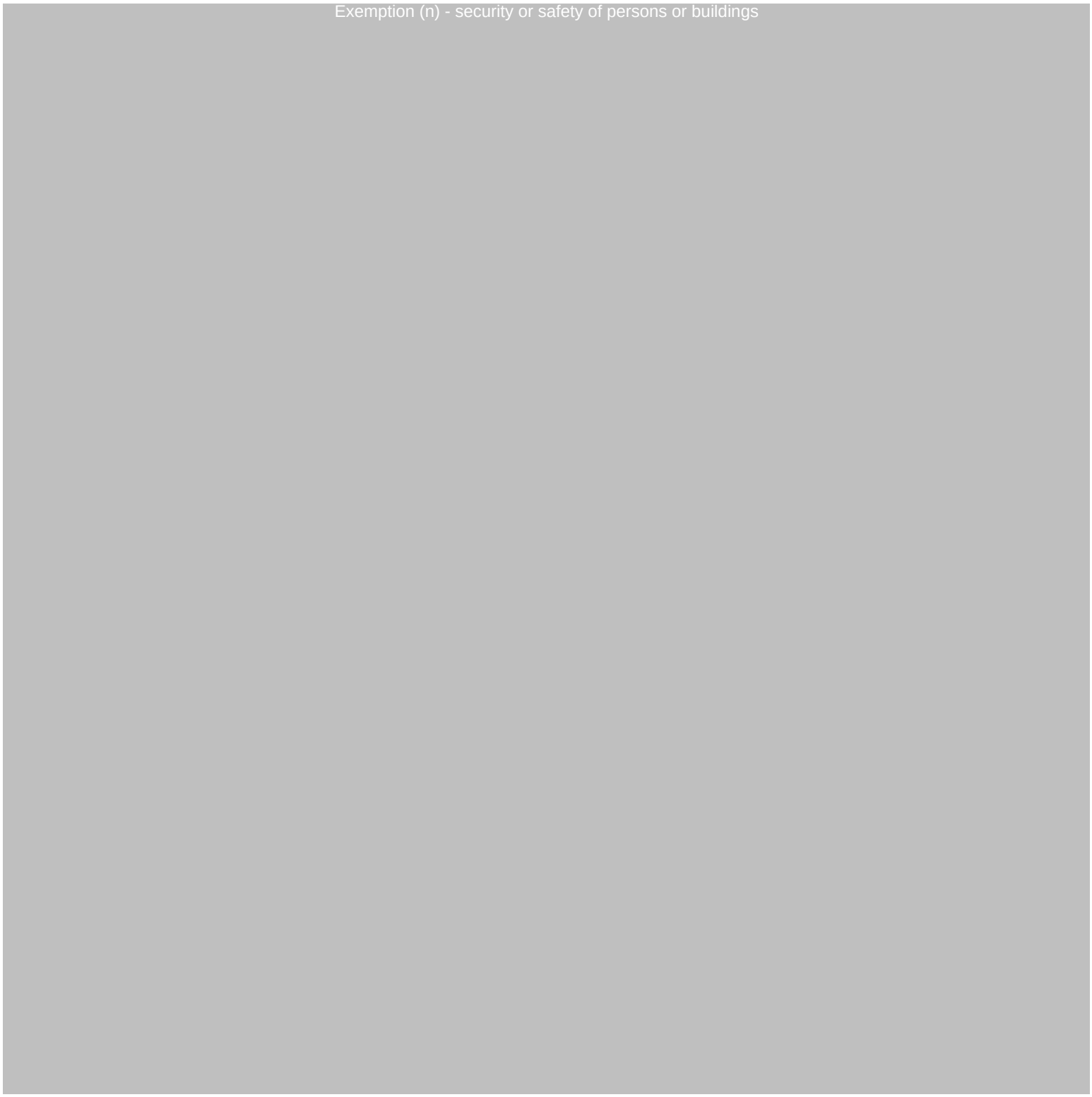




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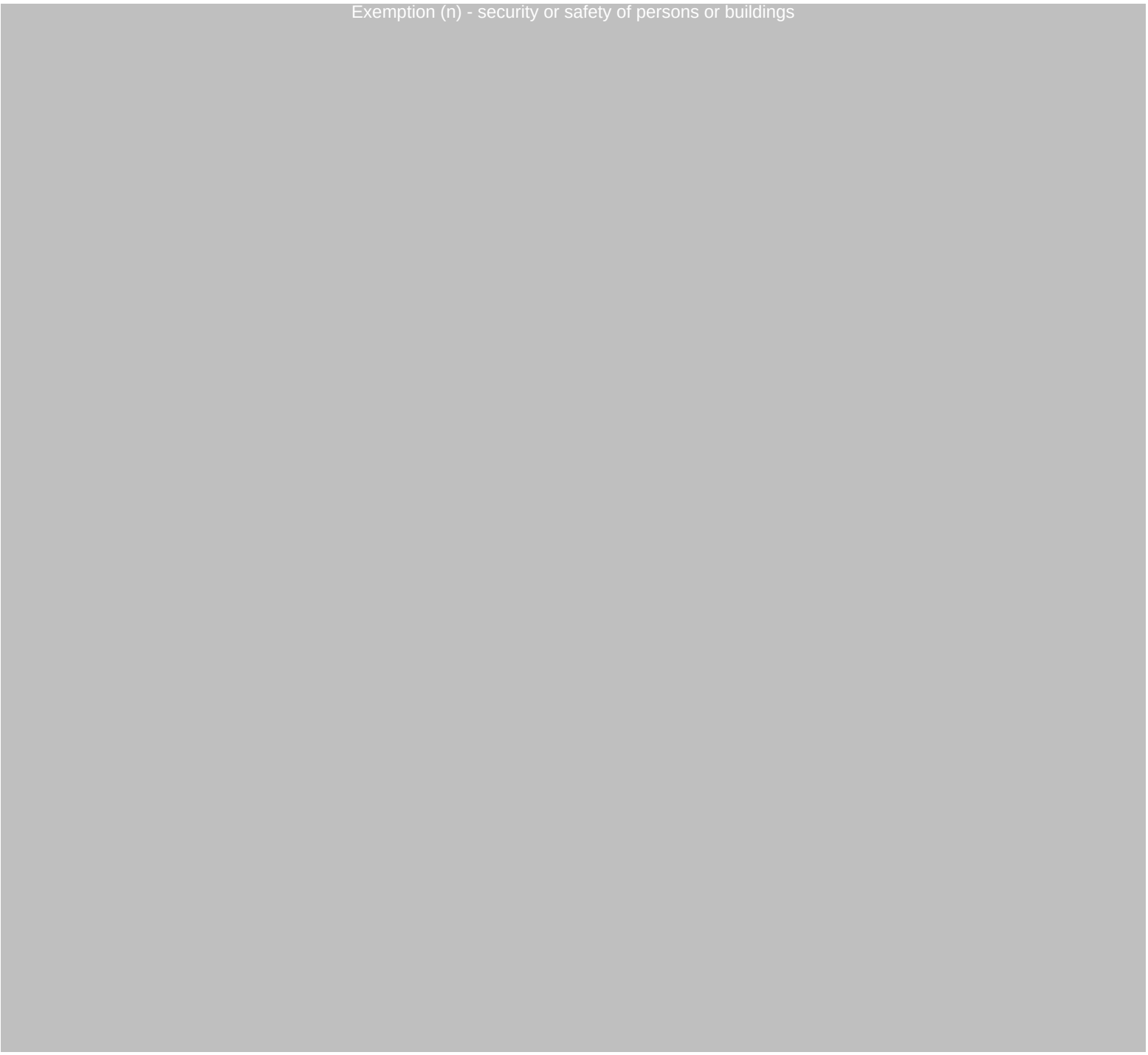
USABLE AREA PLANS (CONT.)




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

USABLE AREA PLANS (CONT.)




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

PERSPECTIVES



View from East Columbus Avenue



PERSPECTIVES



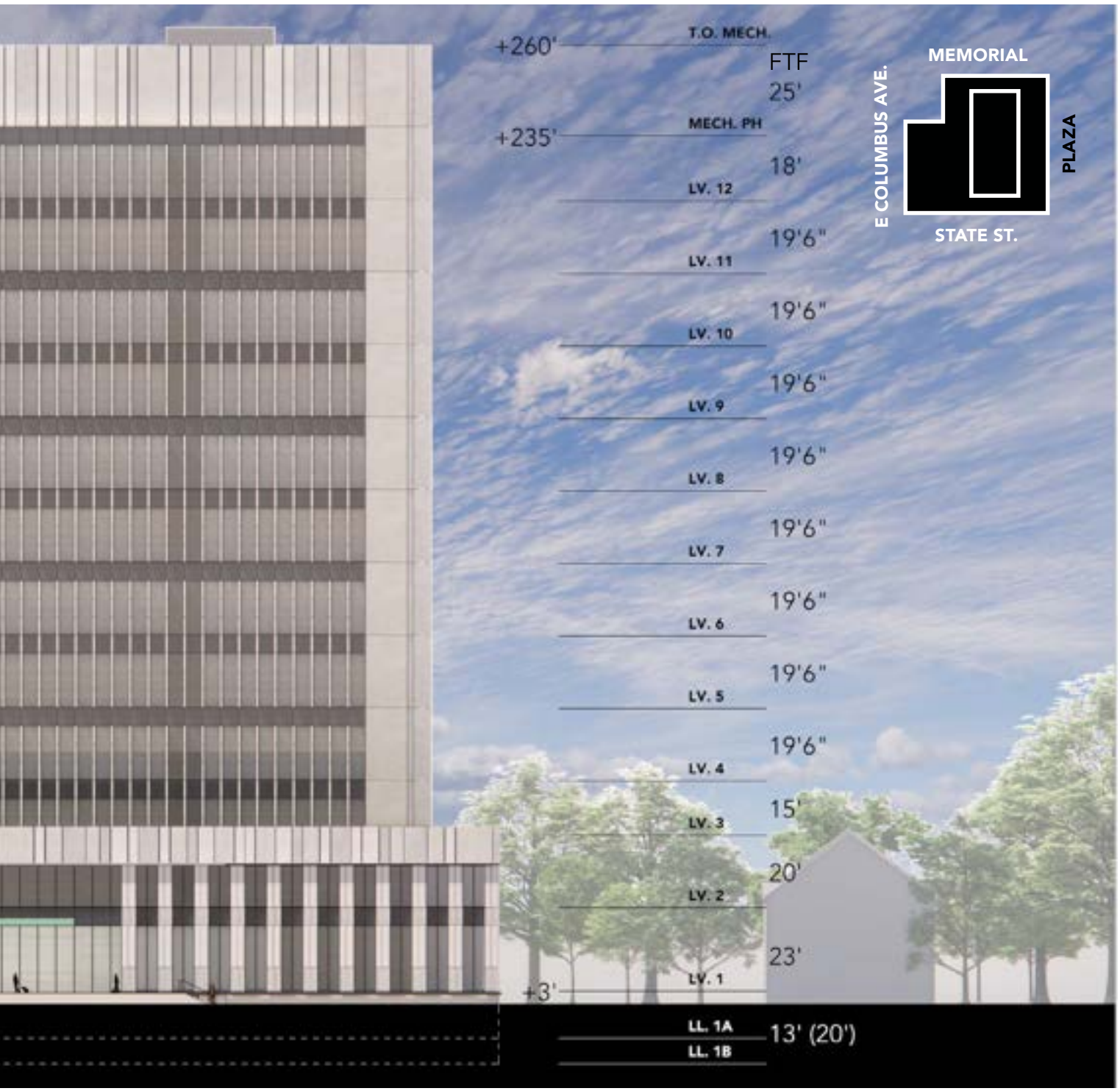
View from Court Square



ELEVATIONS

NORTHEAST

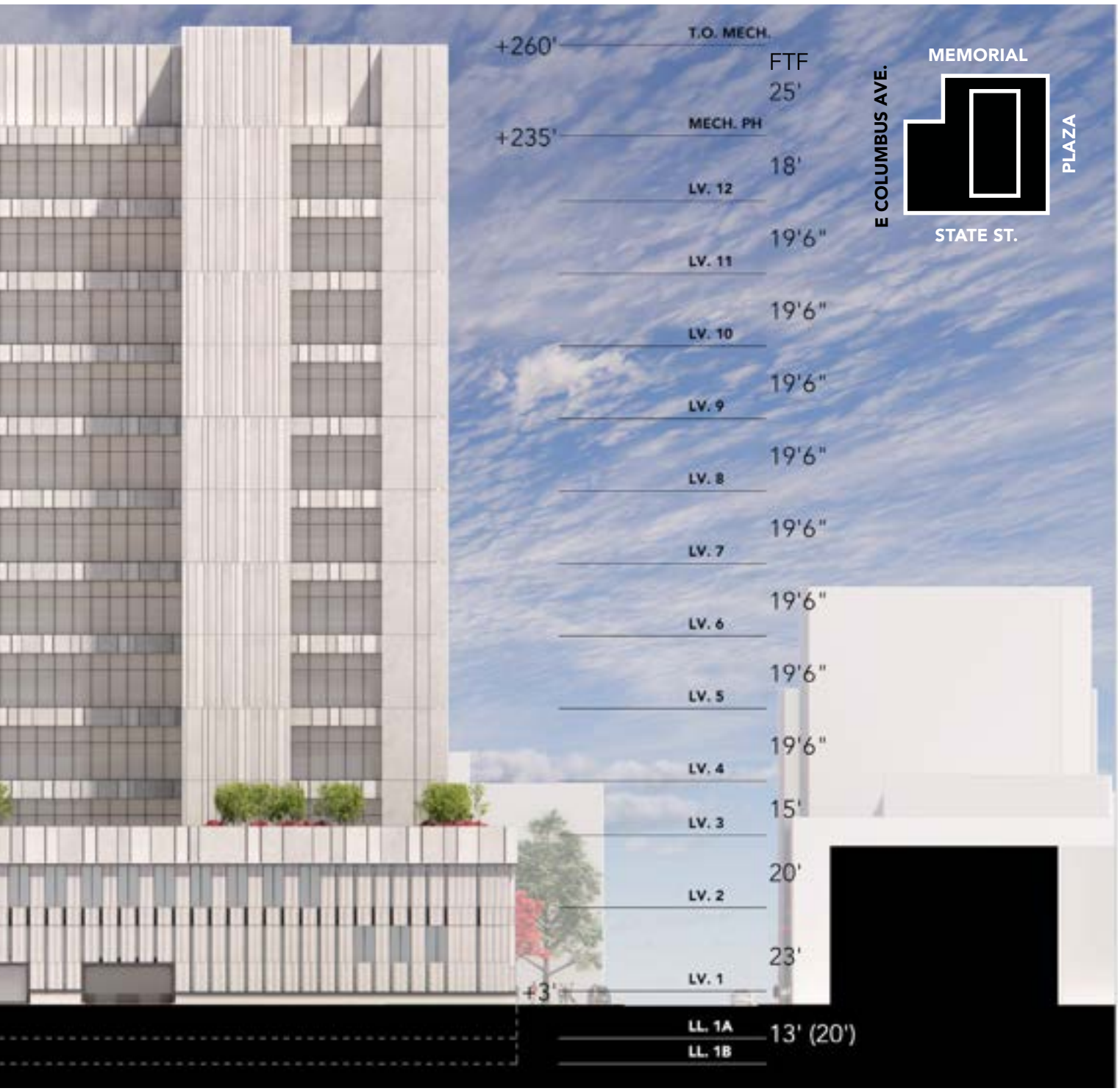



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23'
LV. 1
+3'
LL. 1A
LL. 1B
13' (20')
MEMORIAL
E COLUMBUS AVE.
PLAZA
STATE ST.

ELEVATIONS

SOUTHWEST

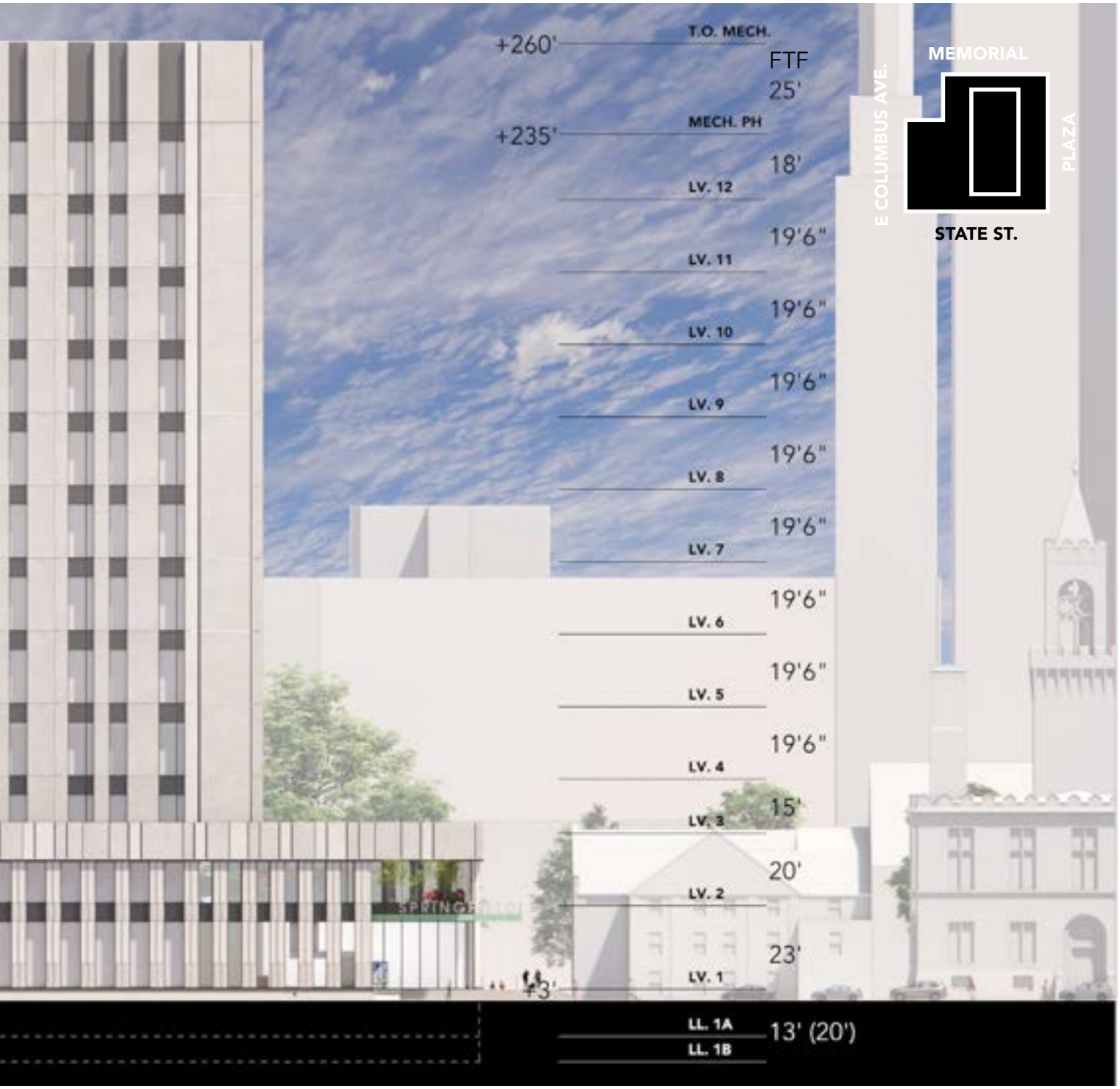



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MEMORIAL
PLAZA
STATE ST.

ELEVATIONS

SOUTHEAST

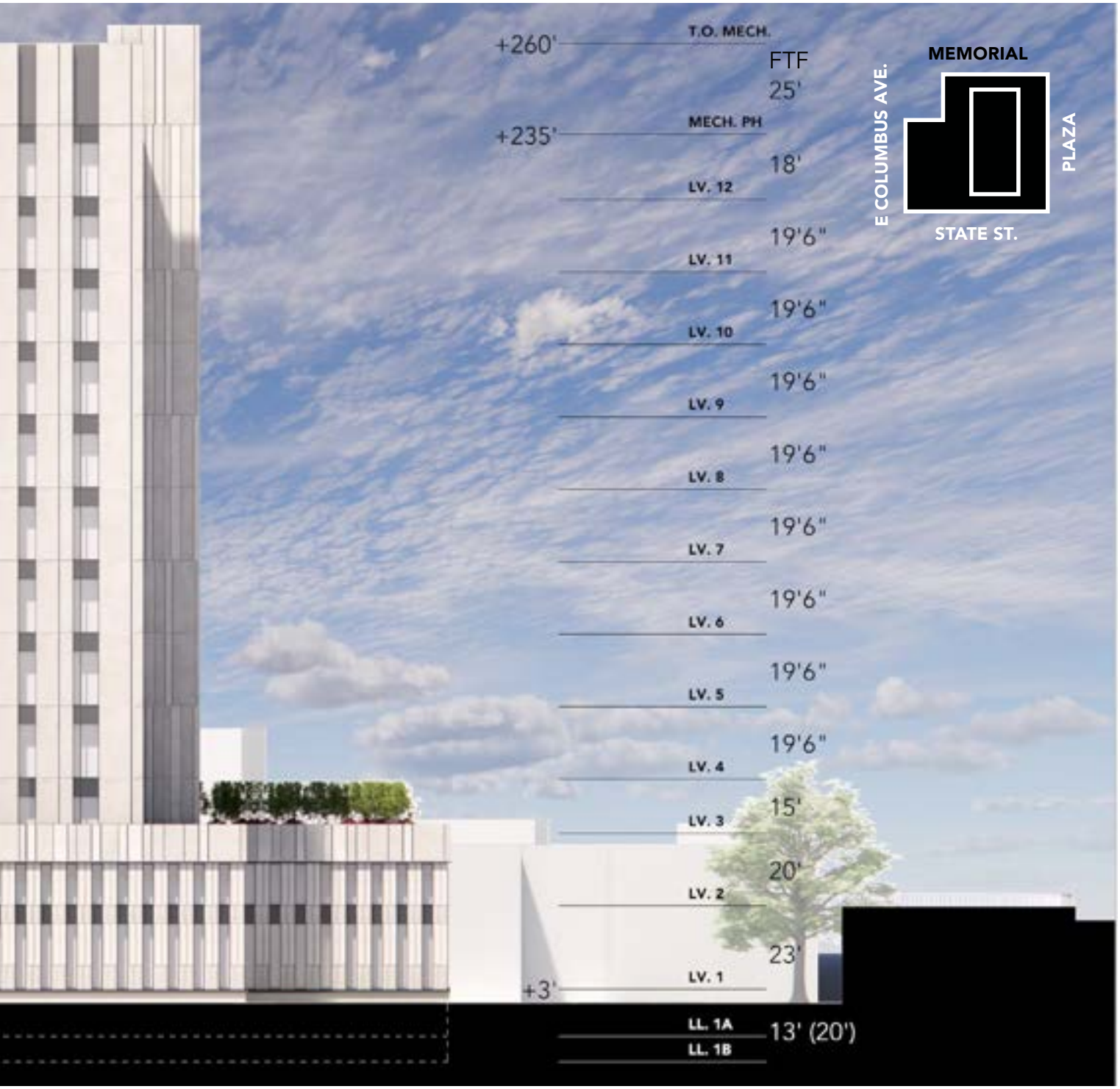



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LV. 1
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LL. 1A
LL. 1B
13' (20')
E COLUMBUS AVE.
MEMORIAL
PLAZA
STATE ST.

ELEVATIONS

NORTHWEST




+260'
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FTF
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LV. 1
LL. 1A
LL. 1B
13' (20')
MEMORIAL
E COLUMBUS AVE.
PLAZA
STATE ST.


GOD
COMMONWEALTH
OF MA

4. DEVELOPMENT CONCEPT

SITE ANALYSIS

SITE ANALYSIS

At 50 State Street, the existing state courthouse stands in Springfield's civic heart immediately adjacent to the Springfield Juvenile Court at 80 State Street, and forming a compact justice campus on the State Street spine. To the north, Court Square anchors an ensemble of civic uses. At its edge—immediately northwest of the site—the President McKinley Memorial marks a historic hinge between State Street and Court Square, reinforcing the site's civic importance and creating a dignified public front door. Symphony Hall and Springfield City Hall sit just across Court Street, and the MassMutual Convention Center is across Main Street to the north, adding to the cultural energy in the area and underlying this site as the center of civic life in Springfield. One block west are East Columbus Avenue/US-5 and the I-91 viaduct—the region's north–south automotive corridor with on- and off-ramps directly adjacent to the site and, historically, a barrier between downtown and the riverfront. The site is surrounded by retail, hotels, and residential buildings, making Downtown an 18/7 active city center.

In addition to the cultural and urban planning significance to the City of Springfield, this site is an important hub of economic activity for the City. The courthouse is projected to accommodate over 1,000 visitors daily, and a staff approaching 500. It is surrounded by law offices and other businesses who have direct business with the courthouse. It is critical to the ongoing vitality of this district to keep this activity in the civic center, from which future development can be incubated. If the new courthouse was built elsewhere, it would drain life and related businesses from this district, and the abandoned existing courthouse would become a blight in the center of the City with little likelihood of redevelopment in the foreseeable future.

We propose that the new courthouse building be located on the site of the existing courthouse building. This site is and remains the ideal location for the state courthouse. Our proposal keeps this important economic engine in the civic and cultural center of Springfield, and builds upon the significant investment that the City has made in this district. Our proposal avoids leaving a blighted building behind, and instead demolishes the existing courthouse building and extends Court Square through the creation of a new at-grade public plaza connecting State Street to Court Street.

Often described as a "city in a forest," Springfield places a high value on environmental quality, as reflected in broad public support for its urban tree canopy. In the blocks around State Street, mature street trees, Court Square, the riverfront landscape, and other open spaces already anchor daily experience; our proposal protects and expands these assets by adding more trees and gentle landscapes around the site and on the building, so the new courthouse strengthens—rather than interrupts—the downtown green network.

Transit access is robust. Multiple PVTA bus routes run along Main Street, linking Metro Center to neighborhoods across the city; Union Station—with rail, intercity buses, and a public garage—is an easy walk, giving staff and jurors true mode choice.

Open space and water define the western edge of the site. Riverfront Park—reopened after a major renovation—and the Connecticut River Walk & Bikeway (Springfield's ~3.7-mile segment) sit just across I-91, offering a powerful connection to nature and a healthy lifestyle.

We acknowledge flood risk as part of site context, not as an afterthought. Citywide modeling shows roughly 9.2% of Springfield properties have some flood risk today, rising to about 9.9% over 30 years. While the site's elevation and the I-91 embankment lessen direct riverine exposure, the courthouse's critical systems and egress are sited with resilience in mind. The site design utilizes gentle sloping pathways to navigate grade changes in an integrated site design that makes inclusiveness design a feature.

Architecturally, Springfield's civic and cultural core sets a clear material language: light, stone-forward architecture accented by metal and crafted detail. The Municipal Group (City Hall, Symphony Hall, and the Campanile) represent pale masonry classicism—Greek Revival halls flanking a tower with a limestone skin and terra-cotta cupola—establishing a dignified, luminous tone on Court Square. At the Quadrangle, the library and museums reinforce the palette in marble/limestone and light precast—historically noted for their "white" facades—while bronze entrywork and sculptural relief add civic craft. Even contemporary work has echoed these cues: the U.S. Courthouse on State Street deliberately pairs white precast and Indiana limestone to harmonize with the library and museum complex. Together, these precedents show a consistent, beige-to-white masonry field with selective accents (bronze, copper, terra cotta) that balance permanence with warmth—an approach our design draws from to belong unmistakably in Springfield while remaining contemporary and high-performing.

ARCHITECTURAL PLANS

ARCHITECTURAL PLANS

We propose breaking from the existing courthouse—a solid, horizontally massed building with a brutalist aesthetic—with a slender vertical bar tower rising from a two-story civic podium—a clearer landmark for justice that keeps the streetwall active and humane. A subtle +/-3' plinth dignifies the entry, improves winter performance, and shortens basement ramp runs—without turning the building into a fortress.

In general, more public-facing programs are positioned toward the plaza side (northeast) while more restricted programs are positioned toward the river (southwest).

Front door to State Street
The lobby reads as a transparent civic living room: generous, daylit security queuing set back from the sidewalk; clear sightlines; and calm acoustics. From the outset, we provide three fully separated paths—public; staff & judicial; secure detainee—stacked with aligned cores so circulation flows never cross.

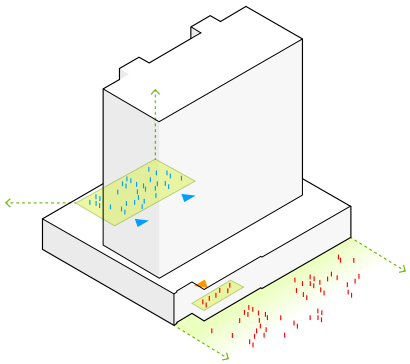
A park-like plaza knits the campus
Between the new courthouse and 80 State Street, an organic, shaded plaza with curved paths, seating, and native canopy softens the rectilinear architecture and extends Springfield's leafy identity right up to the door—while crosswalk, lighting, and wayfinding upgrades stitch the front walk to Court Square and the River Walk beyond.

We continue the integration of nature and outdoor experience into the building by inserting two elevated gardens for two audiences. On Level 2: a plaza-facing garden for the public that's visible from the lobby and provides respite for visitors, jurors, and families. On Level 3 (staff/judges): a quieter garden oriented to the river, supporting composure and focus for the restricted circulation path.

The tower stands tall above the podium, housing up to four courts per floor linearly. The programs are bookended by public circulation on the northeast—overlooking the plaza and the city—and restricted circulation on the southwest—overlooking the park and the river. This simple, intuitive layout allows for easy wayfinding, and the stacking location of restrooms and elevators further enhances navigability for users.

PROGRAMMING AND DESIGN METHODOLOGY

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



Open Spaces
for Public, Staff,
and the Community

SPATIAL PLANNING AND FUNCTIONAL RELATIONSHIPS

Building Configuration, Efficiency and Compacity
The building orients public spaces and courtroom entrances toward downtown campus views, while judicial lobbies and support areas face the river, providing natural views and reinforcing the separation between public and judicial zones.

The highly-efficient design achieves an efficient gross-to-net ratio, focused on programmed spaces rather than circulation or mechanical infrastructure. This efficiency results from clustering elevators, stairs, and mechanical systems in the building core, which minimizes horizontal distribution runs and limits circulation.

A key strategy is differentiated floor-to-floor heights. Courtroom floors feature generous heights to accommodate civic dignity, acoustic separations, and mechanical systems. Administrative floors use standard commercial heights that serve their functions without excess volume. This targeted approach avoids designing the entire building to courtroom specifications, eliminating unnecessary costs.

The result: significant savings in conditioned space, reducing structural costs, HVAC capacity requirements, and operational energy consumption.

Desirable Adjacencies
Strategic adjacencies support operational efficiency while maintaining necessary separations:

- Exemption (n) - security or safety of persons or buildings t
- Attorney conference rooms distribute throughout courtroom floors for convenient access and sharing across proceedings
- Witness and victim waiting areas separate from general public waiting to prevent unwanted encounters
- Grand Jury spaces pair with District Attorney's suite for seamless service and coordination
- Juvenile and Adult Court Clinics position for convenient courtroom access while maintaining separation from other general functions
- Ground-floor public services cluster near main entrance, minimizing the need for vertical circulation for most visitors

These relationships reduce travel time, eliminate circulation conflicts, and allow each function to operate efficiently within its zone.



VERTICAL STACKING OF MAJOR BUILDING COMPONENTS

Below Grade - Secure Operations

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

Ground Floor - Public Interface

High-traffic public services, including Jury Pool, District Court Arraignment Courtroom, District court Clerk's Office and Probation Department, and Security Support. Most visitors complete transactions on this floor. Back-of-house functions—building maintenance, systems, and loading dock—are positioned to efficiently serve upper levels.

Floor 2 - Departmental Services

Juvenile, Superior Court, and Probate/Family Court Probation departments, plus Registry of Probate, Registry of Deeds, Court Service Center, Law Library, and Juvenile Court Clerks. Exemption (n) - security or safety of persons or buildings . A dedicated outdoor terrace is accessible to public users through common circulation.

Floor 3 - Court Support Services

Superior and Housing Court Clerk areas, as well as Housing Specialists. This completes the lower-level high-traffic group where public service counters cluster near the entrance. A dedicated outdoor terrace is accessible to staff only through restricted circulation.

Floors 4-11 - Courtroom Levels

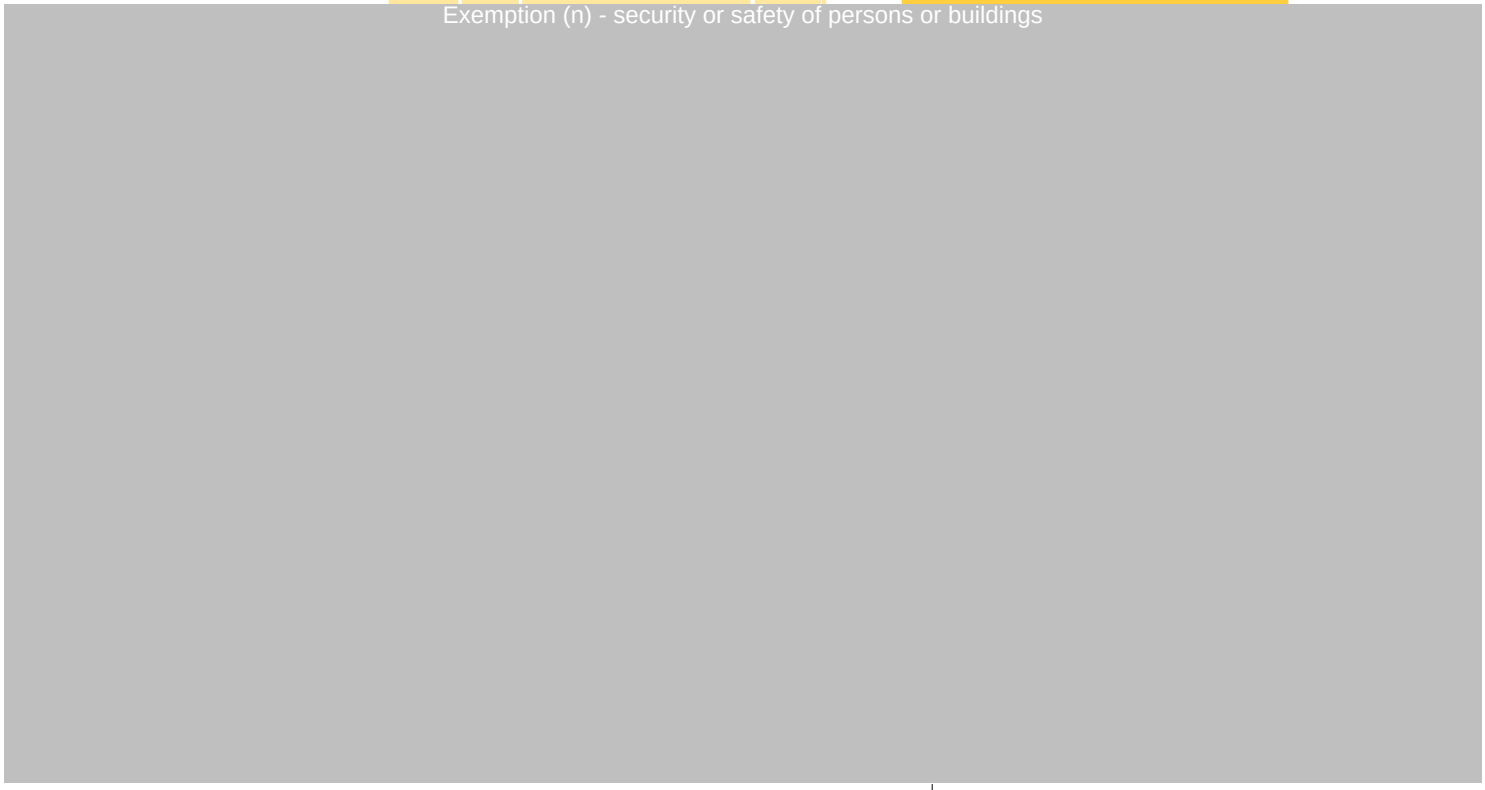
Exemption (n) - security or safety of persons or buildings

- **Floor 4:** Housing Courtrooms with access to Interpreter Services
- **Floor 5:** Juvenile Courtrooms on dedicated floor, alongside the Juvenile Court Clinic
- **Floor 6:** Probate and Family courtrooms, alongside the Adult Court Clinic
- **Floor 7:** Probate and Family courtrooms, adjacent to Staff Support and Bar Association areas
- **Floor 8:** District Court courtrooms, alongside the Superior Court Legal Research spaces
- **Floor 9:** District Court courtrooms, sharing adjacencies with Grand Jury spaces and the District Attorney's suite
- **Floors 10-11:** Superior Court courtrooms

Floor 12 - Judicial Lobbies

Exemption (n) - security or safety of persons or buildings reserving lower floors—with taller floor-to-floors—for high-volume operations.

PROGRAMMING AND DESIGN METHODOLOGY

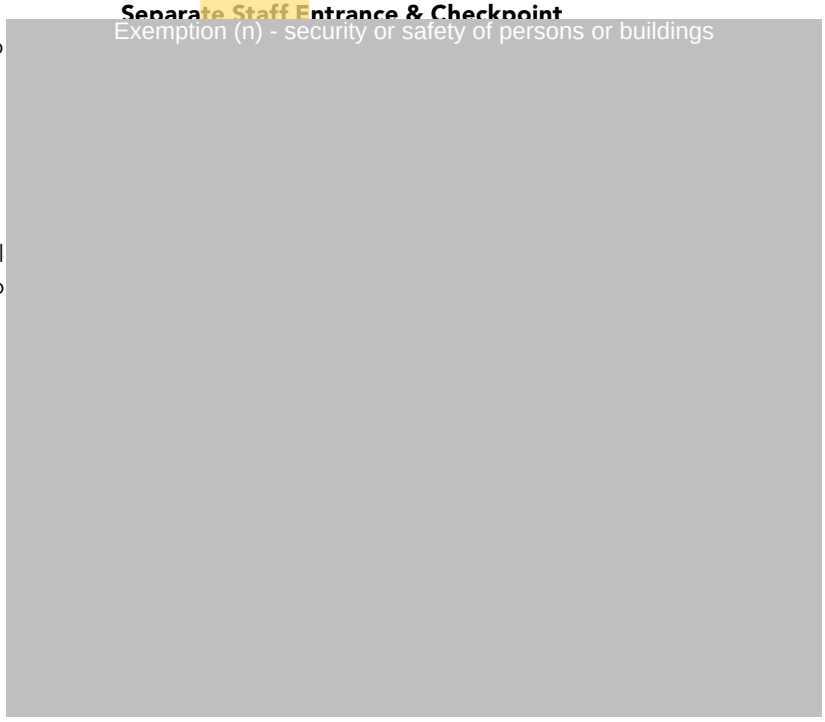


CLARITY OF DESIGN AND CIRCULATION

Arrival Experience
The courthouse guides visitors intuitively from arrival to destination. The main entrance at the building corner features a prominent portal. Upon entering, visitors immediately see the security checkpoint ahead, inform desk to the left, and the main corridor beyond.

After security, an ample lobby with an axial corridor extends the building's length. Public elevators are visibl at center, marked by distinctive features. Courtroom do appear consistently on all floors with clear numbering and recognizable signage. Clerk's offices occupy prominent suites immediately visible past security.

Separate Staff Entrance & Checkpoint



PUBLIC CIRCULATION
RESTRICTED CIRCULATION
SECURE CIRCULATION



Three Independent Circulation Systems

Public circulation follows the perimeter with natural light and clear sightlines, served by 8 elevators and 4 stairs with segregated paths. Exemption (n) - security or safety of persons or buildings

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Intuitive Navigation

Visitors face minimal decisions: which elevator to use (all serve all floors). Upon exiting, courtrooms are visible in both directions with clear numbers, consistently stacked for intuitive orientation. Emergency exits at building corners are clearly marked and sized to evacuate all occupants within effective timeframes. The architecture itself provides wayfinding through spatial organization.

PROGRAMMING AND DESIGN METHODOLOGY



Building Module and Column Spacing
The building is designed from the inside out, with courtrooms establishing the structural rhythm and grid. Column spacing and the building module derive directly from optimal courtroom dimensions, ensuring the structure serves the building's primary function rather than forcing courtrooms to adapt to an arbitrary grid. This courtroom-driven grid extends vertically through all floors, enabling identical stacking that reduces structural complexity and construction costs while maintaining functional clarity.

Structural modules align with facade and interior design grids to ensure consistency across the design. Modulation is key to efficiency, creating a unified system where structure, envelope, and interiors work in coordination rather than conflict. This integrated approach eliminates the costly misalignments common in buildings where architectural, structural, and interior systems operate independently, resulting in cleaner details, reduced material waste, and streamlined construction.

Daylight
Daylighting directly impacts user experience, energy performance, and civic character. Natural light paired with artificial lighting ensures accurate color rendering influencing proceedings quality. The majority of regularly occupied spaces—including courtrooms, jury deliberation rooms, judicial lobbies, and public waiting areas—have daylight access.

Courtrooms receive daylight directly through perimeter glazing or indirectly through internal corridors. Public circulation features generous glazing bringing daylight deep into the facility and providing exterior views. The main lobby creates a light-filled civic arrival.

Automated shading systems control glare and light intensity while preventing heat gain. Courtroom layouts position jury boxes away from direct sunlight. Daylight enters from behind the judge through interior glazing, eliminating glare while providing balanced illumination.

Jury deliberation rooms include windows for daylight and views. This connection to natural cycles supports well-being, reduces artificial lighting dependence, and reinforces the courthouse's accessible public character.

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



Multnomah County Central Courthouse, Portland, OR



Prince Jonah Kuhio Kalanianaole Federal Building and U.S. Courthouse, Honolulu, HI

Future Flexibility

The courthouse anticipates decades of use in unpredictable contexts. A consistent column grid across courtroom floors creates repetitive bays that can be subdivided or reconfigured without structural modifications. Floor-to-floor heights accommodate potential infrastructure modifications without reducing finished ceiling heights.

Staff and support spaces on floors 4 and 7 allow for future conversion to two additional courtrooms. Courtrooms use universal design frameworks to accommodate evolving case types and settings. All millwork is designed with accessible backs, allowing room for equipment upgrades without casework replacement.

Rather than attempting to predict future needs, the design creates an adaptable framework that ensures this courthouse serves justice delivery for generations.

Acoustics

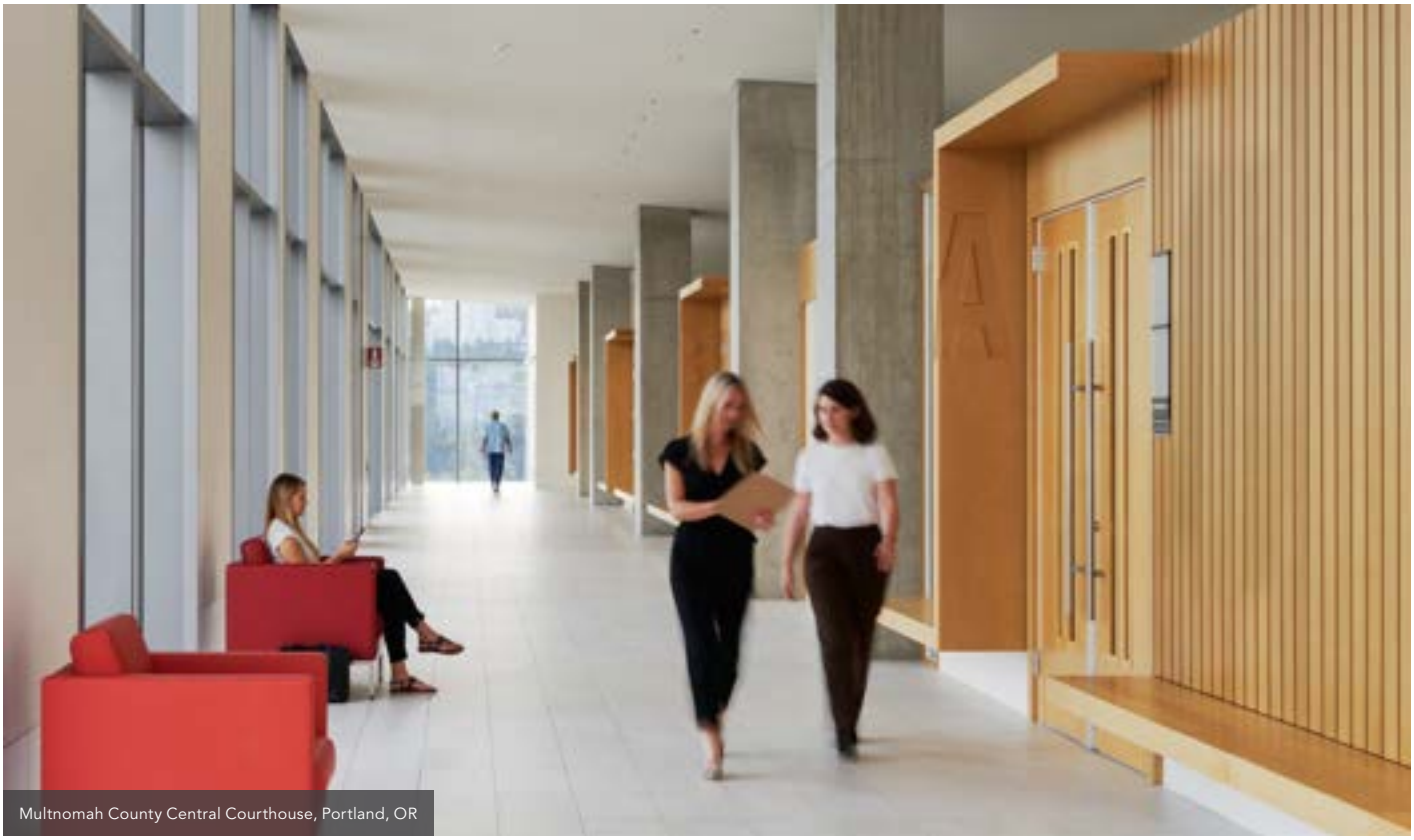
Acoustic planning protects judicial proceedings through strategic spatial organization and construction detailing. Courtrooms occupy floors 4-11, positioned above public service areas and separated from ground-floor jury pools and high-traffic lobbies. Mechanical core placement buffers courtrooms from elevator and stair noise.

Courtroom walls extend full-height through ceiling plenums to structural decks above, eliminating sound travel through shared spaces. Jury deliberation rooms avoid sharing walls with public spaces and other deliberation rooms, ensuring confidential discussions remain private.

Structural floor slabs provide mass blocking sound transmission between stacked courtrooms. Mechanical equipment rooms concentrate in the core, isolating vibration and noise from occupied spaces. Mechanical distribution systems prevent disruptive air rush during proceedings.

Courtroom interiors use sound-absorbing materials strategically, controlling echo for speech clarity while preserving acoustic formality. Whispered sidebar conversations remain private and testimony is clearly heard without amplification strain.

UNIVERSAL AND INCLUSIVE DESIGN



Multnomah County Central Courthouse, Portland, OR

OUR APPROACH

Universal design in courthouses addresses a fundamental question: can every person who walks through these doors participate fully in their own legal proceedings? People arrive during pivotal moments—defending rights, seeking remedies, serving on juries, or representing themselves without attorneys. The building should not create obstacles. This courthouse ensures that regardless of ability, age, language, or cognitive differences, everyone can engage effectively when justice demands it.

Our Approach: Core Principles for Inclusive Environments
The courthouse embraces universal design principles that ensure voice, respect, and neutrality for all users, aligning with DCAMM's framework for buildings usable by the widest range of people without special accommodations.

- **Dignity in Design:** Accessibility seamlessly integrated into primary paths, avoiding segregation or stigmatization. Respectful communication invites voice and demonstrates neutrality in serving all community members.
- **Equitable Use:** Design provides the same means of use for all—identical whenever possible, equivalent when not—avoiding segregation or stigmatization.
- **Flexibility in Use:** Accommodates diverse preferences and abilities through choice in methods of use and adaptability to different paces and capabilities.
- **Simple and Intuitive:** Easy to understand regardless of experience, knowledge, language, or cognitive level.
- **Perceptible Information:** Communicates effectively regardless of sensory abilities using multiple modes—pictorial, verbal, tactile.
- **Tolerance for Error:** Minimizes hazards from accidental actions through strategic arrangement and fail-safe features.
- **Appropriate Cognitive Load:** Manages information complexity during stressful proceedings, presenting information in digestible portions.

IMPLEMENTATION STRATEGIES

1) Low Effort Physical Access

Exterior Environment and Approach

- Accessible parking and drop-off zones located as close as possible to main entrances
- Weather-protected approach areas with seamless transitions from parking to building entry
- Clear wayfinding from site arrival to primary building entrance

Horizontal Circulation

- Automatic doors and step-free pathways throughout public circulation routes
- Wide corridors accommodating wheelchairs, walkers, strollers, and service animals
- Seamless transitions at doorway thresholds, floor elevation changes, and navigation decision points

Vertical Circulation

- Centrally located elevators with clear signage minimizing travel distances
- Gradual ramps with handrails on both sides where grade changes occur
- Stairs with tactile warning strips and extended handrails at top and bottom

Internal Environment and Services

- Strategic seating placement with varied heights and armrests in waiting areas and along circulation paths
- Clear sightlines to key destinations including courtrooms, clerk's office, and information desks
- Rest areas and designated seating near high-traffic destinations for those with limited mobility capabilities

Sanitary Areas and Public Transaction Points

- Accessible restrooms with appropriate fixture heights and clearances
- Service counters, information desks, and cashier windows with lowered sections and adequate knee clearance
- Transaction areas designed for individuals of all heights and body shapes

2) Intuitive Wayfinding

- Clear directories at eye level upon entry using consistent fonts, colors, and visual hierarchy
- Multi-modal navigation combining visual signage, tactile maps, symbols, auditory cues, and color-coding that accounts for color blindness
- Directional systems in multiple languages with plain language room identification

3) Information Clarity

- Plain language across all public materials and signage
- Multiple communication modes including pictorial, verbal, and tactile information appropriate to diverse literacy levels
- Posted information about procedures, expectations, and resources in strategic waiting areas

4) Assistive Technology

- Audio and visual equipment in all courtrooms and public spaces available at no cost
- Web-based case information systems accessible to all users
- Assistive listening devices and interpretation services clearly identified and readily available



Travis County Courthouse, Austin, TX

HEALTH AND WELLNESS IN COURTHOUSE DESIGN



Charles R. Jonas Federal Courthouse, Charlotte, NC

OUR APPROACH

The judicial workforce forms the backbone of our justice system's success. However, courthouses present unique challenges as high-stress environments for both the public and staff. Rising caseloads, shrinking workforces, and increasingly complex cases demand facilities that prioritize clarity, dignity, and safety while maintaining public trust.

As public expectations for expedient access to justice and enhanced user experiences reach all-time highs, courthouse design must evolve to meet these demands. The performance of judicial staff directly correlates with how well facilities accommodate their needs, improve efficiency, and provide flexibility throughout the building's lifecycle.

A Commitment to Holistic Wellbeing
Our approach to human health and performance in the courthouse addresses two critical dimensions:

- **Physical Wellbeing** encompasses elements that enhance the physical and sensory experience, creating environments that support the body's natural needs and rhythms.
- **Mental Wellbeing** addresses the psychological demands of courthouse work through strategies that enhance focus, honor personal needs, and foster supportive relationships among staff and the broader court community.

To deliver on this vision, we have structured our wellness approach around seven integrated categories—from environmental fundamentals to social connection—each essential to courthouse performance and occupant wellbeing.

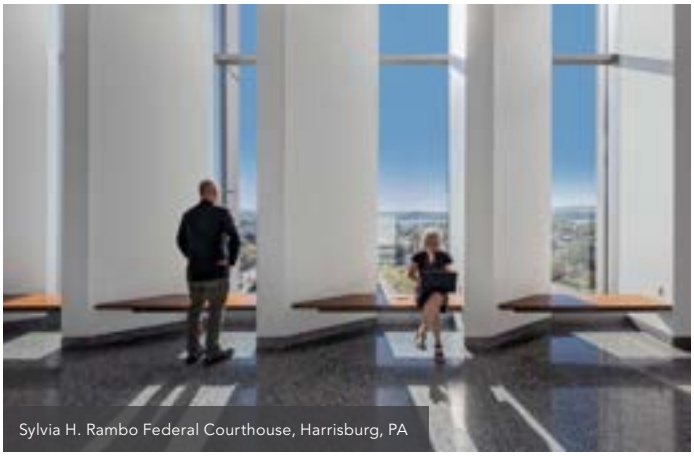
IMPLEMENTATION STRATEGIES

Mind
Recognizing the courthouse's role in often-difficult moments, the design addresses mental health and cognitive performance through multiple strategies:

- **Nature Connection:** Biophilic elements reduce stress and support psychological recovery throughout the facility. Distinct viewpoints connect occupants to local city features, grounding the courthouse in its urban context and providing visual respite.
- **Stress Management:** The courthouse provides both low-stimulation and active environments interspersed throughout the building. Low-stimulation spaces designed for focus and recovery feature visual and auditory privacy, areas of refuge, low-intensity colors, smooth materials, restorative elements, and intimate scale. Active spaces supporting energy and collaboration incorporate engaging design elements, varied colors, diverse textures, and open spatial layouts.
- **Place Connection:** The project creates a new judicial heart downtown, connecting the campus through seamless pedestrian experiences that integrate the courthouse into the broader civic fabric. Potential opportunities for local art, educational displays, and memorials connect occupants to community history and values.
- **Trauma-Informed Design:** Each person's response to trauma is different, making choice essential throughout the courthouse experience. The design accommodates varying needs through separate waiting areas for victims and at-risk individuals, along with family and maternal support spaces that allow people to comingle or separate at different stages.
- **Neurodiversity:** Multi-sensory design elements accommodate diverse processing needs throughout the facility. These strategies allow individuals to manage their sensory exposure and support varied cognitive styles and preferences.
- **Universal Design:** The courthouse is designed to be not only accessible but usable for everyone. Universal design strategies address the full spectrum of user challenges including vision, mobility, cognitive impairments, and age-related needs from young children to elderly populations. Features include step-free access, intuitive wayfinding, assistive technology, and clear safety routes.

Sound
Sound isolation and strategic separation of sensitive areas create appropriate acoustic environments that protect privacy and confidentiality—essential in legal settings. Absorptive materials enhance speech intelligibility, critical in courts where audio recordings serve as the official record and technology failures can compromise justice. Isolation from vibration noise ensures distraction-free environments for concentration and deliberation. Acoustic controls enable individuals to manage their sensory exposure throughout the facility, supporting both collaborative work and focused tasks.


Will County Courthouse, Joliet, IL


Sylvia H. Rambo Federal Courthouse, Harrisburg, PA

HEALTH AND WELLNESS IN COURTHOUSE DESIGN

Air
The courthouse implements comprehensive ventilation, filtration, and air quality monitoring to ensure optimal respiratory health and cognitive performance. Enhanced filtering and proactive monitoring provide mold and disease prevention. Material selections prioritize low volatile organic compound (VOC) emissions to protect indoor air quality. Contact reduction strategies include touchless fixtures and easily cleanable finishes.

Thermal Comfort

Climate control systems maintain comfortable temperatures throughout varied courthouse functions and occupancy patterns. Thermal zoning accommodates different programmatic needs, while humidity control ensures year-round comfort. Access to comfortable outdoor spaces provides respite and connection to nature.

Materials
Material selections prioritize local and recycled content with natural materials incorporated throughout. All finishes are durable, comfortable, and authentic, protecting environmental and human health. Clean, calm textural experiences create welcoming environments supporting diverse sensory needs. Comprehensive waste management systems support recycling and responsible disposal.

Light
Natural light reaches regularly occupied spaces throughout the facility, with careful attention to gradation based on time of day, orientation, and glazing specifications. Visual balance is achieved through daylight controls and artificial lighting systems that adjust color temperature and utilize indirect lighting strategies. Strategic lighting throughout the facility enhances clear sightlines and increases feelings of security.

Community
The courthouse strengthens its role as a community anchor through spaces and programs that serve both internal and external needs:

- **Support Spaces:** Distributed restrooms and conference rooms with accessible fixtures, dedicated wellness rooms, and private lactation facilities ensure all staff needs are met with dignity.
- **Nourishment:** Well-equipped lunchrooms support healthy eating habits and community building among staff.
- **Movement:** Outdoor relaxation spaces and opportunities for ergonomic furniture with adjustable tables encourage physical activity and reduce sedentary behavior.
- **Inclusive Engagement:** The project accommodates stakeholder participation by addressing barriers including cultural norms, literacy levels, language differences, and disabilities through thoughtful wayfinding and sign strategies.
- **Emergency Preparedness:** Strategically located AEDs and emergency kits ensure readiness throughout the facility, supporting rapid response to medical incidents.


Broward County Civil and Family Court, Fort Lauderdale, FL


Will County Courthouse, Joliet, IL

SECURITY



Johnson County Courthouse, Olathe, KS

The security design for the Springfield Justice Center is grounded in DCAMM's courthouse standards and delivered as part of this proposal. The design will emphasize secure circulation for detainees, staff, and the public. Exemption (n) - security or safety of persons or buildings

CBT will include a dedicated security design consultant who will work closely with the design team and DCAMM to ensure this project meets all specified requirements while aligning with top industry standards. Additionally, the design team will work closely with the Springfield Justice Center operations team to ensure the security design aligns with their established protocols and staffing levels. This collaboration ensures that the facility's security infrastructure is both operationally sound and future-ready.



Will County Courthouse, Joliet, IL

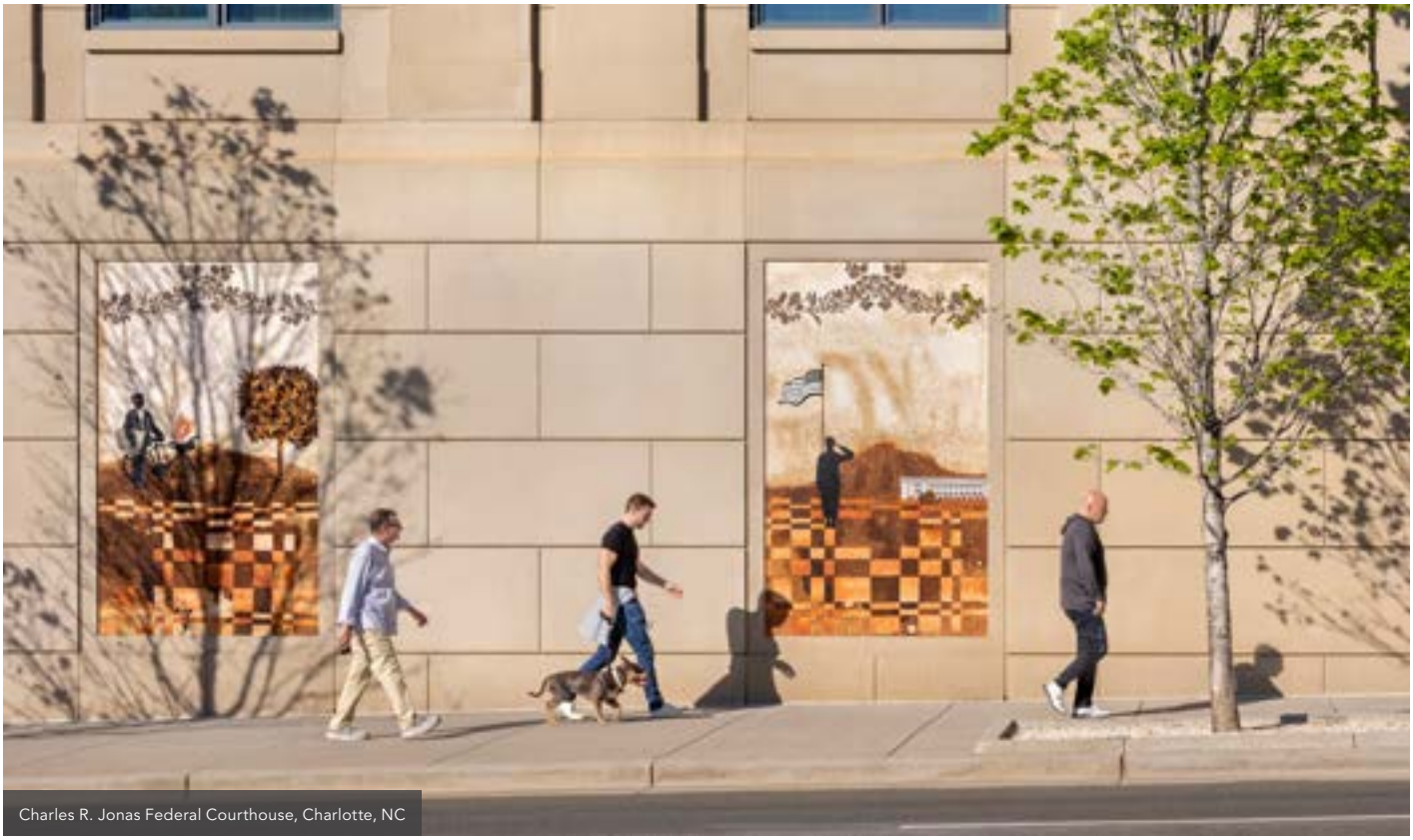


Cantonsville District Courthouse, Cantonsville, MD



Multnomah County Central Courthouse, Portland, OR

OPPORTUNITIES FOR LOCAL ART, COMMEMORATIVE SPACES, AND CULTURAL PROGRAMMING



Charles R. Jonas Federal Courthouse, Charlotte, NC

ART IN ARCHITECTURE

An art program has the ability to transform the courthouse from a functional institution into a civic landmark that reflects community identity and values. Through visual art, the building can celebrate local history, honor cultural heritage, and acknowledge the diverse communities that have shaped the region.

By commissioning local and regional artists, the program can invest directly in the creative economy while preserving stories and traditions for future generations. In a space where many experience stress and uncertainty, art can humanize the environment, offering visual respite and communicating in a universal language that transcends literacy and legal complexity.

Our approach: Integrated Opportunities for Art
The project has created intentional spaces and opportunities for art integration, if desired:

- **Entry sequences and circulation paths** that can feature large-scale installations and wayfinding artwork
- **Open gathering spaces** including lobbies, waiting areas, and assembly rooms with potential for dedicated display zones
- **Flexible public spaces** that allow for rotating exhibitions celebrating local artists and community history
- **Exterior plazas and outdoor spaces** with infrastructure to support sculptures and public art
- **Material selections and finishes** coordinated to complement and enhance future artwork
- **Lighting systems** designed with adjustable fixtures to properly illuminate artwork

STAKEHOLDER ENGAGEMENT







BUILDING CONSENSUS THROUGH COLLABORATION

Court projects bring together a diverse array of stakeholders from both public and private sectors—judges, court administrators, clerks, security personnel, attorneys, jurors, media representatives, government agencies, and the public—each with distinct objectives and operational requirements that must be balanced within the constraints of budget, schedule, and regulatory requirements. As cornerstones of our justice system, courts carry an inherent responsibility to represent and serve the public interest, making public engagement and stakeholder buy-in essential to project success and timely delivery. When stakeholders understand project goals and see their concerns reflected in design decisions, they become advocates rather than obstacles, minimizing delays and ensuring that the completed facility truly meets the needs of all who depend on it.

Our Approach: Expertise in Process Leadership
Our team brings extensive expertise not only in managing the technical aspects of courthouse design but also in leading the engagement process itself. We understand that successful court projects require more than architectural skill—they demand strategic facilitation, clear communication, and proactive risk management. Our approach centers on identifying key discussions and decision points early in the project timeline, ensuring that the right stakeholders are engaged at the right moments. We communicate expectations, progress, and outcomes clearly to all parties, creating transparency that builds trust and maintains momentum. By anticipating potential conflicts and addressing concerns before they escalate, we manage risk effectively and keep justice projects on track toward successful completion.

IMPLEMENTATION STRATEGIES

We will employ strategic engagement opportunities involving stakeholders meaningfully at every phase:

- **Courthouse Tours with Key Stakeholders** will provide firsthand experience of existing facilities, allowing participants to identify operational challenges, observe workflows, and articulate needs based on real conditions, establishing a common reference point for discussions.
- **Visioning Sessions** bring stakeholders together to establish shared goals, articulate values, and define success criteria for the project. These collaborative workshops ensure alignment on fundamental principles before design work begins in earnest.
- **Programming Validation Interviews** offer targeted opportunities to verify space requirements, adjacencies, and functional relationships with stakeholder groups. These conversations ensure technical programming accurately reflects operational realities.
- **Design Workshops and Reviews** engage stakeholders actively in the design process through iterative work sessions where concepts are developed, refined, and evaluated collaboratively. These interactive forums transform stakeholders from reviewers into co-creators.
- **Design Presentations and Live Demonstrations** communicate spatial concepts through visual media and models, making architectural ideas accessible and inviting feedback.
- **Material Selection Sessions** allow stakeholders to evaluate finish materials, furnishings, and equipment options in person, ensuring that aesthetic and performance characteristics align with expectations and budgets. These tangible experiences prevent misunderstandings and buyer's remorse.
- **Courtroom and Enclosure Mockups** provide full-scale, three-dimensional experiences of critical spaces before construction begins. By physically occupying and testing these mockups, stakeholders can validate sightlines, spatial conditions, security protocols, and operational workflows, identifying necessary adjustments while changes remain cost-effective.
- **Milestone Deliverable Review Sessions** mark key decision points in the project schedule, providing structured opportunities for stakeholder groups to review drawings, specifications, and supporting documentation. These formal reviews ensure that all parties remain informed and aligned as the project advances.
- **Comment Resolution Meetings** close the feedback loop by addressing stakeholder input systematically and transparently. These sessions document how comments were incorporated, explain constraints preventing changes, and ensure all voices are represented. This accountability reinforces that stakeholder participation directly shapes project outcomes and decisions at major project delivery milestones.





HYM DAVENPORT