

STEP INSIDE —
SCAN TO VIEW
OUR SPRINGFIELD
REGIONAL
JUSTICE CENTER
PROPOSAL VIDEO

MONARCH
ENTERPRISES

FINEGOLD
ALEXANDER
ARCHITECTS

FONTAINE
+DIMEO

Westmass

SPRINGFIELD REGIONAL JUSTICE CENTER PROJECT

PROJECT NUMBER: 202410900

RFP RESPONSE | 10/16/2025

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ACKNOWLEDGEMENTS

COMMONWEALTH OF MASSACHUSETTS

Executive Office of Administration and Finance
Division of Capital Asset Management and Maintenance (DCAMM)

DCAMM Office of Planning, Design and Construction

Adam Baacke	Commissioner
Peter Brigham	Deputy Commissioner, Planning
Elizabeth Isenstein	Deputy Commissioner, Facilities Management & Decarbonization
Jay Mitchell	Deputy Commissioner, Design and Construction
Stephen O'Connor	Director, Design and Construction
Susan Ruch	Director of Environmental Services
Sean Foley	Director of Facility Resources
Fred Manigat	Director of Property Operations
Krista Lillis	Director of Energy and Sustainability

Executive Office of the Trial Courts (EOTC)

Hon. Heidi E. Brieger	Chief Justice of the Trial Court
Thomas G. Ambrosino	Court Administrator
James Millins	Director, Facilities Management & Capital Planning

PROPOSER

Paul Picknelly	President, State Street 55, LLC
Paul Marcelina	Executive Vice President, State Street 55, LLC

PROPERTY MANAGEMENT

Jeff Daley	President, CEO, Westmass Area Development Corporation

TEAM

Design Team

Architect	**Finegold Alexander Architects - WBE** Jeff Garriga, AIA, NCARB, LEED AP, MCPPO, Principal Tony Hsiao, AIA LEED AP, Director of Design, Principal Clair Colburn, AIA, LFA, LEED AP BD+C, Associate Principal Megan Y. Carriere, AIA, NCARB, CPHC®, LEED Green Associate, CDT, Associate Özge Diler Himes, AIA, Design Manager Associate
Acoustic Engineer/ Audiovisual	**Cavanaugh Tocci Associates** Aaron M. Farbo, Principal Consultant Alex Bagnall, Principal Consultant
Building Code	**Jensen Hughes Associates** Steven Knott, Jr., Project Manager, Fire Projection Engineer Derek W. Snow, PE, Senior Fire Protection Engineer
Civil Engineer	**Fuss & O'Neil** Daniel Delany, PE, Vice President, Civil Engineer
Envelope Consultant	**Thornton Tomasetti** Daniel P. Clark, Vice President
Interior Design & Signage	**Arrowstreet** Lauren Haggerty, Director of Experience Design Donald Suthard, Senior Experience Designer Pearl Pyo, NCIDQ, LEED AP, Director of Interior Design
Landscape Architect	**Fuss and O'Neil** Emily Wright, RLA, Landscape Architect
Lighting Designer	**Sladen Feinstein Integrated Lighting** Reiko Kagawa, CLD, LC, IALD, LEED, WELL, AP, Principal Carol Williams, Associate

ACKNOWLEDGEMENTS (CONTINUED)

MEP/FP/FA Engineer	**ARUP** Mark Walsh-Cooke, PE, Principal, Mechanical Engineer Hilary Williams, PE, Associate, Mechanical Engineer Matt Johann, PE, Associate Principal, Fire Engineer Matt Chan, PE, Associate, Electrical Engineer
Structural/Parking Garage/Sustainability/ LEED	**Thornton Tomasetti** Brent G. Vollenweider, PE, LEED AP, Senior Principal, Structural Rebecca Rahmlow, AIA, LEED AP, CPHS, ENV SP, LFA, FITWEL, Vice President, Sustainability
Structural Engineer	**RSE Associates, Inc.** Sofya Auren, PE, Principal
Traffic Engineer	**Fuss & O'Neil** Nicholas Lapointe, PE, Associate
Wind Engineer	**RWDI** Aimee Smith, ME, PE, Principal, Technical Director Peter Soligo, PE, Associate

Construction

Construction Manager	**Fontaine + Dimeo Joint Venture** Dave Fontaine, Jr., Chief Executive Officer, LEED AP, BD+C Jason Boudreau, Project Executive, LEED AP Mike Sarnelli, Superintendent Steve Rutledge, CEO Blair Oliver, LEAN, Client Executive Frank Reynolds, LEED Green Associate, CPHB®, Vice President of Strategic Pursuits Matthew Blakeman, Estimator

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EXECUTIVE OVERVIEW

For more than two centuries, **Springfield's Court Square** has been the civic and legal heart of Western Massachusetts.

The proposed **Springfield Regional Justice Center at 55 State Street** continues that legacy—keeping the Commonwealth's courts, professionals, and public services within the city's historic core while introducing a new model for **sustainable, inclusive, and future-ready public infrastructure.**

State Street 55 LLC, an affiliate of **Monarch Enterprises**, in partnership with **Westmass Development, Finegold Alexander Architects**, and the **Fontaine + Dimeo** construction team, offers the Commonwealth the **most experienced courthouse delivery team in Massachusetts**—rooted right here in Western Massachusetts and proven statewide.

Monarch Enterprises currently owns and operates the **Westfield District Courthouse**, an A-rated facility during COVID that demonstrates our long-term stewardship and trusted relationship with DCAMM.

Westmass Development adds over fifty years of large-scale civic and institutional development across the region.

Fontaine Bros., headquartered in Springfield, has built nearly every major civic landmark in the downtown core and is proud to continue their partnership with **Dimeo Construction**, the Commonwealth's premier builder of Courthouse facilities.

Together, this team delivers **certainty of cost, schedule, and performance unmatched by any other proposal.**












KEY ADVANTAGES

BEST SITE

Keeps the courthouse in the civic and legal center of Springfield, eliminating transition costs, preserving downtown vitality, and guaranteeing an uninterrupted continuum of justice for Western Massachusetts.

MOST EXPERIENCED TEAM

Brings courthouse-operations expertise from several of the most significant courthouses in the Commonwealth over the past two decades—including the nation's first LEED Platinum state courthouse in Lowell—each delivered on schedule, within budget, and in full alignment with DCAMM's decarbonization and equity mandates.

NO DOWNSIDE TO THE CITY

Strengthens downtown commerce, sustains small businesses, and avoids disruption to Springfield's existing legal and service ecosystem.

NEW CIVIC LANDMARK

A transparent, welcoming design that reduces visitor stress, harmonizes with its neighborhood, and establishes an enduring symbol of civic pride.

CERTAINTY OF DELIVERY

The 55 State Street property is free of historic restrictions, and supported by existing infrastructure and adjacent staging areas—allowing a safe, efficient, low-impact build.

UNIQUE FINANCING & OWNERSHIP MODEL

A public-interest partnership that aligns long-term costs with public value. Rent payments can be reduced through refinancing. Long term savings from operational efficiencies can be reinvested into community improvements.

LOCAL VISION

Western Massachusetts leadership ensures that investment, jobs, and accountability remain local.

The new courthouse will become a cornerstone of Springfield's revitalization—a visible commitment to fairness, progress, and community confidence, with no negative impacts on the City or its businesses.

THE VISION FOR 55 STATE STREET

For generations, Court Square has anchored Springfield's civic and legal life.

The new Springfield Regional Justice Center keeps justice where it belongs—at the center of public life—while redefining what a 21st-century courthouse can be.

The site is infrastructure-ready, and transit-connected. Bus lines, ValleyBike stations, and Union Station, less than a ten-minute walk away, ensure accessible, sustainable mobility for staff, jurors, and visitors.

Locating the courthouse at 55 State Street eliminates costly relocation, preserves operational continuity, and sustains the daily foot traffic that supports Springfield's cafés, notaries, and law offices.

To realize this vision, Monarch Enterprises has assembled the Commonwealth's most proven courthouse and major-project delivery team:

MONARCH ENTERPRISES

Led by Principal Paul Picknelly – one of Springfield's most experienced developers and local partner to MGM in the $1B redevelopment of 14.5 acres over 3 city blocks directly adjacent to the proposed site and existing courthouse property.

FINEGOLD ALEXANDER ARCHITECTS

Designers of Lowell, Salem, Fall River, and Framingham courthouses.

FONTAINE + DIMEO

Builders of more than $2 billion in public projects delivered without delay including local Springfield landmarks and the Brooke (Boston) Lowell, Fall River, and Framingham courthouses.

WESTMASS DEVELOPMENT

Western Massachusetts' most experienced public-private developer with deep local partnerships and technical capacity.

This is not a speculative idea—it is a **shovel-ready, fully-vetted project** built on trusted partnerships and a flawless record of courthouse delivery.

The Justice Center honors Springfield's heritage, advances the Commonwealth's sustainability goals, and stands as a civic landmark embodying transparency, equity, and permanence.









LOWELL JUSTICE CENTER
LOWELL, MA



FALL RIVER JUSTICE CENTER
FALL RIVER, MA



BROOKE COURTHOUSE
BOSTON, MA

CERTAINTY & READINESS

55 State Street offers the Commonwealth the rarest asset in public construction: **complete certainty**.

The property is free of historic restrictions, and supported by existing utilities and fiber infrastructure.

Monarch's ownership of nearby land on **Hall of Fame Avenue** provides dedicated areas for contractor parking, materials staging, and logistics—ensuring a low-impact, high-efficiency build.

There are **no zoning unknowns, no easement complications, and no speculative timelines**. The Commonwealth can move from authorization to design completion and groundbreaking **without delay.**

The **Fontaine + Dimeo** team brings over **$2 billion** in public projects delivered **without delay headlines**. Their disciplined methodology ensures cost control, transparent reporting, and predictable outcomes.

Finegold Alexander's courthouse portfolio guarantees that every user group—judges, jurors, staff, and the public—has its needs met through design, not compromise.

PROJECTED MILESTONES

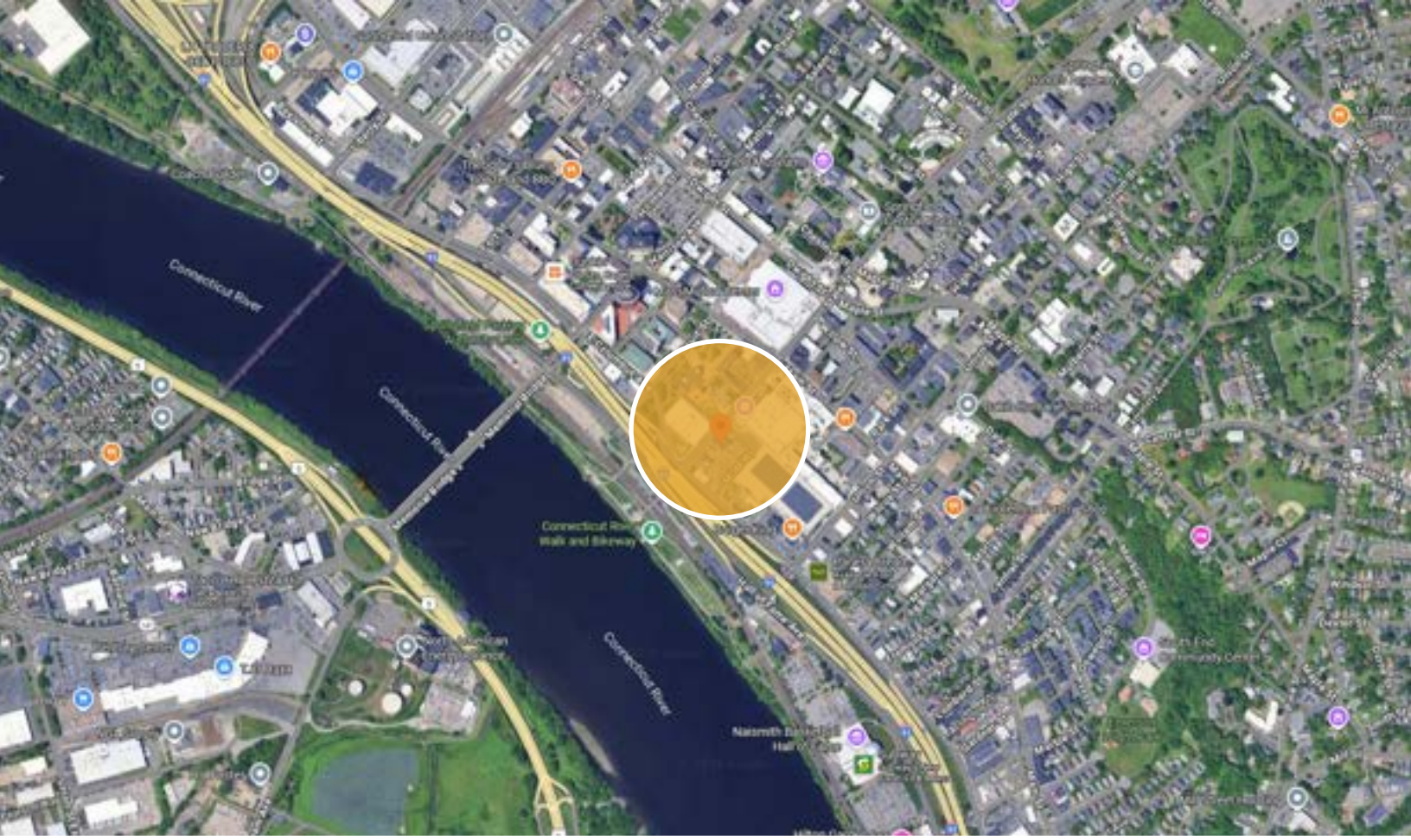
Groundbreaking: Winter 2026 / Spring 2027

Substantial Completion: Spring 2030

Occupancy: Summer 2030

Fontaine + Dimeo's validated cost model, prepared in CSI and UniFormat, benchmarks favorably against DCAMM's recent courthouses in Lowell, Salem, and Framingham.

For the Commonwealth, this means a project free of surprises—financially, technically, and politically.



CIVIC CONTINUITY & LOCAL IMPACT

Keeping the courthouse downtown sustains not just history but Springfield's civic life and centuries of investment by small businesses and property owners.

Each day, hundreds of residents, attorneys, and jurors support the cafés, print shops, and small businesses surrounding the current courthouse. Relocating these courts would fracture that network; **staying at 55 State Street strengthens it**.

Economically, the project will inject **hundreds of millions** into the regional economy, supporting 1,200 construction jobs and generating **sizable recurring annual activity in the surrounding city blocks**.

Through partnerships with local trade unions, minority- and women-owned businesses, and **Putnam Vocational Technical Academy**, the project will exceed DCAMM participation goals and expand training pipelines for the next generation of skilled tradespeople.

For **Monarch Enterprises** and **Westmass Development**, both headquartered in Western Massachusetts, this is not an outside venture—it is home. Keeping public investment local keeps **accountability local**. When challenges arise, the decision-makers are not across the state—they're **in the building next door**. Westmass and Monarch stand ready to assist with any challenges, including the eventual demolition and redevelopment of the existing courthouse structures.

LOCAL BUSINESES

Aztec Office & Notary

Berkshire Bank

Bacon Wilson

Central Barbershop

Coffee Roaster Café

Charlene's Boutique

Courthouse Café

Nosh Restaurant & Café

Skol Karibe Restaurant

Student Prince



DESIGN FOR DIGNITY & THE FUTURE

The Springfield Regional Justice Center is designed not to dominate but to belong.

Finegold Alexander's concept envisions a transparent, light-filled civic beacon on State Street, where natural light helps to create a sense of calm. Limestone and glass form a disciplined façade that honors Springfield's architectural heritage while signaling a new era of sustainable civic design.

The program reflects decades of Massachusetts Trial Court experience:

- Court Service Center visible from the main entry for immediate public access;
- District Arraignment Courtroom—the highest-volume space—positioned in clear view of entry with intuitive wayfinding via communicating stair and elevators;
- Exemption (n) - security or safety of persons or buildings .

Public lobbies filled with daylight and views of the Connecticut River provide a calm, dignified experience for all.

Visible from Interstate 91, the Justice Center will stand as an enduring symbol of transparency and civic progress—a defining addition to Springfield's skyline.

Planned as one of the Commonwealth's first all-electric, net-zero-ready courthouse, the project targets LEED Silver certification in alignment with Executive Orders 594 and 600.

A high-performance envelope, air-source heat pumps, energy-recovery ventilation, and rooftop photovoltaics eliminate on-site fossil-fuel use while ensuring long-term reliability and resiliency.

Every element—light, texture, sound, and sequence—reinforces one premise: justice begins with dignity.

MONARCH ENTERPRISES

FINEGOLD ALEXANDER ARCHITECTS | FONTAINE + DIMEO | Westmass

PARTNERSHIP & STEWARDSHIP

Monarch Enterprises' mission is **stewardship**—developing and maintaining facilities that serve the Commonwealth's public mission for generations.

Our ownership of the **Westfield District Courthouse**, maintained to exemplary standards throughout COVID, demonstrates our capacity to deliver and sustain excellence.

At 55 State Street, that philosophy extends through a **public-interest ownership and financing model** in partnership with the **National Finance Authority** and **Bank of America**, aligning long-term costs with public value. The structure provides the Commonwealth flexibility, fiscal predictability, and the assurance that the building will remain a civic anchor for decades and can spur additional investment and redevelopment by nature of the unique financing structure.

By uniting **Finegold Alexander**, **Fontaine + Dimeo**, and **Westmass Development** under Monarch's leadership, the Commonwealth receives a project that is shovel-ready and **future-proof—technically, financially, and institutionally**.

With the proposal in place, financing aligned, and the Commonwealth's most trusted partners ready, work **can begin without delay or a learning curve for the team.**

UNIQUE FINANCING & OWNERSHIP MODEL

A public-interest partnership that aligns long-term costs with public value. Rent payments can be reduced through refinancing. Long term savings from operational efficiencies can be reinvested into community improvements.

BANK OF AMERICA

NATIONAL FINANCE AUTHORITY NFA

55 State Street is the **safe choice**, the **sustainable choice**, and the **smart choice**—the courthouse that ensures Western Massachusetts has a home for justice for the next century.

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: See Appendix 1.1 for additional details.

Street Address of Proposed Building: **55 State Street**
Floor Number: **Entire New Building (15 Stories)**
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 See Appendix 1.2 for Program Summary.

Proposed Usable Area: **236,121** 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 See Appendix 1.3 for Lease Rider.

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: **State Street 55, LLC**
Contact: **Paul C. Picknelly** Office Phone: **413.241.3215**
Company Name: **State Street 55, LLC** Cell Phone:
Address: **1 Monarch Place, Suite 2500**
City State Zip: **Springfield, MA 01144** Email: **paul@monarch-place.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:** 10/16/2025

1.5 Proposed Landlord See Appendix 1.5 for additional details.

Name: **A to be named subsidary of the National Finance Authority**
Name of Principal(s): **John Stoecker, James Key- Wallace, Dick Anagnost, Matthew Benson, Stephen Duprey, Catherine Provencher**

Office Phone: **603.369.3886**

Address: **11 S. Main St. Suite 202**
City State Zip: **Concord, NH 03301**

Cell Phone:
Email: **john@nfabonds.com**

MA corporation: MA LLC: Other MA entity:
Entity organized in another state (specify state and type of entity): New Hampshire LLC that is a subsidiary of the National Finance Authority (see Appendix 1.5)

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 See Appendix 2.1 for clarifications.

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:	**52,560,386**	**52,560,386**	**52,560,386**	**52,560,386**	**52,560,386**
Estimate for Lights and Plugs:	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**
Estimate for HVAC:	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**
Estimate for Reserved Parking:	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**
Estimate for Other: Real Estate Taxes	**15,000,000**	**15,000,000**	**15,000,000**	**15,000,000**	**15,000,000**
Estimate for Other: Utilities	**1,200,000**	**1,200,000**	**1,200,000**	**1,200,000**	**1,200,000**
Estimate for Other: Insurance	**300,000**	**300,000**	**300,000**	**300,000**	**300,000**
Total Annual Rent:	**69,060,386**	**69,060,386**	**69,060,386**	**69,060,386**	**69,060,386**

Annual Rent ($/yr)	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Base Amount for Rent:	**52,560,386**	**52,560,386**	**52,560,386**	**52,560,386**	**52,560,386**
Estimate for Lights and Plugs:	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**
Estimate for HVAC:	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**
Estimate for Reserved Parking:	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**
Estimate for Other: Real Estate Taxes	**15,000,000**	**15,000,000**	**15,000,000**	**15,000,000**	**15,000,000**
Estimate for Other: Utilities	**1,200,000**	**1,200,000**	**1,200,000**	**1,200,000**	**1,200,000**
Estimate for Other: Insurance	**300,000**	**300,000**	**300,000**	**300,000**	**300,000**
Total Annual Rent:	**69,060,386**	**69,060,386**	**69,060,386**	**69,060,386**	**69,060,386**

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:	**52,560,386**	**52,560,386**	**52,560,386**	**52,560,386**	**52,560,386**
Estimate for Lights and Plugs:	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**
Estimate for HVAC:	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**
Estimate for Reserved Parking:	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**
Estimate for Other: Real Estate Taxes	**15,000,000**	**15,000,000**	**15,000,000**	**15,000,000**	**15,000,000**
Estimate for Other: Utilities	**1,200,000**	**1,200,000**	**1,200,000**	**1,200,000**	**1,200,000**
Estimate for Other: Insurance	**300,000**	**300,000**	**300,000**	**300,000**	**300,000**
Total Annual Rent:	**69,060,386**	**69,060,386**	**69,060,386**	**69,060,386**	**69,060,386**

Annual Rent ($/yr)	Year 16	Year 17	Year 18	Year 19	Year 20
Base Amount for Rent:	**52,560,386**	**52,560,386**	**52,560,386**	**52,560,386**	**52,560,386**
Estimate for Lights and Plugs:	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**
Estimate for HVAC:	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**
Estimate for Reserved Parking:	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**
Estimate for Other: Real Estate Taxes	**15,000,000**	**15,000,000**	**15,000,000**	**15,000,000**	**15,000,000**
Estimate for Other: Utilities	**1,200,000**	**1,200,000**	**1,200,000**	**1,200,000**	**1,200,000**
Estimate for Other: Insurance	**300,000**	**300,000**	**300,000**	**300,000**	**300,000**
Total Annual Rent:	**69,060,386**	**69,060,386**	**69,060,386**	**69,060,386**	**69,060,386**

Annual Rent ($/yr)	Year 21	Year 22	Year 23	Year 24	Year 25
Base Amount for Rent:	**52,560,386**	**52,560,386**	**52,560,386**	**52,560,386**	**52,560,386**
Estimate for Lights and Plugs:	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**
Estimate for HVAC:	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**
Estimate for Reserved Parking:	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**
Estimate for Other: Real Estate Taxes	**15,000,000**	**15,000,000**	**15,000,000**	**15,000,000**	**15,000,000**
Estimate for Other: Utilities	**1,200,000**	**1,200,000**	**1,200,000**	**1,200,000**	**1,200,000**
Estimate for Other: Insurance	**300,000**	**300,000**	**300,000**	**300,000**	**300,000**
Total Annual Rent:	**69,060,386**	**69,060,386**	**69,060,386**	**69,060,386**	**69,060,386**

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:	**52,560,386**	**52,560,386**	**52,560,386**	**52,560,386**	**52,560,386**
Estimate for Lights and Plugs:	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**
Estimate for HVAC:	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**
Estimate for Reserved Parking:	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**
Estimate for Other: Real Estate Taxes	**15,000,000**	**15,000,000**	**15,000,000**	**15,000,000**	**15,000,000**
Estimate for Other: Utilities	**1,200,000**	**1,200,000**	**1,200,000**	**1,200,000**	**1,200,000**
Estimate for Other: Insurance	**300,000**	**300,000**	**300,000**	**300,000**	**300,000**
Total Annual Rent:	**69,060,386**	**69,060,386**	**69,060,386**	**69,060,386**	**69,060,386**

Annual Rent ($/yr)	Year 31	Year 32	Year 33	Year 34	Year 35
Base Amount for Rent:	**52,560,386**	**52,560,386**	**52,560,386**	**52,560,386**	**52,560,386**
Estimate for Lights and Plugs:	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**
Estimate for HVAC:	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**
Estimate for Reserved Parking:	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**
Estimate for Other: Real Estate Taxes	**15,000,000**	**15,000,000**	**15,000,000**	**15,000,000**	**15,000,000**
Estimate for Other: Utilities	**1,200,000**	**1,200,000**	**1,200,000**	**1,200,000**	**1,200,000**
Estimate for Other: Insurance	**300,000**	**300,000**	**300,000**	**300,000**	**300,000**
Total Annual Rent:	**69,060,386**	**69,060,386**	**69,060,386**	**69,060,386**	**69,060,386**

Annual Rent ($/yr)	Year 36	Year 37	Year 38	Year 39	Year 40
Base Amount for Rent:	**52,560,386**	**52,560,386**	**52,560,386**	**52,560,386**	**52,560,386**
Estimate for Lights and Plugs:	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**
Estimate for HVAC:	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**	**Inc. above**
Estimate for Reserved Parking:	**Inc. above**	**Inc. above**	**IInc. above**	**Inc. above**	**Inc. above**
Estimate for Other: Real Estate Taxes	**15,000,000**	**15,000,000**	**15,000,000**	**15,000,000**	**15,000,000**
Estimate for Other: Utilities	**1,200,000**	**1,200,000**	**1,200,000**	**1,200,000**	**1,200,000**
Estimate for Other: Insurance	**300,000**	**300,000**	**300,000**	**300,000**	**300,000**
Total Annual Rent:	**69,060,386**	**69,060,386**	**69,060,386**	**69,060,386**	**69,060,386**

2.2 Landlord's Improvements See Appendix 2.2 for clarifications and Cost Model.

Please provide the total estimated cost of Landlord's Improvements included in the Total Annual Rent: $ **475,005,568**

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. **The Total Annual Rent represents a good faith estimate of the cost to construct all Landlord's Improvements, however there are certain assumptions included in the model that are contingent upon the final terms of the Lease and financing for the construction of the Landlord's Improvements, including the interest costs of the Landlord's financing, which terms will be finalized prior to the execution of a Lease. The proposed base amount is based on prevailing market rates at the time of this proposal submission and assumes that the NFA will issue approximately $687 million in tax-exempt municipal bonds, at a tax-exempt yield of 4.66%, which will generate approximately $728 million in proceeds to fund the construction and development of the Project, capitalized interest and real estate property taxes for the construction period, certain reserves for the Project and costs of issuance. However such assumptions are subject to change based on market conditions at the time of the bond sale as well as other factors.**

2.3 Landlord's Services

Does the Total Annual Rent include the cost of all services to comply precisely with the Landlord's Services in § B-1 of the RFP? If No, please identify the excluded services and provide a cost estimate to obtain these services through the Landlord or a third party. **The Total Annual Rent represents a good faith estimate of the costs of providing Landlord's Services; however see explanation of utilities, insurance and real estate property taxes set forth in Appendix 2.1 and assumptions with respect to the proposed financing structure in Appendix 2.2.**

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. **One of the most significant advantages of the proposal is the cost efficiency we can deliver across multiple categories—construction, operations, and long-term occupancy. By utilizing tax-exempt municipal bond financing, we are able to reduce overall borrowing costs, which directly translates into lower capitalized costs for the Landlord Improvements and, ultimately, more favorable rent structures for DCAMM over the life of the lease. This approach gives the Commonwealth a unique opportunity to benefit from reduced financing expenses not typically available in private market transactions.**

In addition, the proposed Landlord Improvements are being designed and delivered as an energy-efficient development, with systems and materials that will reduce utility consumption and lower operating expenses for Landlord Services. These measures not only provide direct savings but also align with the Commonwealth's sustainability goals. Similarly, our experienced development and management team allows us to bring the project to market faster and more efficiently than less seasoned developers, mitigating risks of cost escalation and ensuring budget discipline. Taken together, these factors—tax-exempt status, energy efficiency, and speed to market—allow us to minimize costs associated with Improvements and maintain competitive Annual Rent for DCAMM while still ensuring long-term quality and reliability of the premises.

Finally, the proposed site is across the street from the existing Springfield Regional Justice Center. This will bring a number of cost savings for the Commonwealth in moving the existing operations from the existing site to the new building. It will also benefit those businesses in downtown Springfield that serve the existing Springfield Regional Justice Center, including visitors and staff, creating the least amount of disruption to downtown.

3. Commonwealth Policy Objectives

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

3.1 Historic Properties See Appendix 3.1 for further details.

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: **Team is exploring the use of Mass Timber and Geothermal Wells**.

See Appendix 3.2 - Sustainable Design Strategy that supports the goals of Executive Order 594.

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.

N/A

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?

By developing the new courthouse directly across the street from the existing, outdated facility, our plan ensures a seamless transition for the judicial system and the community. Following the move into the new building, our team will be prepared to propose a reinvestment in the current courthouse property through demolition and redevelopment. This effort will align with the City's Gateway City designation, targeting redevelopment and economic growth initiatives that leverage the site's central location and historic value. The redevelopment of the current courthouse site will serve as a catalyst for revitalization—creating new opportunities for commercial, residential, or mixed-use projects that further strengthen the local economy and community fabric.

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

See Appendix 3.5 - Creating an environment where everyone feels welcomed, independent and empowered.

3.6 Environmental Justice Population Area See Appendix 3.6 for additional information.

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: **See Appendix 4.1**
Identify the number of accessible space(s) within one-quarter mile of the proposed Building: **See Appendix 4.1**

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

Address/Location	# Standard	# Accessible	Total #
We have a total of (35) secured parking spaces within the building (exceeding the RFP requirement of (33)).	**33**	**2**	**35**

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

Address/Location	# Standard	# Accessible	Total #
(41) Spaces Reserved at Monarch Place Lot - Hall of Fame Way, Springfield, MA - (2) ADA Space and (1) Van Space.	**38**	**3**	**41**

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

Address/Location	# EV Stations
We have (7) EV spaces within the Secured parking. See Appendix 4.1 for additional EV Station Strategy.	**7**

Sallyport: Please provide details on your plan for meeting the sallyport requirements outlined in the RFP:
See Appendix 4.1 for Sallyport design details.

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 #
See Appendix 4.1 for Complete Parking study.	

4.2 Access

List closest highway exits and major arterial roads and estimate their distance from the proposed Building:
The site is directly adjacent to I-91 and is easily accessed from E. Columbus Avenue. See Appendix 4.2 (Sub section 1.1) for additional details.
List public transportation serving the Building, identify nearby stops and stations and estimate their distance from the proposed Building:
The proposed site is located within a third of a mile of twelve Pioneer Valley Transit Authority (PVTA) bus routes. See Appendix 4.2 (Sub section 1.2) for additional details.
Identify any existing or proposed shuttle serving the Building, noting its route, hours of service, and schedule:
Peter Pan has an existing inter-city bus connection service. See Appendix 4.2 for additional details.
Is the cost of this service included in the proposed rent? **No, (41-Reserved) and (35-Secured) are included.**

4.3 Neighborhood Characteristics

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

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

List amenities (banks, restaurants, shops, etc.) within a ¼ mile of the Building:
The site is in close proximity to other downtown assets, including restaurants, jobs, and cultural and civic institutions. See Appendix 4.2 (Sub section 2 for details).
Describe neighborhood characteristics relating to safety and security:
Public safety and security have been a critical component of the ongoing renaissance in Springfield. See Appendix 4.3 for further details.

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.

Based on the Flood Insurance Rate Map (FIRM) panel 25013C0402E, the proposed project site is located within Zone X, an area determined to be outside of the 0.2% annual chance floodplain. - See Appendix 5.1 for reference.

5.2 Barrier-Free Access See Appendix 5.2 (Appendix 3.5 for Inclusive Design Detail)

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

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

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

5.3 Hazardous Substance (see § 5.6 of the Lease)

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

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

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5.4 Building Statistics

Building rentable sf:	**236,121**	Building usable sf:	**236,121**		
Year of initial construction:	**2027**	Original use:	**N/A**		
# of Floors Above Grade:	**15 Total, 14 Rentable**	Below Grade:	**1**	Floor Load lb/sf:	**Courthouse: 100 lb/sf, High Density: 250lb/sf**
# of Elevators:	**8**	Passenger:	**7**	Freight:	**1**

Existing Use of proposed Premises:
Surface Parking Lot and Unoccupied 3-story building.
Please describe all planned changes in Building use:
Demo of existing building and new construction.
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): Rainscreen and Curtainwall
Type and Age of Windows: Type: Aluminum with Insulated Glass Date Installed: N/A
Operable: No
Type of Roof: Membrane Year of Installation: N/A

Describe any proposed improvements to Building envelope:
N/A - See Appendix 5.5 for Sustainability Considerations

5.6 Life Safety Systems See Appendix 5.6 for Fire Suppression details.
Check **E** for those that exist and meet current code requirements, and **P** for those that do not exist but that will be provided as required by current codes prior to occupancy.

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

Describe all proposed improvements to life safety systems:
N/A- New Construction

5.7 Electrical System

Please provide a description of the electrical service and the watts per USF available to the proposed Premises.
ARUP has provided an electrical narrative. See Appendix 5.7 for details.
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. **ARUP has provided a mechanical narrative. See Appendix 5.8 for details.**
Date and scope of latest improvements: **N/A**
Is there available capacity based on the information provided about the User Agency's use of the space: **Yes**
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 - New Construction
Are Preventative Maintenance Logs available during a site visit? ☒ Yes ☐ No
Describe all proposed improvements to Building systems:
N/A - New Constrcution
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:
We are proposing of a completely new building. Please see Appendix 5.9 which further describes the three distinct circulation systems—public, private (staff/judicial), and detainee.
Lobby/Entrance: **N/A - New**
Stairwells: **N/A - New**
Elevators: **N/A - New**
Hallways: **N/A - New**
Restrooms: **N/A - New**

5.10 Security

Please describe any and all security protocols used for the property and the parking areas (if applicable).
The design of the electronic security systems (ESS) for the Springfield Regional Justice Center has been carefully considered. See Appendix 5.10 for details.

6. Proposed Premises Condition

6.1 Characteristics of the Proposed Premises:

Floor Number(s):	**15 (Total) 14 (Rentable)**	Contiguous block of space: ☒ Yes ☐ No
Column Spacing:	**40** feet o.c. by **28'6"** feet o.c.	
Ceiling Height:	**16** feet from the finished floor to underside of slab above **Range 10-14** feet from finished floor to finished ceiling	
Window Area:	**51,867 SF**	
# of Means of Egress:	**7**	

Describe the existing conditions:
N/A - New Construction
Date and scope of latest improvements:
N/A - New Construction. CAD Files are located in Appendix 11.1.
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:
60 Days after award.
Identify existing tenants who currently occupy, or have the option to occupy, the proposed space, and the term of any rental agreement(s):
N/A - There are no tenants

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.
Westmass Area Development Corporation will provide comprehensive property management services for the Premises. Westmass currently manages and maintains more than 1.3 million square feet of commercial and industrial space, along with over 150 acres of undeveloped or underdeveloped land across Western Massachusetts. As a 501(c)(6) nonprofit organization with more than 60 years of experience in property management, development, and redevelopment, Westmass has a long-standing record of delivering high-quality, well-maintained facilities that drive economic growth and community revitalization throughout the region.

7.3 Permitting, Design and Construction

Please provide any pertinent information related to permits or approvals necessary for improvements to the Building or Premises.
The Fontaine + Dimeo Joint Venture has extensive experince working with the local Springfield AHJ. Please see Appendix 7.3 for additional details.
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:
Finegold Alexander Architects (Architect), Arup (MEP/FP/Security/Fire Alarm), Thorton Tomasetti & RSE (Structural, Envelope and Garage) and Fuss & O'Neill (Civil, Landscape & Traffic) See Appendix 7.3 for the Organizational Chart & Resumes.
If known, name of company (e.g., general contractor) expected to complete Landlord's Improvements (if known):
Fontaine Bros., Inc will Joint Venture with Dimeo Construction Company. See Appendix 7.3 for CM Team Resumes.

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.
We are partnering with NFA, a qualified national governmental entity, to deliver the Project utilizing tax-exempt bond financing that provides a highly cost-effective annual rent schedule while meeting all of the requirements specified in the RFP, other than certain exceptions noted in the response.

The construction and long-term lease of the Project presents an opportunity for the Commonwealth to take advantage of its strong creditworthiness as a tenant through the use of the tax-exempt municipal bonds in a manner that lowers the overall financing cost of the Project, translating into lower annual base rental payments. A

tax-exempt financing, issued through a qualified municipal conduit issuer, such as the NFA, and secured by lease payments from the Commonwealth acting through DCAMM, is a proven approach that has been successfully implemented in a prior real-estate development project involving DCAMM. This structure enables access to the municipal bond market at lower interest rates than traditional financing alternatives, and aligns with how similar assets have been financed/leased previously in the Commonwealth with DCAMM involvement.

See Appendix 7.4 for additional information.

8. Capital Improvements and Capital Reserve

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

Capital Reserve Plan Narrative:

The financing plan through tax-exempt municipal bonds incorporates a conservative approach to ensure that sufficient capital is available throughout the lease term to meet major maintenance and capital renewal needs in a cost-effective manner to both the project development team as well as the Commonwealth in the form of a fixed, cost-effective annual payment. This strategy is designed to align with the projected lifecycle requirements of the Project and to provide a stable source of funding that reduces budgetary pressure in future years and is viewed favorably by investors and rating agencies as a part of the tax-exempt municipal financing as referenced in Appendix 7.4.

The debt structure will be designed with built-in debt service coverage of approximately 1.10x to ensure the financing can (1) achieve the desired ratings, (2) is marketable to tax-exempt municipal bond investors and (3) will generate excess cash flow on an annual basis. After payment of scheduled debt service and any subordinated expenses, this surplus revenue will flow into the Capital Reserve Account (or "Major Maintenance Reserve Account" or "MMRA") via the flow of funds pursuant to the trust indenture that will provide for the issuance of the bonds. This creates a recurring funding source that builds the reserve steadily over time and aligns with long-term needs efficiently rather than relying on upfront proceeds or large one-time changes to the annual payment schedule.

Rent payments can be reduced through refinancing. Long term savings from operational efficiencies can be reinvested into community improvements.

The public-interest partnership aligns long-term costs with public value. Rent payments can be reduced through refinancing. Long term savings from operational efficiencies can be reinvested into community improvements.

See Appendix 8.0 for additional information and our Capital Improvement Schedule.

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	**4 Months**
Working Drawing Submittal to Tenant	**16 Months**
Submit Permit Applications	**10 Months**
Receive Permit	**12 Months**
Start Construction	**12 Months**
Construction Substantial Completion	**53 Months**
Architect and MEP Issue Certificates of Completion	**54 Months**
Certificate of Occupancy Issued by Building Department	**56 Months**
Completion Date	**56 Months**

10. References

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

10.2 Rental Agreements with the Commonwealth of Massachusetts

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

Agency	Address	Phone
DCAMM (Westfield District Court)	**224 Elm Street, Westfield, MA 01805**	**Christopher McQuade: 617.878.0286**
DCAMM (Massachusetts Teacher Retirement System)	**One Monarch Place, Suite 510, Springfield, MA 01103**	**Christine Cannon: 617.642.9376**

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:

See Appendix 11.1 for link to design files.

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. **See Appendix 11.2**

11.3 If the property is located in a flood plain, attach the current FEMA flood plain map and all other relevant documentation. **See Appendix 5.1**

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. **See Appendix 11.4**

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. **See Appendix 3.1**

11.6 If applicable, evidence that the Building is designated an Energy Star or LEED Certified building. **See Appendix 3.2**

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

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.).

Full CAD and PDF files were submitted as part of Section 11 of this document. See Appendix 11.1 for details.

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.

The current (and proposed) Courthouse location sits in the heart of the city's economic center and is an integral part of the downtown ecosystem. See Appendix 4.2 (subsection 2.2) for additonal details.

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.

We have a seasoned team with a demonstrated history of meeting and exceeding access & opportunity objectives in the City of Springfield. Please see Appendix 14.0 for additional details.

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.

See Appendix 15 for final commentary. **Our Design and Construction teams will work with DCAMM & MTC to Value Engineer program and budget to ensure budgets are aligned on what we believe is the best site for the new Regional Justice Center.**

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.

1

PROPOSAL SUMMARY

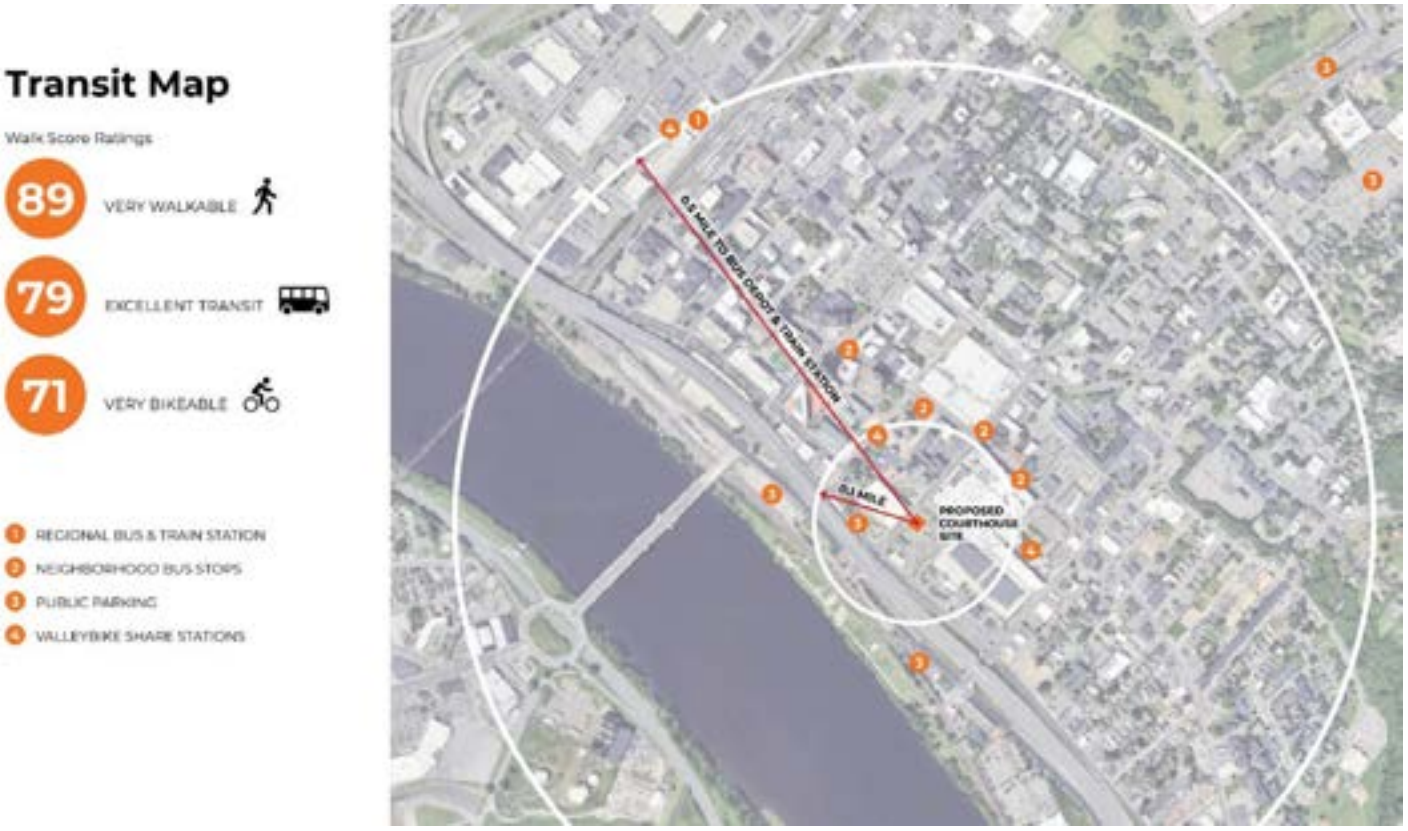
1.1 LOCATION

ACCESS

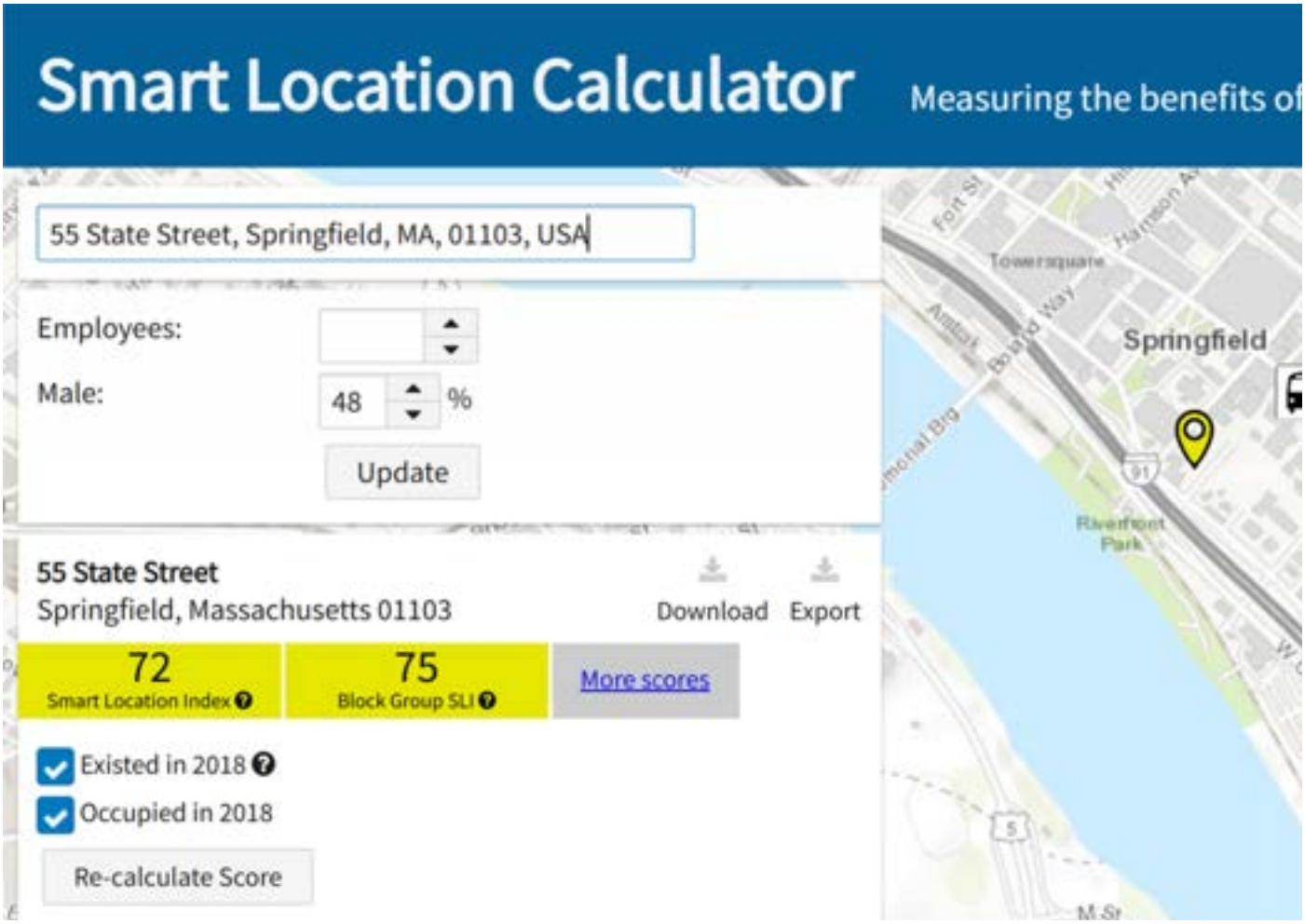
The 55 State Street proposed site for the courthouse is well suited for ease of access via public transportation and automobile with local bus stops, public parking, bike rideshares and a regional train station all within .1 miles.

PUBLIC TRANSPORTATION

South Springfield Train Station	.1 miles / 2 minute walk
Local Buses	.1 miles / 2 minute walk
ValleyBike Rideshare	.1 miles / 2 minute walk
Union Station Bus & Train Depot	.5 miles / 8-10 minute walk



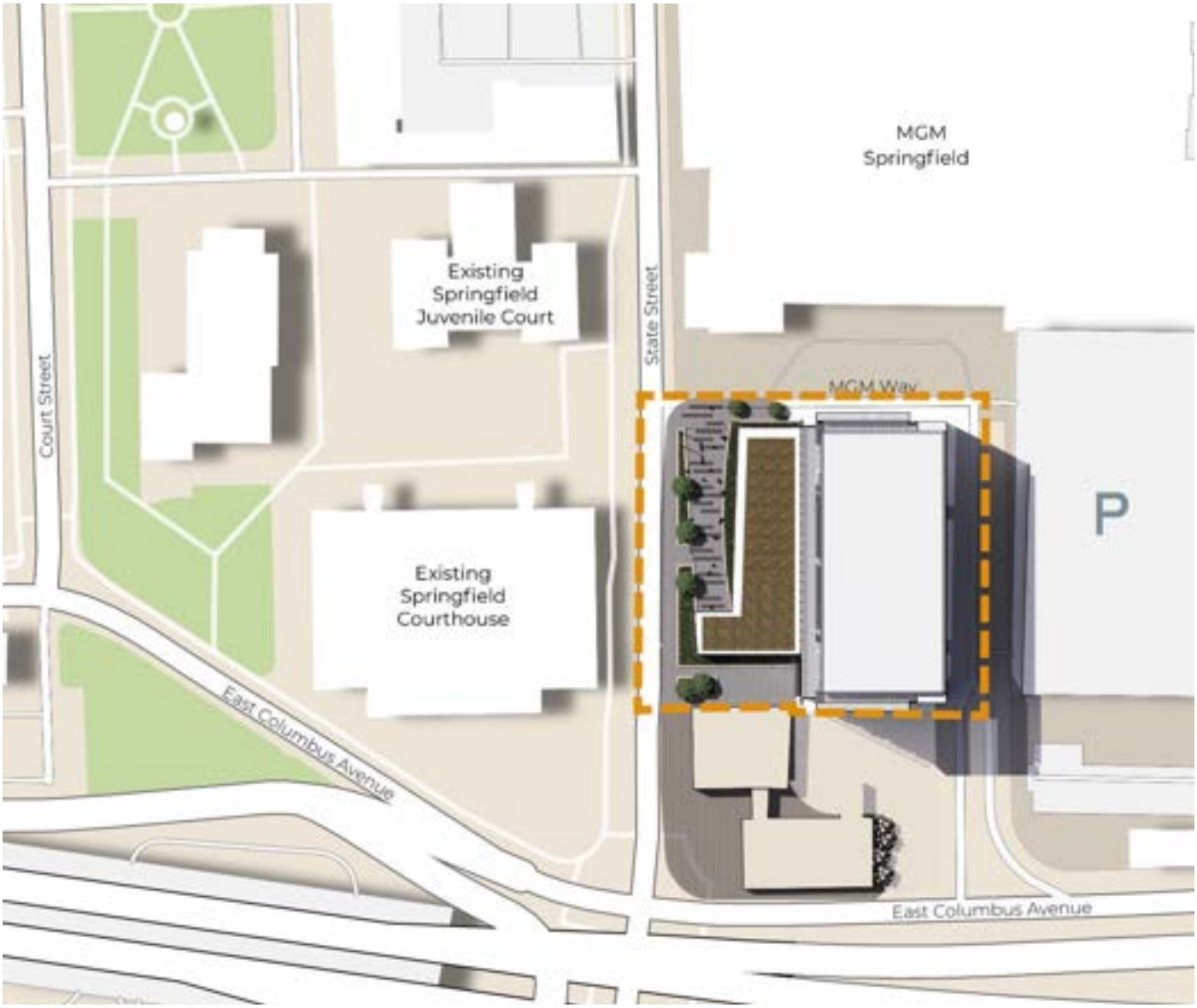
The GSA's Smart Location Calculator, which quantifies the effects of location on building occupants, scores the 55 State Street location very favorably with a rating of 72 for the Smart Location Index and 75 for the Block Group.



Additionally, the courthouse will be visible from I-91 and the Memorial Bridge, which are the main points of entry to Springfield, making it easy for first-time visitors to find.

PROXIMITY

The proposed Springfield Regional Justice Center is located directly across State Street from the existing Roderick L. Ireland Courthouse that is being replaced. In terms of transitioning both mentally and physically, the public, staff, clients, customers and attorneys will all understand the new location immediately once they learn that it faces the old courthouse. A regional courthouse will continue to anchor downtown Springfield's economic center providing parking garages, eateries and law firms with clientele.



Locus Plan: 55 State Street Directly Across From Existing Courthouses

PARKING

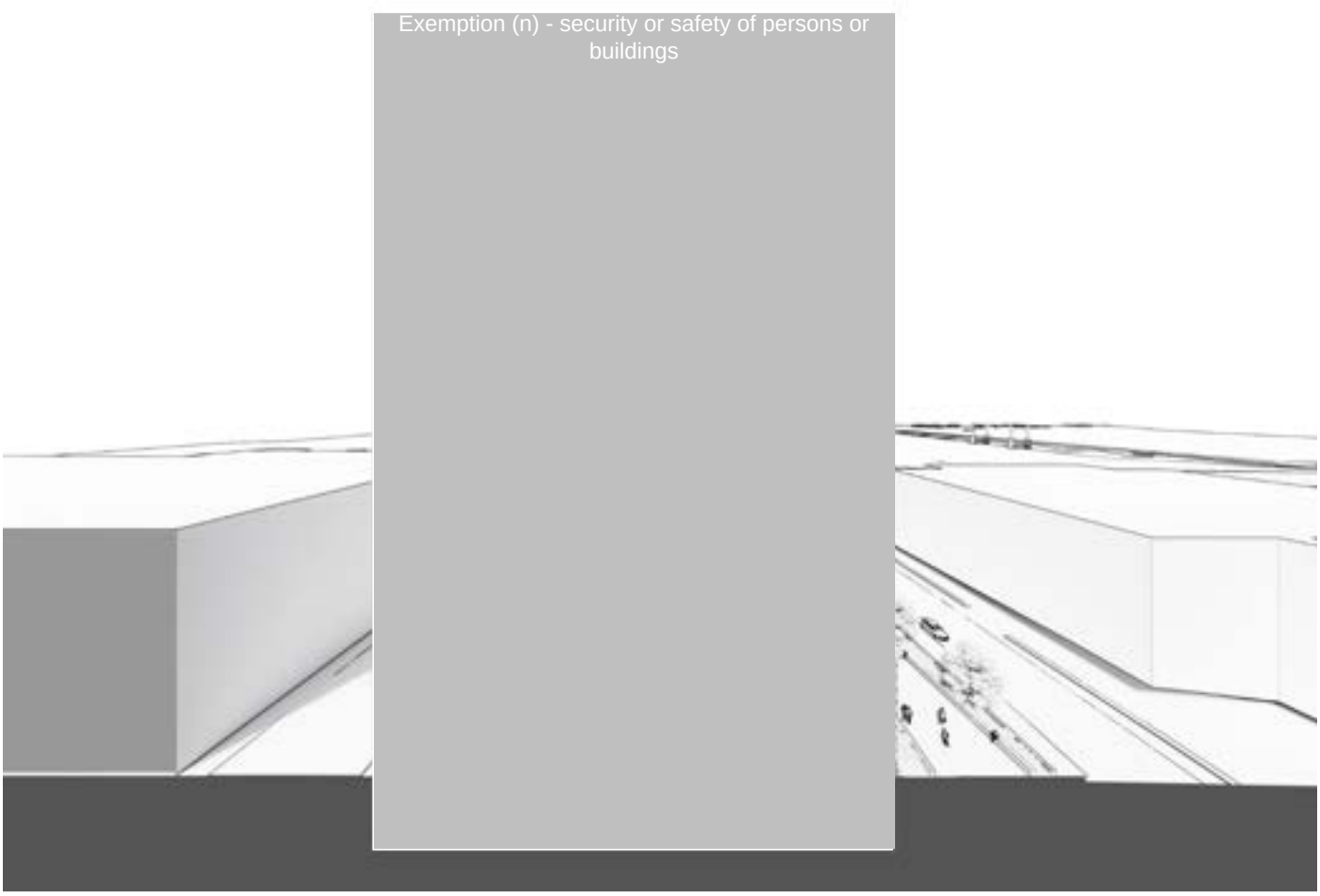
Since the new courthouse will be on the same city block as the existing courthouses, parking in numerous locations has already been provided and has been tested / proven. See Section 4.1 Parking for details.

PROGRAM SUMMARY

The spatial organization of the courthouse reflects the project team's deep understanding of courthouse program and how public, staff, and detainees will move through the building.

The Court Service Center is located on the first floor for ease of access and visibility to the public. The District Court Arraignment courtroom is located on the second level due to its high traffic. Exemption (n) - security or safety of persons or buildings. The Court Clinician for both Adult and Juvenile are located on courtroom levels as a preferred adjacency for the Massachusetts Trial Court.

These strategies ensure that the building layout supports effective workflow, reinforces security protocols, and delivers a functional and dignified setting that reflects the values and purpose of the Massachusetts judicial system.



The following Program Summary Table indicates the location of key courthouse program throughout the proposed courthouse.

PROGRAM SUMMARY TABLE

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

RIDER TO LEASE

The Proposer and Landlord intend to finance the Landlord Improvements through the issuance of tax-exempt municipal bonds issued by the National Finance Authority, which bonds will be secured by the Landlord's interest in the project and gross revenues, including the lease payments made by the Commonwealth. The bonds are intended to be rated by one or more rating agencies. While the following list is intended to identify modifications to the lease that the proposal team believes are necessary in order to obtain such financing, such terms are subject to change as part of the finalizing the bond financing. Additionally, in order to comply with certain tax requirements related to tax-exempt municipal bonds, the Lease will need to include certain standard provisions related to the governmental use of the Project, similar to those that the Commonwealth agrees to with respect to buildings financed with is own tax-exempt general obligation bonds.

Modify Lease as follows:

1. Add Section 16.19 to the Lease as follows:
"Section 16.19 Continuing Disclosure. During the Term of the Lease, the Tenant agrees to provide the Landlord no later than 270 days after the end of each fiscal year of the Commonwealth, with (i) its audited financial statements for each fiscal year if audited financial statements are then available; provided, however, that if audited financial statements of the Commonwealth are not then available, such audited financial statements shall be delivered to the Landlord when they become available (but in no event later than 350 days after the end of such fiscal year) and (ii) its annual financial information on the same terms and containing the same information as the Commonwealth delivers with respect to its general obligation bonds. The Tenant acknowledges and agrees that Landlord will provide such audited financial statements and annual financial information to its bondholders in connection with any continuing disclosure agreement entered into by the Landlord."

2. In "TERM", delete "tenth" and replace with "fortieth".

3. In §4.3(e), in the event that Completion Date is delayed as a result of the Tenant Delays beyond [X] days, the Commonwealth will pay [$X] per day of such delay. [Please note that the Proposer intends to capitalize interest during the construction period, with contingency for potential delays; however it may be necessary to negotiate the commencement of the lease term in the event that a delay caused by the Tenant goes beyond such contingency.]

4. §4.3(i) may not be acceptable with respect to the Lender's financing and would propose the deletion of the provision or negotiation of a longer cure period.

5. In §4.3(j), delete "30" and replace with "90".

6. In §5.4(b), delete "in such good repair, order and condition as the same are in at the beginning of the Term" and replace with "in good repair, order and condition in accordance with industry standards".

7. In §5.4(c), delete "five" and replace with "ten".

8. The "two business days" in §5.4(f) may need to be negotiated in the context of the terms of the availability of business interruption insurance to cover any rent abatement.

9. In §6.1(a), delete "materially".

10. In §6.5(a), delete "which Landlord must not unreasonably withhold, condition or delay" and replace with "in its sole discretion". [Please note that the Commonwealth serving as the Tenant and being responsible for the lease payments is pivotal to the Landlord's financing.]

11. In §6.5(g), assignment to another state agency is permitted as long as the Commonwealth itself remains obligated on the lease payments.

12. We reserve the right to negotiate the terms of §7 and §8 in the context of the requirements related to Landlord's financing and the procurement of insurance sufficient to cover any such casualty or condemnation and provide adequate protection for the Landlord's lenders.

13. With respect to the Landlord's obligations to procure insurance compliant with §8, the Landlord will agree to procure insurance to the extent that it is commercially available upon reasonable terms consistent with the assumptions in the base rent. In the event the Landlord is unable to procure such insurance on such terms, the Landlord and Tenant agree to work cooperatively to determine other methods of procuring insurance with respect to the Project.

14. In §9.2(c), the Landlord's obligation to mitigate damages by reletting the Premises will be limited to reletting to a party of the same creditworthiness as the Commonwealth. The Landlord also requests consideration of a liquidated damages provision that would permit the Landlord to redeem any outstanding bonds issued to finance the Project.

15. In §9.4(a) and 9.5, delete "30" and replace with "90", or such other terms as acceptable to the Landlord's lender.

1.4 DEVELOPER CONTACT INFORMATION & SIGNATURE

See description of control of property in Appendix 11.2.

1.5 PROPOSED LANDLORD

National Finance Authority ("NFA") is a New Hampshire governmental entity that is authorized to issue bonds and other forms of indebtedness and to be involved in activities, including the proposed Springfield Regional Justice Center (the "Project"), throughout the United States. The proposed structure contemplates that State Street 55, LLC (the "Proposer" or "we") will ground lease the fee interest to a subsidiary created by the NFA (the "NFA Landlord"). NFA will issue tax-exempt municipal bonds, and loan the proceeds to the NFA Landlord to finance the construction and development of the Project. The NFA Landlord will lease the Project to the Commonwealth, through DCAMM, pursuant to the terms of the response to the RFP. As discussed in this response, Westmass Area Development Corporation ("Westmass") will enter into a management agreement with NFA Landlord to manage the Project. The governing board of NFA has adopted a resolution regarding NFA's involvement in the Project. See the letter of support from the NFA attached hereto and their website is nfabonds.com.

MONARCH ENTERPRISES

National Finance Authority

135 N. State Street • Concord. NH 03301 Tel: (603)

369-3886 • Fax (603) 218-6890

October 14, 2025

The Commonwealth of Massachusetts, Division of Capital Asset Management and Maintenance,
Office of Leasing and State Office of Planning
1 Ashburton Place, 15th Floor
Boston, MA 02108

RE: Springfield Regional Justice Center Project (the "Project")

This letter is in support of a proposal by State Street 55, LLC ("State Street 55") in response to a request for proposal issued by The Commonwealth of Massachusetts, Division of Capital Asset Management and Maintenance, Office of Leasing and State Office of Planning ("DCAMM") related to the Project (the "RFP").

The National Finance Authority ("NFA") is a governmental entity that is authorized to issue bonds and other forms of indebtedness and to be involved in activities, including the Project, throughout the United States. The proposed structure provides that State Street 55 will ground lease the Project to a subsidiary created by the NFA and that such subsidiary will lease the Project to DCAMM pursuant to the terms of the response to the RFP. The proposal further contemplates that the NFA will issue tax exempt bonds to finance the construction of the Project. The governing board of NFA has adopted a resolution regarding NFA's involvement in the Project and NFA is in support of the proposal to be submitted by State Street 55. If State Street 55 is awarded the Project, the NFA will work with State Street 55 toward definitive documentation for the necessary ground lease, the lease to DCAMM and the financing described in the proposal.

Sincerely,

James Key-Wallace
Executive Board Member

FINEGOLD ALEXANDER ARCHITECTS FONTAINE +DIMEO Westmass

2

COST

2.1 TOTAL ANNUAL RENT

The proposed base amount for rent in Section 2.1 includes all Landlord Services set forth in the RFP, however it does not include utilities, insurance premiums and real estate property taxes. Due to current uncertainty regarding the cost of utilities, insurance and real estate property taxes at this time, for purposes of this proposal, we have included good faith estimates of such amounts as part of the total annual rent in response to Section 2.1 of the Lease Proposal. We anticipate that if we are awarded the Project, we will work with DCAMM to refine amounts for utilities, insurance and real estate property taxes, and include allowances in the total annual rent, subject to annual adjustments or a true up mechanism based on actual amounts expended by the NFA Landlord for such expenses.

2.2 LANDLORD IMPROVEMENTS - COSTS

The Total Annual Rent represents a good faith estimate of the cost to construct all Landlord's Improvements, however there are certain assumptions included in the model that are contingent upon the final terms of the Lease and financing for the construction of the Landlord's Improvements, including the interest costs of the Landlord's financing, which terms will be finalized prior to the execution of a Lease. The proposed base amount is based on prevailing market rates at the time of this proposal submission and assumes that the NFA will issue approximately $687 million in tax-exempt municipal bonds, at a tax-exempt yield of 4.66%, which will generate approximately $728 million in proceeds to fund the construction and development of the Project, capitalized interest and real estate property taxes for the construction period, certain reserves for the Project and costs of issuance. However such assumptions are subject to change based on market conditions at the time of the bond sale as well as other factors.

Springfield Judicial Center

DCAMM Project Number: 202410900

Springfield, MA

10/08/2025

FONTAINE + DIMEO







Initial Conceptual Design Cost Model

Contents:

1. **Basis of Estimate**
2. **Estimate Summary - CSI**
3. **Estimate Detail - CSI**
4. **Estimate Summary - Building Program**
5. **Estimate Summary – Systems**
6. **Preliminary Project Schedule**
7. **Preliminary Project Logistics**
8. **Supplemental Information**

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1. Basis of Estimate

Springfield Judicial Center

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Basis of Estimate

The items below represent basic assumptions, inclusions and design concepts followed in development of the attached conceptual estimate for this project.

General – Base Project:

• Parking Level	31,838 sf
• Judicial Levels	349,587 sf
• Pavilion	23,248 sf
• Penthouse	18,000 sf
Total Project Area:	**422,673 sf**

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



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- Cost Model has been developed using the following **conceptual level** documentation:

Plan Documentation:	Written Documentation:
Existing Conditions Plan EX-1 – 7/16/25	Structural Narrative R1 – 9/25/25
Fuss & O'Neil Conceptual Utility Plan – 9/17/25	Interior Finish Narrative – 8/4/25
ARUP Mechanical Plan – 9/12/25	Exterior Façade Material Narrative – 8/28/25
Finegold Alexander Elevations – 9/19/25	ARUP MEP Narrative – 9/19/25
Finegold Alexander Site Plan – 9/19/25	DCC/FBI Landlord Matrix – 10/2/25
Thornton Thomasetti – Revised Struct Plans – 9/23/25	MEP Equipment List – 9/5/25
Finegold Alexander – Reduced Height Elevation Study – 9/25/25	Door/Frame Types – 9/19/25
Finegold Alexander Architects Plan Set Rev. 1 – 9/18/25	Site Conditions Memo (Fuss & Oneill) – 9/18/25
General access to REVIT files through 10/3/2025	OTO Site Conditions Assessment – 9/15/25 *Superseded by OTO email instructions of 9/23/25 amending to mat slab design

Div. 2 Demolition

1. Hazardous Material removal is included as an allowance, see estimate details.
2. Hazardous material testing is excluded.

Div. 3 Concrete

1. Overbuild at judge's stand in courtrooms and associated corridors have been included using EPS foam material.

2. Structural strategy is based on 36" Mat slab and a Single CIP Concrete core.
3. Estimate includes 3" mud slab to allow smooth application of underslab waterproofing systems.

Div. 4 Masonry

1. Cost model includes:
    - CMU Stair and Elevator Shafts
    - 30" Precast exterior façade base
    - CMU detention zone partitions including cmu detainee bed knee wall

Div. 5 Structural / Misc. Metalwork

1. Steel tonnage based on Thornton Tomassetti recommendations (16.5 #/sf)
2. Additional steel tonnage included to account for transfer condition (60 tons)
3. Additional steel tonnage included to account for Curtainwall connections (150 tons)
4. Additional steel tonnage included accounting for base plates
5. Additional steel tonnage included accounting for structural connections
6. Interior wall ramp rails are included.
7. AESS finished steel items are excluded (none indicated).
8. Column covers are included as GFRG or similar.

Div. 6 Rough Carpentry / Millwork

1. Millwork items included to mirror Framingham Judicial Center requirements in addition to items currently depicted in FAA plan set.
2. Pavilion feature material (Floor to ceiling at ornamental stair) is included within millwork cost model.
3. See estimate detail for allowance items and detailed scope of work.

Div. 7 Thermal and Moisture Protection

Waterproofing:

1. Foundation waterproofing is included as Pre-Prufe or similar application.

2. Foundation insulation has been carried at foundation perimeter and underneath Pavilion slab on grade area.

Roofing:

1. Extensive Sedum tray green roof system has been included at Pavilion roof.
2. TPO roofing system has been included.
3.

Sprayed Fireproofing & Insulation:

1. Spray fireproofing has been included at interior columns & beams.
2. Sprayed insulation has been included at parking level ceiling.

Traffic Topping:

1. Traffic Topping has been included at Parking level ramp and Sallyport areas.

Facade:

1. Undulating façade has been included at a reduced depth versus what is depicted within conceptual renderings. This façade system will require detailed exploration as design progresses. We have accounted for a conceptual steel sub-frame system and unitized façade. The backup system and watertight barrier is assumed to remain in vertical plane without undulations.
2. General façade is comprised of curtainwall, composite metal panel, porcelain rainscreen, aluminum entrances.
3. Applied graphic film is included at Pavilion primary façade.

Div. 8 Doors/Frames/Hardware, Glass & Glazing Assemblies

1. Won-Dor style fire doors are included at each level of primary elevator bank/firefighter stair area.
2. Smoke curtains are included at general elevator banks.

3. In General, doors, frames, hardware and interior borrowed lites are programmed to mirror requirements of Framingham Justice Center as the basis of design.

Div. 9 Finishes

1. For open areas which are not fully developed, we have included an allowance to construct partitions which mirror the requirements of Framingham Justice Center as the basis of design.
2. All partitions carried to underside of floor deck above.
3. Flooring, Wall and Ceiling finishes are included per FAA finish narrative and further supported by Framingham Justice Center as the Basis of Design.

Div. 10 Specialties

1. See estimate detail for comprehensive list of specialty items included within cost model.
2. High density storage system is excluded (Provided by End User)

Div. 11 Equipment.

1. Audio Visual Equipment is excluded. (Provided by End User)

Div. 12 Furnishings

1. See OFCI Matrix within "Supplemental Information" section for further definition of FFE item assumptions.
2. Included manual shades at all punch windows and motorized shades at courtroom and jury areas.

Div. 13 Special Construction

1. Allowance for alterations required at M&T Bank building has been included ($500k)
2. Allowance for clinician space fit-out has been included ($100k)

Div. 14 Elevators

1. See estimate detail for elevator quantity and assumed floor level stops.

Springfield Judicial Center

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Div. 21 Fire Protection

1. Fire pump is included.

Div 22. Plumbing

1. Plumbing fixtures are included as quantified within FAA fixture schedule.

Div 23. HVAC

1. HVAC is included per ARUP design narrative (Rev. 1)

Div. 26 Electrical

1. All medium voltage work, including pad mount transformer and utility switchgear, wiring, testing, and terminations will be by local utility company.
2. All incoming low voltage service (i.e... Comcast, Verizon) will be by Owner's vendor.
3. All active electronic equipment excluded, assumed by others.
4. MC Cable is included for wiring systems in non-exposed areas. EMT wiring systems is included at all exposed areas.
5. The wiring system method for the Fire Alarm will be Massachusetts code compliant and meet either MC Cable or EMT.
6. Conduit, back-box infrastructure for is included for A/V System. All equipment is provided and installed by end user.
7. Low voltage system wiring will be in conduit in exposed areas, or in wall systems to an accessible ceiling area, at that point it will be open cabling on j-hooks for horizontal back-bone system from MFD and IDF closets. Telecom backbone cabling between MDF and IDF closets are in conduits.
8. PV Solar array is included as an allowance value hoping to achieve 84kw.

Div. 32 Sitework / Site Improvements

General Site Items

- Sitework Supervision
- Mobilizations
- Site Specific Health and Safety Plan
- Soil Erosion and Sediment Control Plan

- Street sweeping

Site Logistics & Maintenance

- Temporary fence with scrim
- Temp. Fence on Jersey Barriers w/ Scrim.
- Installation of temporary utilities for project use.
- Temporary Controls.
- Winter conditions and snow removal.
- Local sumps to a frac tank and discharge to storm sewer.

Soil Erosion and Sediment Controls

- Anti-tracking pads
- Silt fence w/Straw Wattles
- Silt sacks
- Maintenance & inspections

Site Prep and Demolition

- Clear & grub trees and vegetation
- Strip and dispose of topsoil
- Remove and dispose concrete and bituminous pavements as required
- Remove and dispose of site features
- Cut, cap, remove, and dispose drainage, sewer, and water piping and structures
- Remove and dispose misc. utilities not shown.

Lateral Support of excavation

- Driven sheet piles with one level of internal bracing. Sheet piles will be used to create a one-sided formwork for the lower level foundation walls. The estimate includes layout, pre-trenching, safety rails, and monitoring.

Ground Improvements:

- Rigid Inclusions under mat foundations to control settlement in clay.

Earthwork for Site and Building:

- Bulk excavation.
- Excavation and backfill of mud mat, mat foundation, tower crane pad, underslab utilities, etc.
- Site cuts and fills to subgrade.

- Reuse on-site soils for backfill of existing basement.
- Import structural fill material for exterior wall and parking ramp backfill.
- Import of stone and gravel bases as required.
- Underslab drainage piping and fittings.
- Rough and fine grading.

Site Utilities:

- Fire and domestic service has been included at one (1) location around the building.
- New sanitary sewer main, manholes, and laterals.
- Electric and tel/data duct banks (conduit and wiring with electrician) and manholes.
- Light pole bases and E&B for conduit.
- Stormwater drainage piping, underground detention system, and connection to the public storm sewer system.

Dewatering: pumps, frac tank, bag filter, discharge to public storm sewer.

Site Improvements

- Precast curbing to replace existing along adjacent roads and parking.
- Bituminous pavement and markings.
- Site fencing and vehicle access gates.
- Site signage on posts .
- Concrete flatwork (walks, colored specialty concrete walks, utility pads).
- Site masonry (precast planter walls).
- Site furnishings (wood bench toppers, bike racks, trash/recycle receptacles, flagpoles).
- Landscaping (plantings, soil, mulching, maintenance, public ROW tree pits).
- Automatic irrigation system by public supply ($50,000 design-build allowance; no rain harvesting included).

Sitework & Landscape Clarifications

- The following items are specifically excluded from our proposal:
  - Fees related to utility connections, utility back-charges, dewatering discharge, and all permits.
  - Damage to adjacent structures due to vibrations.
  - Licensed Site Professional (LSP) services of any kind including but not limited to soil sampling and analytical testing.
  - Underpinning, shoring, support of excavation, etc. of adjacent buildings.

- Vibration monitoring and environmental testing of any kind.
- We exclude specialty dewatering systems including, but not limited to, well points and deep wells.
- Handling, disposal, treatment, etc. of hazardous, contaminated, or polluted groundwater.
- Site gas piping.
- PPE beyond OSHA Level D protection.

Allowances included:

- $50,000 for a design-build irrigation system.
- $220,000 Winter Conditions/ Snow Management & Removal
- $25,000 R&D Unidentified Utilities
- $50,000 E&B Primary/Secondary Ductbank
- $75,000 Site Fence - M-T Bank / Lot Separation
- $250,000 Site Fence, Gates, Gate Arms & Railing
- $10,000 Site Signage
- $50,000 UST Removal
- $150,000 Buried Obstruction Removal
- $100,000 Rock/ Obstruction Removal
- $500,000 Dewatering Pumps, Frac Tank, Bag Filter, & PH Neutralization

Springfield Judicial Center

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Springfield, MA

10/08/2025

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2. Estimate Summary – CSI

Estimate Summary Report - CSI Sort
Springfield Justice Center
Conceptual Cost Model
10/8/2025

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
020500.00			DEMOLITION				
	020600.00		Building Demolition	422,673.00 sf	2.08 /sf	880,000	
	020800.00		Hazardous Mat'l Abatment	422,673.00 sf	2.13 /sf	900,000	This section is an Allowance
			DEMOLITION	422,673.00 SF	4.21 /SF	1,780,000	
030000.00			CONCRETE				
	030000.10		Concrete Foundations	422,673.00 sf	10.57 /sf	4,466,600	
	030000.40		Concrete Flatwork	422,673.00 sf	16.47 /sf	6,959,855	
	030000.60		Concrete Accessories/Misc	422,673.00 sf	0.19 /sf	78,240	
			CONCRETE	422,673.00 SF	27.22 /SF	11,504,695	
040000.00			MASONRY				
	040000.10		Unit Masonry	422,673.00 sf	11.22 /sf	4,743,653	
			MASONRY	422,673.00 SF	11.22 /SF	4,743,653	
050000.00			METALS				
	050000.10		Structural Steel	422,673.00 sf	56.55 /sf	23,901,450	
	055000.00		Misc. Metals	422,673.00 sf	12.88 /sf	5,443,079	
			METALS	422,673.00 SF	69.43 /SF	29,344,529	
060000.00			WOOD & PLASTICS				
	060101.00		Temporary Requirements	422,673.00 sf	52.83 /sf	22,330,347	
	061000.00		Rough Carpentry	422,673.00 sf	1.68 /sf	709,518	
	062000.00		Finish Carpentry	422,673.00 sf	43.78 /sf	18,502,827	
			WOOD & PLASTICS	422,673.00 SF	98.29 /SF	41,542,692	
070000.00			THERMAL & MOISTURE PROT				
	071000.00		Dampproofing / Waterproof	422,673.00 sf	2.43 /sf	1,026,220	
	072000.00		Insulation	422,673.00 sf	3.22 /sf	1,360,037	
	072500.10		Fireproofing: Spray On	422,673.00 sf	2.30 /sf	972,148	
	074000.00		Metal Panels & Cladding Systems	422,673.00 sf	36.55 /sf	15,447,260	
	075000.00		Roofing & Accessories	422,673.00 sf	5.61 /sf	2,372,000	
	075700.00		Traffic Toppings	422,673.00 sf	0.15 /sf	63,375	
	078400.00		Firestopping	422,673.00 sf	0.71 /sf	300,000	
	079000.00		Joint Sealers	422,673.00 sf	2.16 /sf	914,676	
			THERMAL & MOISTURE PROT	422,673.00 SF	53.13 /SF	22,455,716	
080000.00			DOORS & WINDOWS				
	081000.00		Doors, Frames & Hardware	422,673.00 sf	11.30 /sf	4,776,225	
	083000.00		Special Doors	422,673.00 sf	2.13 /sf	900,000	
	083610.00		Overhead Doors & Grilles	422,673.00 sf	0.67 /sf	285,000	
	084000.00		Glazing Systems	422,673.00 sf	50.69 /sf	21,425,840	
			DOORS & WINDOWS	422,673.00 SF	64.79 /SF	27,387,065	
090000.00			FINISHES				
	092000.00		Drywall, Lath and Plaster	422,673.00 sf	54.53 /sf	23,050,083	

Estimate Summary Report - CSI Sort
Springfield Justice Center
Conceptual Cost Model
10/8/2025

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	093000.00		Tile	422,673.00 sf	14.37 /sf	6,074,445	
	095100.00		Acoustical Ceilings	422,673.00 sf	8.55 /sf	3,613,305	
	096000.00		Flooring Trades	422,673.00 sf	9.29 /sf	3,924,529	
	097200.10		Flooring Epoxy	422,673.00 sf	1.99 /sf	839,850	
	099000.00		Painting	422,673.00 sf	2.81 /sf	1,188,223	
			FINISHES	**422,673.00 SF**	**91.54 /SF**	**38,690,435**	
100000.00			**SPECIALTIES**				
	101150.00		Markerboards	422,673.00 Ea	0.47 /Ea	198,877	
	101600.10		Metal Toilet Compartments	422,673.00 sf	1.32 /sf	559,600	
	102600.00		Wall and Corner Guards	422,673.00 sf	0.55 /sf	234,423	
	104300.10		Signage	422,673.00 sf	1.80 /sf	759,600	
	105059.00		Metal Lockers	422,673.00 sf	0.21 /sf	90,000	
	105230.00		Fire Extinguishers	422,673.00 sf	0.25 /sf	105,668	
	108000.10		Toilet Accessories	422,673.00 sf	1.24 /sf	523,959	
			SPECIALTIES	**422,673.00 SF**	**5.85 /SF**	**2,472,127**	
110000.01			**EQUIPMENT**				
	111300.00		Audio Visual Equipment	422,673.00 sf	/sf		
	111600.00		Loading Dock Equipment	422,673.00 sf	0.07 /sf	30,000	
			Exemption (n) - security or safety of persons or buildings				
			EQUIPMENT	**422,673.00 SF**	**3.89 /SF**	**1,645,000**	
120000.00			**FURNISHINGS**				
	124900.00		Window Treatment	422,673.00 sf	1.64 /sf	694,000	
			FURNISHINGS	**422,673.00 SF**	**1.64 /SF**	**694,000**	
130000.00			**SPECIAL CONSTRUCTION**				
	130010.00		Special Construction	422,673.00 sf	1.42 /sf	600,000	
			SPECIAL CONSTRUCTION	**422,673.00 SF**	**1.42 /SF**	**600,000**	
140000.00			**CONVEYING SYSTEMS**				
	140010.00		Elevators	422,673.00 sf	12.42 /sf	5,250,000	
			CONVEYING SYSTEMS	**422,673.00 SF**	**12.42 /SF**	**5,250,000**	
210000.00			**FIRE SUPPRESSION SYSTEMS**				
	210000.01		Fire Protection Piping	422,673.00 sf	5.81 /sf	2,454,453	
	210000.02		Sprinkler Equipment	422,673.00 sf	0.09 /sf	39,882	
	210000.03		Sprinkler Heads	422,673.00 sf	0.95 /sf	399,823	
	210000.04		General Requirements	422,673.00 sf	2.39 /sf	1,009,318	
	210000.05		Sprinkler Pumps/Controls	422,673.00 sf	1.86 /sf	787,000	
	210000.06		Fire Protection Complete	422,673.00 sf	0.53 /sf	224,803	
			FIRE SUPPRESSION SYSTEMS	**422,673.00 SF**	**11.63 /SF**	**4,915,279**	
220000.00			**PLUMBING SYSTEMS**				
	220000.02		Plumbing Specialties	422,673.00 sf	0.29 /sf	123,020	

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Springfield Justice Center
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Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	220000.05		General Requirements	422,673.00 sf	4.08 /sf	1,724,398	
	220000.15		High Rise Inefficiencies	422,673.00 sf	1.20 /sf	506,901	
	220700.04		Plumbing Insulation	422,673.00 sf	0.75 /sf	317,000	
	221000.03		Pipe - Valves - Ftgs	422,673.00 sf	2.29 /sf	967,112	
	221316.07		Sanitary Drainage	422,673.00 sf	3.89 /sf	1,642,325	
	221413.06		Storm Drainage	422,673.00 sf	1.86 /sf	785,282	
	223000.09		Plumbing Equipment	422,673.00 sf	2.02 /sf	854,907	
	224000.01		Plumbing Fixtures - Trim	422,673.00 sf	3.63 /sf	1,534,450	
			PLUMBING SYSTEMS	**422,673.00 SF**	**20.00 /SF**	**8,455,395**	
230000.00			**HVAC SYSTEMS**				
	230000.07		HVAC General Requirements	422,673.00 sf	14.14 /sf	5,974,805	
	230000.08		HVAC Special Systems	422,673.00 sf	0.05 /sf	21,650	
	230517.02		HVAC Piping	422,673.00 sf	10.88 /sf	4,597,513	
	230593.06		HVAC Test and Balance	422,673.00 sf	1.71 /sf	724,572	
	230716.05		HVAC Insulation	422,673.00 sf	7.85 /sf	3,317,853	
	230913.04		HVAC Controls	422,673.00 sf	13.19 /sf	5,573,467	
	232113.11		Chilled Water Piping	422,673.00 st	10.59 /st	4,476,488	
	232213.14		Fuel Oil Piping and tank	422,673.00 sf	0.60 /sf	254,718	
	233313.03		HVAC Air Distribution	422,673.00 sf	22.62 /sf	9,561,453	
	237000.01		HVAC Equipment	422,673.00 sf	28.70 /sf	12,130,926	
			HVAC SYSTEMS	**422,673.00 SF**	**110.33 /SF**	**46,633,444**	
260000.00			**ELECTRICAL SYSTEMS**				
	260000.13		Equipment Conn.	422,673.00 sf	0.03 /sf	12,750	
	260126.29		Electrical Testing / Commissioning	422,673.00 sf	0.18 /sf	75,000	
	260500.03		Basic Elec Materl/Methods	422,673.00 sf	69.00 /sf	29,163,974	
	260500.05		Electrical System	422,673.00 sf	19.13 /sf	8,086,124	
	260513.09		Conductors	422,673.00 sf	0.79 /sf	333,570	
	260533.04		Feeders-Conduit Cost per L.F.	422,673.00 sf	21.54 /sf	9,105,229	
	260544.08		Raceways	422,673.00 sf	0.07 /sf	29,070	
	262300.06		Switchgear & Distribution	422,673.00 sf	12.09 /sf	5,108,045	
	263200.10		Emergency Generator -ATS	422,673.00 sf	4.36 /sf	1,843,280	
	264100.19		Lightning Protection	422,673.00 sf	0.57 /sf	239,355	
			ELECTRICAL SYSTEMS	**422,673.00 SF**	**127.75 /SF**	**53,996,397**	
310000.00			**SITEWORK / EARTHWORK**				
	310100.06		Subcontractor General Conditions	422,673.00 sf	1.55 /sf	654,200	
	310100.07		Site Logistics & Maintenance	422,673.00 sf	1.17 /sf	493,715	
	310505.14		Site Preparation & Demolition	422,673.00 sf	0.52 /sf	219,750	
	310505.25		Earthwork: Building	422,673.00 sf	2.08 /sf	879,975	
	310505.26		Earthwork: Site	422,673.00 sf	0.52 /sf	219,475	
	310813.20		Ground Improvements	422,673.00 sf	9.16 /sf	3,872,500	
	310913.19		Geotechnical Construction Services	422,673.00 sf	/sf		

Estimate Summary Report - CSI Sort
Springfield Justice Center
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FONTAINE + DIMEO

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	311413.27		Soil Disposal	422,673.00 sf	3.90 /sf	1,649,442	
	312316.21		Rock/Obstruction Removal	422,673.00 sf	0.71 /sf	300,000	
	312319.15		Dewatering	422,673.00 sf	1.38 /sf	583,500	
	312500.13		Soil Erosion & Sediment Control	422,673.00 sf	0.61 /sf	256,350	
	315000.16		Lateral Support of Excavation	422,673.00 sf	9.12 /sf	3,854,250	
	321000.52		Site Concrete	422,673.00 sf	0.78 /sf	329,000	
	321100.51		Bituminous Pavement	422,673.00 sf	0.35 /sf	146,125	
	321613.55		Curbs	422,673.00 sf	0.18 /sf	76,500	
	321700.62		Site Signage	422,673.00 sf	0.02 /sf	10,000	
	321723.54		Pavement Markings	422,673.00 sf	0.07 /sf	30,000	
	323100.60		Fences & Railings	422,673.00 sf	0.77 /sf	325,000	
	323200.57		Site Masonry	422,673.00 sf	1.29 /sf	546,000	
	323300.58		Site Furnishings	422,673.00 sf	2.21 /sf	932,950	
	328000.69		Irrigation	422,673.00 sf	0.12 /sf	50,000	
	329000.68		Landscaping	422,673.00 sf	1.32 /sf	558,000	
	329400.70		Improvements On Structure	422,673.00 sf	/sf		
	331000.38		Water Distribution	422,673.00 sf	0.15 /sf	63,250	
	333000.40		Sanitary Sewer	422,673.00 sf	0.09 /sf	38,751	
	334413.48		Storm Drainage	422,673.00 sf	1.26 /sf	530,750	
	336000.44		Site Mechanical Utilities	422,673.00 sf	/sf		
	337000.47		Site Electrical	422,673.00 sf	0.27 /sf	115,500	
			SITEWORK / EARTHWORK	**422,673.00 SF**	**39.59 /SF**	**16,734,983**	

FONTAINE + DIMEO

Estimate Totals

Description	Amount	Totals
Trade Cost Sub Total:	**318,845,410**	**318,845,410**
Estim & Design Contin. (10%)	31,884,541	
Contingency - Contractor (3%)	10,521,899	
Facade & Feature Lighting Contingency	400,000	
	42,806,440	**361,651,850**
Tarriff Impact - TBD		
Escalation (11.7%)	42,349,432	
	42,349,432	**404,001,282**
Subguard Insurance	5,454,017	
	5,454,017	**409,455,299**
Precon/Procurement Services	650,000	
Procurement Ph. Services	175,000	
General Conditions	19,928,324	
General Requirements	10,032,072	
	30,785,396	**440,240,695**
P&P Bond	3,301,805	
	3,301,805	**443,542,500**
FFE - Under Owners Budget-NIC		
Architects & Eng. Fees - NIC		
		443,542,500
Building Permit	5,322,510	

Estimate Totals		
	5,322,510	**448,865,010**
Builder's Risk **(INC)**		
G&L Ins, (0%: Incl. w/CCIP)		
Professional / Pollution Liability Insur.	1,100,000	
Contractor Controlled Insurance Policy	14,588,113	
	15,688,113	**464,553,123**
CM Fee	10,452,445	
	10,452,445	**475,005,568**
Total		**475,005,568**

Springfield Judicial Center

DCAMM Project Number: 202410900

Springfield, MA

10/08/2025

FONTAINE + DIMEO



3. Estimate Detail – CSI

Estimate Detail Report - CSI Sort
Springfield Justice Center
DRAFT Conceptual Cost Model
10/8/2025

FONTAINE + DIMEO

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
020500.00			DEMOLITION	422,673.00 SF	4.21 /SF	1,780,000	
030000.00			CONCRETE	422,673.00 SF	27.22 /SF	11,504,695	
040000.00			MASONRY	422,673.00 SF	11.22 /SF	4,743,653	
050000.00			METALS	422,673.00 SF	69.43 /SF	29,344,529	
060000.00			WOOD & PLASTICS	422,673.00 SF	98.29 /SF	41,542,692	
070000.00			THERMAL & MOISTURE PROT	422,673.00 SF	53.13 /SF	22,455,716	
080000.00			DOORS & WINDOWS	422,673.00 SF	64.79 /SF	27,387,065	
090000.00			FINISHES	422,673.00 SF	91.54 /SF	38,690,435	
100000.00			SPECIALTIES	422,673.00 SF	5.85 /SF	2,472,127	
110000.01			EQUIPMENT	422,673.00 SF	3.89 /SF	1,645,000	
120000.00			FURNISHINGS	422,673.00 SF	1.64 /SF	694,000	
130000.00			SPECIAL CONSTRUCTION	422,673.00 SF	1.42 /SF	600,000	
140000.00			CONVEYING SYSTEMS	422,673.00 SF	12.42 /SF	5,250,000	
210000.00			FIRE SUPPRESSION SYSTEMS	422,673.00 SF	11.63 /SF	4,915,279	
220000.00			PLUMBING SYSTEMS	422,673.00 SF	20.00 /SF	8,455,395	
230000.00			HVAC SYSTEMS	422,673.00 SF	110.33 /SF	46,633,444	
260000.00			ELECTRICAL SYSTEMS	422,673.00 SF	127.75 /SF	53,996,397	
310000.00			SITEWORK / EARTHWORK	422,673.00 SF	39.59 /SF	16,734,983	

Estimate Detail Report - CSI Sort
Springfield Justice Center
DRAFT Conceptual Cost Model
10/16/2025

FONTAINE + DIMEO

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
020500.00			DEMOLITION				
	020600.00		Building Demolition				
		118c	Demolition of Existing Building at 55 State Street	24,000.00 sf	35.00 /sf	840,000	
		118c	Existing Conditions Survey and Monitoring	1.00 ls	20,000.00 /ls	20,000	
		118c	Mockup Removals	1.00 ls	20,000.00 /ls	20,000	
			Building Demolition	422,673.00 sf	2.08 /sf	880,000	
	020800.00		Hazardous Mat'l Abatment				
		0010	Abatement Allowance	1.00 allo	900,000.00 /allo	900,000	
			Hazardous Mat'l Abatment	422,673.00 sf	2.13 /sf	900,000	This section is an Allowance
			DEMOLITION	422,673.00 SF	4.21 /SF	1,780,000	
030000.00			CONCRETE				
	030000.10		Concrete Foundations				
		102c	Piers - 2'x2' - 4'	20.00 cy	1,300.00 /cy	26,000	
		102c	Piers - 2'x2' - 13'	52.00 cy	1,300.00 /cy	67,600	
		110c	Core Mat Slab	430.00 cy	800.00 /cy	344,000	
		110c	Elevator Pit Footing	25.00 cy	950.00 /cy	23,750	
		110c	Continuous Footing - Parking Ramp Wall	84.00 cy	950.00 /cy	79,800	
		110c	Continuous Footing - Pavillion - 1'6 x 3'6	84.00 cy	950.00 /cy	79,800	
		115c	Isolated Footing - Pavilion - 4'6 x 10' x 10'	33.00 cy	1,100.00 /cy	36,300	
		115c	Isolated Footing - Pavilion - 1'6 X 5 X 5	13.00 cy	1,100.00 /cy	14,300	
		115c	Tower Crane Pad - 20 x 20 x 5	75.00 cy	875.00 /cy	65,625	
		119d	Foundation Wall - Elevator Core - Lateral 24" - Parking	102.00 cy	1,550.00 /cy	158,100	
		119d	Foundation Wall - Elevator Core Wall - 24"	1,068.00 cy	1,550.00 /cy	1,655,400	
		119d	Foundation Wall - Elevator Core Wall - 16"	516.00 cy	1,550.00 /cy	799,800	
		119d	Foundation Wall - Ramp Wall 8' Average (sloped)	47.00 cy	1,550.00 /cy	72,850	
		119d	Foundation Wall - 8' Avg - Stepped from 13' to 4' at Pavillion	24.00 cy	1,550.00 /cy	37,200	
		119d	Foundation Wall - 4' at Pavillion	25.00 cy	1,100.00 /cy	27,500	
		119d	Foundation Wall - Elevator Pit Walls	26.00 cy	1,100.00 /cy	28,600	
		119d	Foundation Wall - Single Sided - 14"	428.00 cy	1,550.00 /cy	663,400	
		119d	Plywood and form ties at Single Sided Sheeting Wall	9,903.00 sf	25.00 /sf	247,575	
		150c	CIP Go-Back: Infill & Waterproof at Raker Supports (Walls)	15.00 ls	2,600.00 /ls	39,000	
			Concrete Foundations	422,673.00 sf	10.57 /sf	4,466,600	
	030000.40		Concrete Flatwork				
		001c	SOG - 3" Mud Slab	31,964.00 sfca	6.00 /sfca	191,784	
		001c	SOG - 4" Parking Garage Ramp wRigid Insulation	3,429.00 sfca	18.00 /sfca	61,722	
		001c	SOG - 42" Mat Slab - Parking Garage	3,613.00 CY	675.00 /CY	2,438,775	
		001c	Haunch / slab seat at Pavilion interface to Foundation	35.00 CY	700.00 /CY	24,500	
		001c	SOG - 6" Pavillion	5,443.00 sfca	13.00 /sfca	70,759	

FONTAINE + DIMEO

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	030000.40		**Concrete Flatwork**				
		001c	CIP Go-Back: Infill and Waterproof at Raker Supports (Mat Slab)	15.00 ls	2,600.00 /ls	39,000	
		005c	SOD - 6.25" LW	354,194.00 sfca	9.75 /sfca	3,453,392	6,832CY - See Alt 7.25" NW - 8,199CY = Credit $200k
		005c	SOD - Overbuild Areas - Ramping - 3" Topping Slab	36,178.00 sfca	8.00 /sfca	289,424	
		005c	Overbuild Areas - XPS 3"	9,044.00 cf	7.50 /cf	67,830	
		005c	Overbuild Areas - XPS 9"	1,629.00 cf	7.50 /cf	12,218	
		320c	Place and Finish Housekeeping Pads	6,000.00 sf	11.00 /sf	66,000	
		329c	Place & Finish Stair Pan Fill - Riser	7,588.00 sf	9.00 /sf	68,292	
		329c	Place & Finish Stair Pan Fill - Landings	6,240.00 sf	9.00 /sf	56,160	
		329c	Detention Bench Bases	1.00 ls	120,000.00 /ls	120,000	
			Concrete Flatwork	**422,673.00 sf**	**16.47 /sf**	**6,959,855**	
	030000.60		**Concrete Accessories/Misc**				
		010c	Rigid Insulation - Pavilion SOG and Foundation Wall	6,655.00 sf	8.00 /sf	53,240	
		010c	***Rigid Insulation - Parking/Judicial***	***NIC***	***/NIC***		***None Indicated***
		010c	***Winter Concrete***	***ls***	***/ls***		
		010c	***Summer Concrete***	***ls***	***/ls***		
		120c	Drill & Dowel / Epoxy Anchor	1.00 allo	25,000.00 /allo	25,000	
			Concrete Accessories/Misc	**422,673.00 sf**	**0.19 /sf**	**78,240**	
			CONCRETE	**422,673.00 SF**	**27.22 /SF**	**11,504,695**	
040000.00			**MASONRY**				
	040000.10		**Unit Masonry**				
		010a	Interior 8" CMU walls - Elevator Shafts	3,045.00 sf	50.00 /sf	152,250	
		010a	Interior 6" CMU walls - Stairwell Shafts & Typical Walls	9,575.00 sf	38.00 /sf	363,850	
		010a	Pre-Cast Wall Panels at Pavilion Walls	5,188.00 sf	160.00 /sf	830,080	
		010a	Pre-Cast Wall Panels - Ground Floor Exterior of Tower	6,400.00 sf	150.00 /sf	960,000	
		010a	30" Pre-Cast Base Under CW System	155.00 lf	650.00 /lf	100,750	
		010a	Interior 8" CMU walls - Elevator Shafts	2,700.00 sf	50.00 /sf	135,000	
		010a	Interior 6" CMU walls - Stairwell Shafts & Typical Walls	4,555.00 sf	38.00 /sf	173,090	
		010a	Exterior Mock up - Masonry Allowance	1.00 ls	50,000.00 /ls	50,000	
		010a	Interior 8" CMU walls - Elevator Shafts	10,735.00 sf	50.00 /sf	536,750	
		010a	Interior 6" CMU walls - Stairwell Shafts & Typical Walls	25,614.00 sf	38.00 /sf	973,332	
		010a	Interior 4" CMU walls - Detention Cell Plumbing Chase Wall	205.00 sf	32.00 /sf	6,560	
		010a	Interior 6" CMU walls - Detention Cell Knee Walls - Toilet and Bed	1,245.00 sf	38.00 /sf	47,310	
		010a	Masonry Staging - Exterior	12,400.00 sf	5.00 /sf	62,000	
		010a	Masonry Staging - Interior	56,429.00 sf	6.25 /sf	352,681	

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
			Unit Masonry	**422,673.00 sf**	**11.22 /sf**	**4,743,653**	
			MASONRY	**422,673.00 SF**	**11.22 /SF**	**4,743,653**	
050000.00			**METALS**				
	050000.10		**Structural Steel**				
		095c	Structural Steel, Beams, Columns Deck - Penthouse	149.00 ton	5,750.00 /ton	856,750	
		095c	Structural Steel, Beams, Columns Deck - Pavillion	192.00 ton	5,750.00 /ton	1,104,000	
		095c	Structural Steel, Beams, Columns Deck - Judicial	3,147.00 ton	5,750.00 /ton	18,095,250	
		095c	Transfer Condition - Level 2	60.00 ton	5,750.00 /ton	345,000	
		095c	Curtainwall Support Frame - Headers, Kickers, Tube	150.00 ton	5,750.00 /ton	862,500	
		095c	Base Plates	6.00 ton	5,750.00 /ton	34,500	
		095c	Steel Connection Allowance	37.00 ton	5,750.00 /ton	212,750	
		103f	***Metal Deck - Floor***	***354,194.00 Incl***	***/Incl***		***Incl. w/Per Ton Unit Cost***
		104c	***Metal Deck - Roof***	***37,372.00 Incl***	***/Incl***		***Incl. w/Per Ton Unit Cost***
		320c	Steel Pan Stairs - 1 (Parking through Penthouse Level)	349.00 risr	1,300.00 /risr	453,700	
		320c	Steel Pan Stairs - 2 (Parking through Penthouse Level)	349.00 risr	1,300.00 /risr	453,700	
		320c	Steel Pan Stairs - 3 (Parking through Penthouse Level)	349.00 risr	1,300.00 /risr	453,700	
		320c	Steel Pan Stairs - 4 (Level 1 Through Level 14)	336.00 risr	1,300.00 /risr	436,800	
		320c	Steel Pan Stairs - 5 (Level 1 Through Level 14)	336.00 risr	1,300.00 /risr	436,800	
		320c	Steel Pan Stairs - 1 (Parking Allocation)	16.00 risr	1,300.00 /risr	20,800	
		320c	Steel Pan Stairs - 2 (Parking Allocation)	16.00 risr	1,300.00 /risr	20,800	
		320c	Steel Pan Stairs - 3 (Parking Allocation)	16.00 risr	1,300.00 /risr	20,800	
		320c	Steel Pan Stairs - 1 (Penthouse Allocation)	24.00 risr	1,300.00 /risr	31,200	
		320c	Steel Pan Stairs - 2 (Penthouse Allocation)	24.00 risr	1,300.00 /risr	31,200	
		320c	Steel Pan Stairs - 3 (Penthouse Allocation)	24.00 risr	1,300.00 /risr	31,200	
			Structural Steel	**422,673.00 sf**	**56.55 /sf**	**23,901,450**	
	055000.00		**Misc. Metals**				
		001e	Elevator Hoist Beam	6.00 ea	1,500.00 /ea	9,000	
		001e	Elevator Guide Rail Supports	6.00 ea	60,000.00 /ea	360,000	
		003c	Tube Steel Framing at Undulating Facade	33,440.00 sf	55.00 /sf	1,839,200	
		010d	Trench Grate Embeded Angle	1.00 allo	25,000.00 /allo	25,000	
		010e	Trench Grate	1.00 allo	25,000.00 /allo	25,000	
		010l	Masonry Misc - Lintels	1.00 ls	90,000.00 /ls	90,000	
		010l	Masonry Misc - Seismic Clips	1.00 ls	75,000.00 /ls	75,000	
		018r	Roof Access Ladder	2.00 ea	4,500.00 /ea	9,000	
		020c	Elevator Pit Ladder	6.00 ea	2,300.00 /ea	13,800	
		070a	Sump Pit Covers	6.00 ea	1,500.00 /ea	9,000	

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	055000.00		Misc. Metals				
		075a	Toilet Partition Supports	1.00 ls	150,000.00 /ls	150,000	
		111a	Architectural Steel Pan Stairs - Stair 6, Ornamental	58.00 riser	2,500.00 /riser	145,000	
		140g	Architectural Glass Railing	90.00 lf	650.00 /lf	58,500	
		345c	Misc. Counter Support Brackets	14.00 ls	8,000.00 /ls	112,000	
		355c	Expansion Joint (lf) - Horizontal	600.00 lf	150.00 /lf	90,000	
		355c	Expansion Joint (lf) - Vertical	80.00 lf	175.00 /lf	14,000	
		370c	Bollards (ea)	25.00 ea	450.00 /ea	11,250	
		437c	Ramp Rails - Interior at Overbuild - Metal w/Wood Cap	2,175.00 lf	185.00 /lf	402,375	75' Per Courtroom
		437c	Ramp Rails - General Area - Metal Wall Rail	685.00 lf	150.00 /lf	102,750	
		500c	Overhead Door Support and Frame - Sallyport	2.00 ea	6,000.00 /ea	12,000	
		500c	Overhead Door Support and Frame - Loading/Receiving	1.00 ea	7,500.00 /ea	7,500	
		500c	Overhead Door Support and Frame - Eversource Vault	1.00 ea	6,000.00 /ea	6,000	
		500c	Overhead Door Support and Frame - Ramp Entry	1.00 ea	7,500.00 /ea	7,500	
		500c	Overhead Door Support and Frame - Intermediate Ramp Entry	1.00 ea	7,500.00 /ea	7,500	
		508c	Painted Steel Corner Guards, 48" high	160.00 ea	175.00 /ea	28,000	
		700c	Window Washing Davit / Tie Off Allowance	37,372.00 sf	9.50 /sf	355,034	
		850c	Parking Garage Ramp Guard Rail System	150.00 lnft	200.00 /lnft	30,000	
		880c	Garage Headache Bar	1.00 ls	2,500.00 /ls	2,500	
		999c	Tube Steel Framing - Judge and Witness Stands - Judical Center	348.00 ea	600.00 /ea	208,800	12 Per Courtroom
		999c	Tube Steel Framing - Jurors Box Low Wall - Judical Center	174.00 ea	600.00 /ea	104,400	6 Per Courtroom
		999c	Beam Hoist and Chain Trolley - Penthouse	1.00 ls	25,000.00 /ls	25,000	
		999c	Louver Frames	1.00 ls	60,000.00 /ls	60,000	
		999c	Tube Steel Framing - Galv. Penthouse Screenwall	1.00 ls	30,000.00 /ls	30,000	
		999c	Misc. Detention Systems Attachment Steel or Embedded Steel	349,587.00 sf	0.35 /sf	122,355	
		999c	Ceiling Unistrut / Pipe Supports - For items not included in MEP	23,248.00 sf	0.50 /sf	11,624	
		999c	Misc. Metals Coordination	1.00 ls	15,000.00 /ls	15,000	
		999c	Misc. Engineering and Associated Work	1.00 ls	10,000.00 /ls	10,000	
		999c	Misc. Metals Coordination	422,673.00 ls	0.30 /ls	125,000	
		999c	Misc. Engineering and Associated Work	1.00 ls	100,000.00 /ls	100,000	
		999c	Guardrails at Loading Docks	1.00 ls	15,000.00 /ls	15,000	
		999c	Photolumnescent Markings	48.00 riser	150.00 /riser	7,200	
		999c	Photolumnescent Markings	58.00 riser	150.00 /riser	8,700	
		999c	Photolumnescent Markings	72.00 riser	150.00 /riser	10,800	
		999c	Photolumnescent Markings	1,719.00 riser	150.00 /riser	257,850	
		999c	Miscellaneous Metals Allowance (sf) - Parking	31,838.00 sf	0.75 /sf	23,879	
		999c	Miscellaneous Metals Allowance (sf) - Pavilion	23,248.00 sf	1.50 /sf	34,872	
		999c	Miscellaneous Metals Allowance (sf) - Penthouse	18,000.00 sf	0.75 /sf	13,500	

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	055000.00		Misc. Metals				
		999c	Miscellaneous Metals Allowance (sf) - Judical Center	349,587.00 sf	0.75 /sf	262,190	
			Misc. Metals	422,673.00 sf	12.88 /sf	5,443,079	
			METALS	422,673.00 SF	69.43 /SF	29,344,529	
060000.00			WOOD & PLASTICS				
	060101.00		Temporary Requirements				
		013c	Tower Crane - Concrete Phase	1.00 ls	700,000.00 /ls	700,000	
		013c	Tower Crane -Structural Phase	1.00 ls	1,300,000.00 /ls	1,300,000	
		013c	Temp. Trade Requirements - Apportioned Parking Area	1.00 ls	2,200,000.00 /ls	2,200,000	
		013c	Temp. Trade Requirements - Apportioned Pavilion Area	1.00 ls	1,000,000.00 /ls	1,000,000	
		013c	Temp. Trade Requirements - Apportioned Penthouse Area	1.00 ls	1,500,000.00 /ls	1,500,000	
		013c	Temp. Trade Requirements - Apportioned Judicial Area	1.00 ls	15,630,347.00 /ls	15,630,347	
			Temporary Requirements	422,673.00 sf	52.83 /sf	22,330,347	
	061000.00		Rough Carpentry				
		010a	General Roof Blocking	34,800.00 lf	5.00 /lf	174,000	
		010a	Roof Blocking Perimeter	1,290.00 lf	40.00 /lf	51,600	
		010a	Window Blocking	5,636.00 lf	18.00 /lf	101,448	
		010a	In-Wall Blocking	422,673.00 lf	0.55 /lf	232,470	
		010a	Misc. Blocking & Backerboards	1.00 lf	150,000.00 /lf	150,000	
			Rough Carpentry	422,673.00 sf	1.68 /sf	709,518	
	062000.00		Finish Carpentry				
		010t	Millwork and FF&E Protection	1.00 ls	250,000.00 /ls	250,000	
		010t	Level 1 Transaction counter Allowance	1.00 ea	20,000.00 /ea	20,000	
		010t	3Form Feature wall - Allowance	1.00 allo	500,000.00 /allo	500,000	
		010t	Courtroom gallery railing w gate	1,088.00 lf	500.00 /lf	544,000	
		010t	Courtroom Jury railing	273.00 lf	225.00 /lf	61,425	
		010t	Judicial bench wainscot/half wall, 4' and 5'h assumed	6,590.00 sf	200.00 /sf	1,318,000	
		010t	Wood paneling wainscot w solid wood trim detailing, 12'h assumed as ceiling AFF and 8'h assumed as 2/3 wall height per narrative	39,585.00 sf	200.00 /sf	7,917,000	
		010t	Wood double door surrounds, including jambs, heads, and thresholds	26.00 ea	6,500.00 /ea	169,000	
		010t	Wood single door surrounds, including jambs, heads, and thresholds	52.00 ea	4,000.00 /ea	208,000	
		010t	6" solid wood wall base	6,878.00 lf	40.00 /lf	275,120	
		010t	Judge's benches w witness stands	37.00 ea	65,000.00 /ea	2,405,000	
		010t	Spectator benches, fixed - 5' lengths	37.00 ea	3,500.00 /ea	129,500	
		010t	Spectator benches, fixed - 8' lengths	77.00 ea	5,800.00 /ea	446,600	
		010t	Solid wood chair rail	575.00 lf	65.00 /lf	37,375	
		010t	6" solid wood wall base	575.00 lf	40.00 /lf	23,000	

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	062000.00		Finish Carpentry				
		010t	Solid surface sills @ Offices	1,103.00 lf	175.00 /lf	193,025	
		010t	Solid surface sills @ Public Lobbies	3,030.00 lf	175.00 /lf	530,250	
		010t	Solid surface sills @ Atrium Lobby	175.00 lf	175.00 /lf	30,625	
		010t	Wood sills @ Courtrooms & Jury Rooms	1,420.00 lf	150.00 /lf	213,000	
		010t	Windsor style benches - 4 each at Levels 2-14	52.00 ea	15,000.00 /ea	780,000	
		010t	Public Restroom fabricated quartzite counters	26.00 loc	8,000.00 /loc	208,000	
		010t	Stagg/Support Restroom solid surface counters	53.00 loc	5,500.00 /loc	291,500	
		010t	Courtroom Tables	37.00 loc	20,000.00 /loc	740,000	
		010t	Millwork reveal at Offices, Conference Rooms, and Jury Rooms	15,050.00 lf	25.00 /lf	376,250	
		010t	Detainee Dock Allowance	1.00 ls	35,000.00 /ls	35,000	
		010t	Public Lobby Seating Allowance	1.00 ls	45,000.00 /ls	45,000	
		010t	Law Library Millwork Allowance	1.00 ls	150,000.00 /ls	150,000	
		010t	Level 2 Police Counter Allowance	1.00 ls	20,000.00 /ls	20,000	
		010t	Judges Lobby/Corridor: Running & Standing Trim	3,150.00 lf	28.00 /lf	88,200	
		010t	General Millwork Not Yet Documented - Parking	31,838.00 sf	0.50 /sf	15,919	
		010t	General Millwork Not Yet Documented - Pavillion	23,248.00 sf	4.00 /sf	92,992	
		010t	General Millwork Not Yet Documented - Penthouse	18,000.00 sf	0.25 /sf	4,500	
		010t	General Millwork Not Yet Documented - Judicial Center	349,587.00 sf	1.10 /sf	384,546	
			Finish Carpentry	422,673.00 sf	43.78 /sf	18,502,827	
			WOOD & PLASTICS	**422,673.00 SF**	**98.29 /SF**	**41,542,692**	
070000.00			**THERMAL & MOISTURE PROT**				
	071000.00		Dampproofing / Waterproof				
		010c	Foundation Dampproofing - Pavilion	1,593.00 sf	7.75 /sf	12,346	
		010c	Foundation Waterproofing - Parking Level (Pre-Prufe)	9,903.00 sf	23.50 /sf	232,721	
		010c	Slab Waterproofing - Parking Level (Pre-Prufe)	31,964.00 sf	23.50 /sf	751,154	
		050c	Elevator Pit Waterproofing (ea)	4.00 ea	7,500.00 /ea	30,000	
			Dampproofing / Waterproof	422,673.00 sf	2.43 /sf	1,026,220	
	072000.00		Insulation				
		370c	Sprayed Insulation	30,013.00 sf	9.00 /sf	270,117	
		370c	Fluid Applied Insulative Coating, Allow	1.00 ls	100,000.00 /ls	100,000	
		370c	5" Rigid Cavity Wall Insulation (Masonry)	11,588.00 ls	10.00 /ls	115,880	
		370c	5" Rigid Cavity Wall Insulation (Panels)	87,404.00 ls	10.00 /ls	874,040	
			Insulation	422,673.00 sf	3.22 /sf	1,360,037	
	072500.10		Fireproofing: Spray On				
		300c	Sprayed On Fireproofing (sf) - Parking	31,838.00 sf	2.30 /sf	73,227	
		300c	Sprayed On Fireproofing (sf) - Pavilion	23,248.00 sf	2.30 /sf	53,470	
		300c	Sprayed On Fireproofing (sf) - Penthouse	18,000.00 sf	2.30 /sf	41,400	

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	072500.10		**Fireproofing: Spray On**				
		300c	Sprayed On Fireproofing (sf) - Judicial Center	349,587.00 sf	2.30 /sf	804,050	
			Fireproofing: Spray On	**422,673.00 sf**	**2.30 /sf**	**972,148**	
	074000.00		**Metal Panels & Cladding Systems**				
		010a	Air Vapor Barrier, Self Adhered - Pavilion	5,000.00 sf	10.00 /sf	50,000	
		010a	Air Vapor Barrier, Self Adhered - Judicial	94,580.00 sf	10.00 /sf	945,800	
		010a	Tower Sides and Rear - Green Large Format Porcelain Rainscreen	38,064.00 sf	160.00 /sf	6,090,240	
		010a	Tower Rear Beige Large Format Porcelain Rainscreen	43,192.00 sf	150.00 /sf	6,478,800	
		010a	ACM Composite Surrounds at Side Window Banks	2,236.00 sf	250.00 /sf	559,000	
		010a	ACM Composite Panel at Tower above CW Level 14 to 15	2,760.00 sf	160.00 /sf	441,600	
		010a	ACM Composite Panel Cap at "Wave" Wall Top	1,152.00 sf	160.00 /sf	184,320	
		010a	Louvered Aluminum Penthouse Screens - 12' Tall	4,500.00 sf	155.00 /sf	697,500	
			Metal Panels & Cladding Systems	**422,673.00 sf**	**36.55 /sf**	**15,447,260**	
	075000.00		**Roofing & Accessories**				
		050c	Lobby - Two Story TPO Roofing System	12,000.00 sf	45.00 /sf	540,000	
		050c	Lobby - Two Story Green Roof - Complete (w/Trays)	6,400.00 sf	35.00 /sf	224,000	
		050c	Roof Edge Flashing	1,290.00 lf	225.00 /lf	290,250	
		050c	Penthouse - Upper TPO Roofing System	21,000.00 sf	45.00 /sf	945,000	
		050c	Rear TPO Roofing System above Loading Docks	1,800.00 sf	45.00 /sf	81,000	
		050c	Misc. Roof - Inside Face Parapet	6,450.00 sf	20.00 /sf	129,000	
		050c	Roof Drain Flashing Allowance	125.00 ea	750.00 /ea	93,750	
		050c	Roof Walkway pads (36" Width)	500.00 lf	50.00 /lf	25,000	
		050c	Roof Hatch - Standard Door to roof	2.00 ea	10,000.00 /ea	20,000	
		050c	Roof Ladder - Standard Door to roof	2.00 sf	12,000.00 /sf	24,000	
			Roofing & Accessories	**422,673.00 sf**	**5.61 /sf**	**2,372,000**	
	075700.00		**Traffic Toppings**				
		100c	Traffic Topping Liquid Applied - Parking Ramp	4,794.00 sf	7.50 /sf	35,955	
		100c	Traffic Topping Liquid Applied - Sallyport & Loading	3,656.00 sf	7.50 /sf	27,420	
			Traffic Toppings	**422,673.00 sf**	**0.15 /sf**	**63,375**	
	078400.00		**Firestopping**				
		100c	Firesafing At Floor Perimeter	6,000.00 lf	50.00 /lf	300,000	
			Firestopping	**422,673.00 sf**	**0.71 /sf**	**300,000**	
	079000.00		**Joint Sealers**				
		004c	Caulking - Parking	31,838.00 ls	1.00 /ls	31,838	
		004c	Exterior Caulking - Parking	31,838.00 ls	0.25 /ls	7,960	
		004c	Caulking - Pavillion	23,248.00 ls	1.00 /ls	23,248	
		004c	Exterior Caulking - Pavillion	23,248.00 ls	1.25 /ls	29,060	
		004c	Caulking - Penthouse	18,000.00 ls	1.00 /ls	18,000	
		004c	Exterior Caulking - Penthouse	18,000.00 ls	1.00 /ls	18,000	

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Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	079000.00		Joint Sealers				
		004c	Caulking - Judicial	349,587.00 ls	1.00 /ls	349,587	
		004c	Exterior Caulking - Judicial	349,587.00 ls	1.25 /ls	436,984	
			Joint Sealers	422,673.00 sf	2.16 /sf	914,676	
			THERMAL & MOISTURE PROT	422,673.00 SF	53.13 /SF	22,455,716	
080000.00			DOORS & WINDOWS				
	081000.00		Doors, Frames & Hardware				
		001c	Type - F H.M., 3'-0"x7'-0" w/ Narrowlite	99.00 ea	850.00 /ea	84,150	
		001c	Type - F WOOD, 3'-0" x 7'-0"	675.00 ea	750.00 /ea	506,250	
		001c	Type - F WOOD, 3'-0" x 7'-0" w/ Full Glass	55.00 ea	650.00 /ea	35,750	
		001c	Type - White Oak Rift Cut, double leaf 3'-0" x 8'-0"	30.00 ea	5,200.00 /ea	156,000	
		001c	Type - White Oak Rift Cut, double leaf 3'-0" x 8'-0" w/ Glass	30.00 ea	5,900.00 /ea	177,000	
		001c	Additional Undefined D,F - Using 1 Leaf Per 310sf	315.00 ea	3,000.00 /ea	945,000	
		001c	Type - F H.M., 3'-0"x7'-0"	5.00 ea	800.00 /ea	4,000	
		001c	Interior Frames	675.00 ea	500.00 /ea	337,500	
		001c	Interior Frames - Borrowed Lites	55.00 ea	1,225.00 /ea	67,375	
		001c	HM Masonry Frame	109.00 ea	600.00 /ea	65,400	
		001c	Finish Hardware	894.00 ea	750.00 /ea	670,500	
		001c	Door and Hardware Install	894.00 ea	700.00 /ea	625,800	
		001c	Auto Openers Allowance	4.00 ea	6,500.00 /ea	26,000	
		001c	Additional Undefined Hardware - Using 1 Leaf Per 310sf	315.00 ea	1,700.00 /ea	535,500	
		001c	Doors, Frames and Hardware - Parking	30.00 ea	4,000.00 /ea	120,000	
		001c	Doors, Frames and Hardware - Pavillion	75.00 ea	4,000.00 /ea	300,000	
		001c	Doors, Frames and Hardware - Penthouse	30.00 ea	4,000.00 /ea	120,000	
			Doors, Frames & Hardware	422,673.00 sf	11.30 /sf	4,776,225	
	083000.00		Special Doors				
		100c	"Won-dor" Fire Door	15.00 ea	35,000.00 /ea	525,000	
		100c	Elevator Fire Smoke Curtains	7,500.00 ea	50.00 /ea	375,000	
			Special Doors	422,673.00 sf	2.13 /sf	900,000	
	083610.00		Overhead Doors & Grilles				
		080c	Overhead Door at Receiving, Insulated - 20' x 9'	2.00 ea	45,000.00 /ea	90,000	
		080c	Overhead Fast Acting Door at Parking Entrance, Insulated, - 20' x 9'	1.00 ea	55,000.00 /ea	55,000	
			Exemption (n) - security or safety of persons or buildings				
	084000.00		Glazing Systems				
		037c	***Exterior Aluminum and Glass Systems***	***0.00 sf***	***0.00 /sf***	***0***	
		037c	Tower - Exterior Aluminum Curtainwall System	53,204.00 sf	225.00 /sf	11,970,900	

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	084000.00		Glazing Systems				
		037c	Tower - Exterior Aluminum Curtainwall Enclosure Cap Premium	53,204.00 sf	30.00 /sf	1,596,120	
		037c	Pavilion - Exterior Aluminum Curtainwall System	5,660.00 sf	235.00 /sf	1,330,100	
		037c	Pavilion - Curtainwall Applied Graphics Allowance	4,800.00 allo	75.00 /allo	360,000	
		037c	Pavilion - Roof Access Leafs	2.00 ea	20,000.00 /ea	40,000	
		037c	Exterior Aluminum Windows	18,760.00 sf	175.00 /sf	3,283,000	
		037c	***Exterior Aluminum Doors***	***0.00 sf***	***/sf***		
		037c	Main Entrance - Exterior Aluminum Double Doors	6.00 lvs	35,000.00 /lvs	210,000	
		037c	Constructability and Aesthetic Mockup & Removal	1.00 sf	225,000.00 /sf	225,000	
		037c	Temporary Enclosures Allowances	1.00 sf	200,000.00 /sf	200,000	
		037c	***Interior Aluminum and Glazed Systems***	***0.00 sf***	***/sf***		
		037c	Interior Aluminum Glazed System at Main Entrance Vestibule	560.00 sf	125.00 /sf	70,000	
		037c	Interior Aluminum Glazed System at Lobby First Floor Court Services	1,350.00 sf	125.00 /sf	168,750	
		037c	Interior Aluminum Glazed System at Lobby First Floor Offices & Conference	735.00 sf	125.00 /sf	91,875	
		037c	Interior Aluminum Glazed System at Lobby Second Floor Law Library	1,480.00 sf	125.00 /sf	185,000	
		037c	Interior Aluminum Glazed System at Lobby Second Floor Mezzanine	1,540.00 sf	125.00 /sf	192,500	
			Exemption (n) - security or safety of persons or buildings				
		037c	Lobby Security Office Glass	220.00 sf	130.00 /sf	28,600	
		037c	WD Door Full Glass - 24"x 72"	300.00 sf	85.00 /sf	25,500	
		037c	WD Door Full Glass - 24"x 66"	704.00 sf	85.00 /sf	59,840	
		037c	Transaction Windows	15.00 sf	2,500.00 /sf	37,500	
		037c	Borrowed Lites in Back of Center Courtrooms	1,560.00 sf	140.00 /sf	218,400	
		037c	Privacy Film Allowance	1.00 ls	150,000.00 /ls	150,000	
		037c	WD Door Half Glass - 24" x 38"	3.00 sf	85.00 /sf	255	
		037c	WD Door Glass - Undefined Doors	500.00 sf	85.00 /sf	42,500	
		037c	Interior Glazing to Align with Framingham Concepts	1.00 ls	600,000.00 /ls	600,000	
		037c	***Interior Aluminum Doors***	***0.00 sf***	***/sf***		
		037c	Interior Aluminum Double Doors - Main Entrance Vestibule	6.00 lvs	18,000.00 /lvs	108,000	
		037c	Interior Aluminum Double Doors - First Floor Lobby Space	4.00 lvs	12,000.00 /lvs	48,000	
		037c	Interior Aluminum Double Doors - First Floor Offices & Conference	5.00 lvs	12,000.00 /lvs	60,000	
		037c	Interior Aluminum Double Doors - Second Floor Law Library	2.00 lvs	12,000.00 /lvs	24,000	
			Glazing Systems	**422,673.00 sf**	**50.69 /sf**	**21,425,840**	
			DOORS & WINDOWS	**422,673.00 SF**	**64.79 /SF**	**27,387,065**	
090000.00			**FINISHES**				
	092000.00		Drywall, Lath and Plaster				
		001b	Unidentified Walls - Parking Area Allowance	31,838.00 sf	2.00 /sf	63,676	
		001b	Unidentified Walls - Pavillion Area Allowance	23,248.00 sf	4.00 /sf	92,992	

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	092000.00		**Drywall, Lath and Plaster**				
		001b	Unidentified Walls - Penthouse Area Allowance	18,000.00 sf	2.00 /sf	36,000	
		001b	Unidentified Walls - Judicial Area Allowance	349,587.00 sf	2.50 /sf	873,968	
		001b	Suspended GWB w/Applied Acoustical Plaster (BOD Fellert Acoustic Plaster)	2,797.00 sf	50.00 /sf	139,850	
		001b	Typical Interior Partitions - 6" LGMF, 1 Layer GWB ea face, Insul	9,210.00 sf	28.00 /sf	257,880	
		001b	Exterior Wall Back Up, 8" LGMF, GWB interior Face, Insul	2,570.00 sf	32.00 /sf	82,240	
		001b	Exterior Wall - Densglass Sheathing	2,570.00 sf	8.00 /sf	20,560	
		001b	Typical Interior Partitions - 6" LGMF, 1 Layer GWB ea face, Insul	7,512.00 sf	24.00 /sf	180,288	
		001b	Exterior Wall Misc. Framing Support	4,500.00 sf	8.00 /sf	36,000	
		001b	Furred Walls = 1-5/8" LGMF, 1 Layer GWB single face, Insul	68,428.00 sf	12.00 /sf	821,136	
		001b	Typical 4" Wall = 3-5/8" LGMF, 1 Layer GWB ea face, Insul	17,065.00 sf	21.00 /sf	358,365	
		001b	Double Partition Walls - 3-5/8" DBL Std, 2 Layers GWB, Insul, 1 Layer GWB	25,569.00 sf	35.00 /sf	894,915	
		001b	Staggered Stud Walls - Courtrooms	4,365.00 sf	15.00 /sf	65,475	
		001b	Typical Interior Partitions - 6" LGMF, 1 Layer GWB ea face, Insul	263,965.00 sf	29.50 /sf	7,786,968	
		001b	Exterior Wall Back Up, 8" LGMF, GWB interior Face, Insul	110,114.00 sf	32.00 /sf	3,523,648	
		001b	Exterior Wall - Densglass Sheathing	110,114.00 sf	8.00 /sf	880,912	
		001b	Lifts & Staging	1.00 ls	300,000.00 /ls	300,000	
		001b	Mock ups	1.00 ls	75,000.00 /ls	75,000	
		001b	Wall and Soffit Coordination	1.00 ls	200,000.00 /ls	200,000	
		001b	Premium Time	1.00 ls	250,000.00 /ls	250,000	
		001b	Misc. Touchup and Patching Allowance	1.00 allo	100,000.00 /allo	100,000	
		001b	FRP @ Janitors' Closets	1.00 allo	25,000.00 /allo	25,000	
			Exemption (n) - security or safety of persons or buildings				
		001b	Exterior Partition - 'Wave' Framing Premium	33,440.00 sf	24.00 /sf	802,560	
		001b	GWB Ceilings - Secure Areas & Service Areas	24,130.00 sf	16.80 /sf	405,384	
		001b	GWB Ceilings - Stairwells	13,324.00 sf	16.80 /sf	223,843	
		001b	GWB Soffiting Allowance	433,673.00 sf	3.00 /sf	1,301,019	
		001b	Suspended GWB w/Perf. Metal Ceiling	55,921.00 sf	45.00 /sf	2,516,445	
		001b	GFRG Column Wraps at Public Lobbies/CW	168.00 ea	4,000.00 /ea	672,000	
			Drywall, Lath and Plaster	**422,673.00 sf**	**54.53 /sf**	**23,050,083**	
	093000.00		**Tile**				
		005c	12" x 24" Porcelain wall tile - Public Lobbies	39,500.00 sf	40.00 /sf	1,580,000	
		005c	6" x 24" Porcelain wall base - Lobbies	3,290.00 sf	20.00 /sf	65,800	
		005c	12" x 24" Porcelain wall tile - Public Restrooms	19,985.00 sf	40.00 /sf	799,400	
		005c	6" x 24" Porcelain wall base - Public Restrooms	2,485.00 sf	20.00 /sf	49,700	

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	093000.00		Tile				
		005c	Ceramic wall tile - Staff/Support Restrooms	9,285.00 sf	35.00 /sf	324,975	
		005c	Ceramic wall base - Staff/Support Restrooms	1,140.00 sf	16.00 /sf	18,240	
		005c	Courtroom Tile Walls - Judges Bench Wall	3,712.00 sf	40.00 /sf	148,480	
		005c	12" x 24" Porcelain floor tile	54,040.00 sf	40.00 /sf	2,161,600	
		005c	12" x 24" Porcelain floor tile @ Public access elevator cabs only	350.00 sf	40.00 /sf	14,000	
		005c	Antifracture Membrane	54,040.00 sf	5.00 /sf	270,200	
		005c	12" x 24" Porcelain floor tile	5,590.00 sf	40.00 /sf	223,600	
		005c	Feature Stair natural stone treads/risers	710.00 sf	125.00 /sf	88,750	
		005c	Antifracture Membrane	5,590.00 sf	5.00 /sf	27,950	
		005c	Natural Stone Tread/Riser	220.00 sf	85.00 /sf	18,700	
		005c	Natural stone interior stair treads/risers and landings	3,330.00 sf	85.00 /sf	283,050	
			Tile	**422,673.00 sf**	**14.37 /sf**	**6,074,445**	
	095100.00		Acoustical Ceilings				
		118c	Suspended metal acoustic ceilings - Public Restrooms	9,150.00 sf	28.00 /sf	256,200	
		118c	Acoustical metal ceilings - wood look - Public Lobbies	3,020.00 sf	15.00 /sf	45,300	
		118c	Veneer plaster ceilings - Transaction Lobbies	450.00 sf	24.00 /sf	10,800	
		118c	Suspended ACT, Armstrong Optima w tegular edge	8,745.00 sf	18.00 /sf	157,410	
		118c	Acoustical metal ceilings - wood look - Public Lobbies	41,585.00 sf	15.00 /sf	623,775	
		118c	Washable suspended 2x2 ACT	4,165.00 sf	20.00 /sf	83,300	
		118c	Suspended ACT, Armstrong Optima w tegular edge	130,420.00 sf	15.00 /sf	1,956,300	
		118c	Courtroom Walls - Fabric Wrapped Acoustic Panels - 300 SF per Courtroom	7,388.00 sf	65.00 /sf	480,220	
			Acoustical Ceilings	**422,673.00 sf**	**8.55 /sf**	**3,613,305**	
	096000.00		Flooring Trades				
		010a	Biobased resilient floor tile	790.00 lf	15.00 /lf	11,850	
		010a	Resilient Base - 4"	790.00 lf	6.00 /lf	4,740	
		010a	Public access stairwell flooring - unknown	2,735.00 sf	32.00 /sf	87,520	
		010a	Floors Moisture Mitigation Testing (Part of Trade Bid)	6.00 loc	400.00 /loc	2,400	
		010a	Floors Moisture Mitigation - Pavilion	17,850.00 sf	3.00 /sf	53,550	
		010a	Flooring Protection	18,555.00 sf	1.25 /sf	23,194	
		010a	Common Work Results for Flooring	23,248.00 sf	0.75 /sf	17,436	
		010a	Biobased resilient floor tile	38,165.00 sf	15.00 /sf	572,475	
		010a	Resilient Base - 4"	22,350.00 lf	6.00 /lf	134,100	
		010a	Broadloom carpet	717.00 sy	65.00 /sy	46,605	
		010a	24" x 24" carpet tile	507.00 sy	54.00 /sy	27,378	
		010a	Walk Off Mats @ Main Entrance Vestibule, 1 location assumed	920.00 sf	12.00 /sf	11,040	
		010a	Walk Off Mats @ Vestibule	180.00 sf	9.00 /sf	1,620	

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Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	096000.00		**Flooring Trades**				
		010a	Walk Off Mats @ Vestibule	450.00 sf	9.00 /sf	4,050	
		010a	Rubber Tile Landings & Treads	2.00 flt	5,000.00 /flt	10,000	
		010a	Resilient Base	120.00 lf	4.00 /lf	480	
		010a	Floors Moisture Mitigation Testing (Part of Trade Bid)	177.00 loc	400.00 /loc	70,800	
		010a	Floors Moisture Mitigation - All Floors	289,675.00 sf	3.00 /sf	869,025	
		010a	Flooring Protection	295,523.00 sf	1.25 /sf	369,404	
		010a	Common Work Results for Flooring	349,587.00 gsf	0.75 /gsf	262,190	
		010a	Lineoleum flooring @ Private access elevator cabs only	320.00 sf	15.00 /sf	4,800	
		010a	Rubber Tile Landings & Treads	39.00 flt	5,000.00 /flt	195,000	
		010a	Resilient Base	3,170.00 lf	4.00 /lf	12,680	
		010a	18" x 36" carpet tile	6,016.00 sy	58.00 /sy	348,928	
		010a	24" x 24" carpet tile	10,461.00 sy	54.00 /sy	564,894	
		010a	Broadloom carpet	328.00 sy	65.00 /sy	21,320	
		010a	Tiered carpeted flooring @ Courtrooms	118.00 sy	75.00 /sy	8,850	
		010a	Courtroom vestibule flooring - unknown	4,705.00 sf	40.00 /sf	188,200	
			Flooring Trades	**422,673.00 sf**	**9.29 /sf**	**3,924,529**	
	097200.10		**Flooring Epoxy**				
		010c	Epoxy Resin flooring	39,015.00 sf	14.00 /sf	546,210	
		010c	Epoxy Resin flooring	4,455.00 sf	4.00 /sf	17,820	
		010c	Epoxy Resin flooring	16,160.00 sf	14.00 /sf	226,240	
		015c	Integral epoxy resin base - 4"	8,455.00 lf	4.00 /lf	33,820	
		015c	Integral epoxy resin base - 4"	700.00 lf	14.00 /lf	9,800	
		015c	Integral epoxy resin base - 4"	1,490.00 lf	4.00 /lf	5,960	
			Flooring Epoxy	**422,673.00 sf**	**1.99 /sf**	**839,850**	
	099000.00		**Painting**				
		005c	Painting - Parking Level - General	31,838.00 sf	1.00 /sf	31,838	
		005c	Paint Walls - CMU	25,240.00 sf	0.90 /sf	22,716	
		005c	Painting - Pavilion	23,248.00 sf	1.00 /sf	23,248	
		005c	Paint Walls - GYP	20,990.00 sf	0.70 /sf	14,693	
		005c	Paint GWB / Plaster Ceilings	2,797.00 sf	1.80 /sf	5,035	
		005c	Painting - Penthouse	18,000.00 sf	1.00 /sf	18,000	
		005c	***Paint Exposed Ceilings***	***20,368.00 NIC***	***/NIC***		***Exclude***
		005c	Paint Exterior HM Door Frames	5.00 ea	500.00 /ea	2,500	
		005c	Paint Exterior HM Doors	1.00 lvs	700.00 /lvs	700	
		005c	Painting - Judicial	349,587.00 sf	0.30 /sf	104,876	
		005c	Paint Walls - GYP	795,484.00 sf	0.60 /sf	477,290	

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	099000.00		Painting				
		005c	Paint Walls - CMU	73,000.00 sf	0.90 /sf	65,700	
		005c	Paint Exposed Ceilings	10,673.00 sf	3.50 /sf	37,356	
		005c	Paint GWB / Plaster Ceilings	37,454.00 sf	2.25 /sf	84,272	
		005c	Paint pan stairs & Rails	45.00 flt	2,500.00 /flt	112,500	
		005c	Paint Touch up Allowance	1.00 ls	75,000.00 /ls	75,000	
		005c	Epoxy Paint at Detention Cells	45.00 ea	2,500.00 /ea	112,500	
			Painting	**422,673.00 sf**	**2.81 /sf**	**1,188,223**	
			FINISHES	**422,673.00 SF**	**91.54 /SF**	**38,690,435**	
100000.00			**SPECIALTIES**				
	101150.00		Markerboards				
		100	Marker/Tack Allowance - Parking	31,838.00 sf	0.25 /sf	7,960	
		100	Marker/Tack Allowance - Pavilion	23,248.00 sf	0.50 /sf	11,624	
		100	Marker/Tack Allowance - Penthouse	18,000.00 sf	0.25 /sf	4,500	
		100	Marker/Tack Allowance - Judicial	349,587.00 sf	0.50 /sf	174,794	
			Markerboards	**422,673.00 Ea**	**0.47 /Ea**	**198,877**	
	101600.10		Metal Toilet Compartments				
		010c	Stainless Steel Toilet Partitions - Standard Height, 55"	56.00 ea	5,000.00 /ea	280,000	
		010c	Urinal Screen	28.00 ea	1,200.00 /ea	33,600	
		010c	ADA Stainless Steel Toilet Partitions - Standard Height, 55"	28.00 ea	7,000.00 /ea	196,000	
		010c	Toilet Partition Installation	1.00 ea	50,000.00 /ea	50,000	
			Metal Toilet Compartments	**422,673.00 sf**	**1.32 /sf**	**559,600**	
	102600.00		Wall and Corner Guards				
		010c	Corner Guards	31,838.00 ea	1.00 /ea	31,838	
		010c	Corner Guards	23,248.00 ea	0.25 /ea	5,812	
		010c	Corner Guards	18,000.00 ea	0.25 /ea	4,500	
		010c	Corner Guards	349,587.00 ea	0.55 /ea	192,273	
			Wall and Corner Guards	**422,673.00 sf**	**0.55 /sf**	**234,423**	
	104300.10		Signage				
		015c	Aluminum Letters 18" - 'Springfield Courthouse"	2.00 allo	45,000.00 /allo	90,000	
		015c	MA Court Seal Allowance	1.00 allo	30,000.00 /allo	30,000	
		015c	8x6 Small Restroom Restroom	90.00 allo	250.00 /allo	22,500	
		015c	8x6 ADA Restroom	60.00 allo	250.00 /allo	15,000	
		015c	Elevator Signage	120.00 allo	450.00 /allo	54,000	
		015c	12x16 Wayfinding	120.00 allo	650.00 /allo	78,000	
		015c	14x10 Stair Signage	60.00 allo	425.00 /allo	25,500	
		015c	Emergency Map Holder	60.00 allo	225.00 /allo	13,500	
		015c	Misc. Signage	1.00 allo	50,000.00 /allo	50,000	
		015c	Signage Package Install	1.00 allo	125,000.00 /allo	125,000	

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Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	104300.10		**Signage**				
		015c	Courtroom Seals	29.00 allo	4,000.00 /allo	116,000	
		015c	Signage (allo) - Judicial Center	349,587.00 allo	0.30 /allo	104,876	
		015c	Signage (allo) - Pavillion	23,248.00 allo	0.50 /allo	11,624	
		015c	Signage (allo) - Penthouse	18,000.00 allo	0.20 /allo	3,600	
		015c	Parking Signage	1.00 allo	20,000.00 /allo	20,000	
			Signage	**422,673.00 sf**	**1.80 /sf**	**759,600**	
	105059.00		**Metal Lockers**				
			Exemption (n) - security or safety of persons or buildings				
			Metal Lockers	**422,673.00 sf**	**0.21 /sf**	**90,000**	
	105230.00		**Fire Extinguishers**				
		011i	Fire Extinguishers and Cabinets (ls) Install - Parking	31,838.00 lsum	0.25 /lsum	7,960	
		011i	Fire Extinguishers and Cabinets (ls) Install - Pavillion	23,248.00 lsum	0.25 /lsum	5,812	
		011i	Fire Extinguishers and Cabinets (ls) Install - Penthouse	18,000.00 lsum	0.25 /lsum	4,500	
		011i	Fire Extinguishers and Cabinets (ls) Install - Judicial Center	349,587.00 lsum	0.25 /lsum	87,397	
			Fire Extinguishers	**422,673.00 sf**	**0.25 /sf**	**105,668**	
	108000.10		**Toilet Accessories**				
		044c	42" Grab Bars	205.00 ea	250.00 /ea	51,250	
		044c	Liquid Soap Dispenser	124.00 ea	125.00 /ea	15,500	
		044c	Drinking Fountain	28.00 ea	1,500.00 /ea	42,000	
		044c	Paper Towel Dispensers	28.00 ea	200.00 /ea	5,600	
		044c	Robe Hooks	174.00 ea	80.00 /ea	13,920	
		044c	Automatic Handryers	28.00 ea	1,800.00 /ea	50,400	
		044c	Trash Cans - 17 gallon SS	28.00 ea	350.00 /ea	9,800	
		044c	18 x 36 Framed Mirrors	174.00 ea	425.00 /ea	73,950	
		044c	Changing Table	13.00 ea	850.00 /ea	11,050	
		044c	Sanitary Napkin Disposal	2.00 ea	150.00 /ea	300	
		044c	Janitor Mop Racks	15.00 ea	300.00 /ea	4,500	
		044c	Toilet Accessories - Installation	1.00 ea	75,000.00 /ea	75,000	
		044c	AED and Cabinet	15.00 ea	2,500.00 /ea	37,500	
		044c	Fixed Shelving Allowance	9.00 ea	5,000.00 /ea	45,000	
		044c	***High Density Shelving Allowance***	***0.00 NIC***	***0.00 /NIC***	***0***	***By End User***
		044c	Misc. Accessory Allowance - Parking	31,838.00 ea	0.25 /ea	7,960	
		044c	Misc. Accessory Allowance - Pavilion	23,248.00 ea	0.25 /ea	5,812	
		044c	Misc. Accessory Allowance - Penthouse	18,000.00 ea	0.25 /ea	4,500	
		044c	Misc. Accessory Allowance - Judicial	349,587.00 ea	0.20 /ea	69,917	

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
			Toilet Accessories	422,673.00 sf	1.24 /sf	523,959	
			SPECIALTIES	422,673.00 SF	5.85 /SF	2,472,127	
110000.01			EQUIPMENT				
	111300.00		Audio Visual Equipment				
		010c	*A/V - Appeals Court Space*	*0.00 NIC*	*0.00 /NIC*	*0*	*1*
		010c	*A/V - Central Holding Control Room*	*0.00 NIC*	*0.00 /NIC*	*0*	*1*
		010c	*A/V - Clerk Magistrate Space*	*0.00 NIC*	*0.00 /NIC*	*0*	*3*
		010c	*A/V - Community Room*	*0.00 NIC*	*0.00 /NIC*	*0*	*1*
		010c	*A/V - Courtroom*	*0.00 NIC*	*0.00 /NIC*	*0*	*29*
		010c	*A/V - Court Lobbies*	*0.00 NIC*	*0.00 /NIC*	*0*	*32*
		010c	*A/V - District, Probate & Superior Staging*	*0.00 NIC*	*0.00 /NIC*	*0*	*15*
		010c	*A/V - Entry Screening*	*0.00 NIC*	*0.00 /NIC*	*0*	*1*
		010c	*A/V - Facilities Office Space*	*0.00 NIC*	*0.00 /NIC*	*0*	*2*
		010c	*A/V - FCC/Security Screening*	*0.00 NIC*	*0.00 /NIC*	*0*	*1*
		010c	*A/V - Grand Jury*	*0.00 NIC*	*0.00 /NIC*	*0*	*2*
		010c	*A/V - Housing Court Space*	*0.00 NIC*	*0.00 /NIC*	*0*	*2*
		010c	*A/V - Judicial Suite - EXCLUDE*	*0.00 NIC*	*0.00 /NIC*	*0*	*4*
		010c	*A/V - Jury Deliberation Room*	*0.00 NIC*	*0.00 /NIC*	*0*	*9*
		010c	*A/V - Juvenile Court Conf*	*0.00 NIC*	*0.00 /NIC*	*0*	*1*
		010c	*A/V - Police Station*	*0.00 NIC*	*0.00 /NIC*	*0*	*1*
		010c	*A/V - Probation Space*	*0.00 NIC*	*0.00 /NIC*	*0*	*6*

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Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	111300.00		Audio Visual Equipment				
		010c	*A/V - Registry of Probate Space*	*0.00 NIC*	*0.00 /NIC*	*0*	*1*
		010c	*A/V - Security Offices*	*0.00 NIC*	*0.00 /NIC*	*0*	*2*
		010c	*A/V - Small Conf. Rooms*	*0.00 NIC*	*0.00 /NIC*	*0*	*38*
		010c	*A/V - Zoom Room*	*0.00 NIC*	*0.00 /NIC*	*0*	*3*
			Audio Visual Equipment	422,673.00 sf	/sf		
	111600.00		Loading Dock Equipment				
		100c	Dock Bumpers	4.00 ea	3,000.00 /ea	12,000	
		200c	Dock Leveler	2.00 ea	9,000.00 /ea	18,000	
			Loading Dock Equipment	422,673.00 sf	0.07 /sf	30,000	
	111900.00		Detention Equipment				
		100	Detention Door Assemblies	45.00 ea	30,000.00 /ea	1,350,000	
		100	Detention Equipment in Cells NOT DEFINED	45.00 allo	5,000.00 /allo	225,000	
		100	Detention Equipment Other NOT DEFINED	1.00 allo	40,000.00 /allo	40,000	
			Detention Equipment	422,673.00 sf	3.82 /sf	1,615,000	
			EQUIPMENT	**422,673.00 SF**	**3.89 /SF**	**1,645,000**	
120000.00			**FURNISHINGS**				
	124900.00		Window Treatment				
		010c	Manual Shades	18,760.00 sf	25.00 /sf	469,000	
		010c	Motorized Shades	3,000.00 sf	75.00 /sf	225,000	
			Window Treatment	422,673.00 sf	1.64 /sf	694,000	
			FURNISHINGS	**422,673.00 SF**	**1.64 /SF**	**694,000**	
130000.00			**SPECIAL CONSTRUCTION**				
	130010.00		Special Construction				
		110c	M&T Bank DriveThru Modifications Allowance	1.00 allo	500,000.00 /allo	500,000	
		110c	Juvenile Court Clinician Fit-Out	1.00 allo	100,000.00 /allo	100,000	
			Special Construction	422,673.00 sf	1.42 /sf	600,000	
			SPECIAL CONSTRUCTION	**422,673.00 SF**	**1.42 /SF**	**600,000**	
140000.00			**CONVEYING SYSTEMS**				
	140010.00		Elevators				
		010c	Elevator Operator	80.00 cd	2,500.00 /cd	200,000	

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

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Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
			Exemption (n) - security or safety of persons or buildings				
			Elevators	**422,673.00 sf**	**12.42 /sf**	**5,250,000**	
			CONVEYING SYSTEMS	**422,673.00 SF**	**12.42 /SF**	**5,250,000**	
210000.00			**FIRE SUPPRESSION SYSTEMS**				
	210000.01		**Fire Protection Piping**				
		BP001	1" sprinkler piping	21,056.00 lf	23.62 /lf	497,404	
		BP002	1-1/4" sprinkler piping	4,759.00 lf	26.01 / lf	123,783	
		BP003	1-1/2" sprinkler piping	8,340.00 lf	29.36 /lf	244,885	
		BP004	2" sprinkler piping	8,566.00 LF	33.37 /LF	285,850	
		BP005	2-1/2" sprinkler piping	946.00 LF	42.09 /LF	39,819	
		BP006	3" sprinkler piping	1,274.00 LF	46.36 /LF	59,060	
		BP007	4" sprinkler piping	2,763.00 LF	55.37 /LF	152,996	
		BP008	5" sprinkler piping	1,373.00 LF	72.33 /LF	99,314	
		BP009	6" sprinkler piping	2,914.00 LF	92.54 /LF	269,648	
		BP030	Valves and Fittings	1.00 LS	531,827.88 /LS	531,828	
		BP030	Pipes, Valves and Fittings	1.00 LS	58,463.00 /LS	58,463	
		BP030	Pipes, Valves and Fittings	1.00 LS	58,349.00 /LS	58,349	
		BP030	Pipes, Valves and Fittings	1.00 LS	33,053.00 /LS	33,053	
			Fire Protection Piping	**422,673.00 sf**	**5.81 /sf**	**2,454,453**	
	210000.02		**Sprinkler Equipment**				
		Dry 04	Dry Pipe Valve	1.00 LS	9,882.00 /LS	9,882	
		PA 001	Nitrogen generator	1.00 LS	30,000.00 /LS	30,000	
			Sprinkler Equipment	**422,673.00 sf**	**0.09 /sf**	**39,882**	
	210000.03		**Sprinkler Heads**				
		a003	Sprinkler Heads	3,142.00 ea	96.31 /ea	302,607	
		a003	Sprinkler Heads	382.00 ea	112.00 /ea	42,784	
		a003	Sprinkler Heads	274.00 ea	112.00 /ea	30,688	
		a003	Sprinkler Heads	212.00 ea	112.00 /ea	23,744	
			Sprinkler Heads	**422,673.00 sf**	**0.95 /sf**	**399,823**	
	210000.04		**General Requirements**				
		500c	Design & Engineering	1.00 ls	14,072.00 /ls	14,072	
		500c	Design & Engineering	1.00 ls	13,438.00 /ls	13,438	
		500c	Design & Engineering	1.00 ls	8,000.00 /ls	8,000	
		820c	Seismic Restraints	1.00 ls	8,300.00 /ls	8,300	
		820c	Seismic Restraints	1.00 ls	7,904.00 /ls	7,904	

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	210000.04		General Requirements				
		820c	Seismic Restraints	1.00 ls	4,700.00 /ls	4,700	
		GC012	Permits & Fees	1.00 lsum	10,400.00 /lsum	10,400	
		GC012	Permits & Fees	1.00 lsum	9,880.00 /lsum	9,880	
		GC012	Permits & Fees	1.00 lsum	6,000.00 /lsum	6,000	
		GC018	Design & Engineering	1.00 ls	123,028.83 /ls	123,029	
		GC018	Seismic Restraints	1.00 ls	167,319.46 /ls	167,319	
		GC018	Permits & Fees	1.00 ls	111,895.63 /ls	111,896	
		GC018	High rise inefficiencies	349,587.00 sf	1.50 /sf	524,381	
			General Requirements	422,673.00 sf	2.39 /sf	1,009,318	
	210000.05		Sprinkler Pumps/Controls				
		FP 001	Fire Pump and Controls	1.00 ea	127,000.00 /ea	127,000	
		FP 001	Preaction systems	15.00 ea	30,000.00 /ea	450,000	
		FP 001	Nitrogen generators	15.00 ea	12,000.00 /ea	180,000	
		FP 001	Preaction systems	1.00 ea	30,000.00 /ea	30,000	
			Sprinkler Pumps/Controls	422,673.00 sf	1.86 /sf	787,000	
	210000.06		Fire Protection Complete				
		COM 1	Fire Protection Subcontractor Labor	1.00 lsum	87,700.00 /lsum	87,700	
		COM 1	Fire Protection Subcontractor Labor	1.00 lsum	87,524.00 /lsum	87,524	
		COM 1	Fire Protection Subcontractor Labor	1.00 lsum	49,579.00 /lsum	49,579	
			Fire Protection Complete	422,673.00 sf	0.53 /sf	224,803	
			FIRE SUPPRESSION SYSTEMS	**422,673.00 SF**	**11.63 /SF**	**4,915,279**	
220000.00			**PLUMBING SYSTEMS**				
	220000.02		Plumbing Specialties				
		c040	Water Hammer Arrestors	1.00 ls	77,250.00 /ls	77,250	
		d010	Frost Proof Exterior Wall Hydrants-Bronze Encased	8.00 ea	850.00 /ea	6,800	
		d030	Garage Gas & Oil Interceptor-Precast Concrete	1.00 ls	19,370.00 /ls	19,370	
		d051	Hose Bibbs	56.00 ea	350.00 /ea	19,600	
			Plumbing Specialties	422,673.00 sf	0.29 /sf	123,020	
	220000.05		General Requirements				
		001	General Conditions	349,587.00 SF	0.55 /SF	192,273	
		002	Commissioning	349,587.00 SF	0.18 /SF	62,926	
		004	Testing and Balancing	349,587.00 SF	0.37 /SF	129,347	
		0009	Seismic Requirements	349,587.00 SF	0.10 /SF	34,959	
		A001	Pipe ID	349,587.00 SF	0.05 /SF	17,479	
		a006	Permits & Fees	349,587.00 SF	0.48 /SF	167,802	
		a010	Coordination, Asbuilt	349,587.00 SF	0.46 /SF	160,810	
		a010	Project Management, and staff	349,587.00 SF	0.74 /SF	258,694	
		a011	Core Holes	349,587.00 SF	0.37 /SF	129,347	

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	220000.05		General Requirements				
		a012	Fire Safing	349,587.00 SF	0.46 /SF	160,810	
		a013	Rigging/Crane	349,587.00 SF	0.22 /SF	76,909	
		a016	Chlorination of Domestic Water	349,587.00 SF	0.13 /SF	45,446	
		a016	Trade Support Project Management - MEP	1.00 LS	287,595.00 /LS	287,595	
			General Requirements	**422,673.00 sf**	**4.08 /sf**	**1,724,398**	
	220000.15		High Rise Inefficiencies				
		120c	High Rise Inefficiencies	349,587.00 sf	1.45 /sf	506,901	
			High Rise Inefficiencies	**422,673.00 sf**	**1.20 /sf**	**506,901**	
	220700.04		Plumbing Insulation				
		a001	Insulation	1.00 ls	299,000.00 /ls	299,000	
		a001	Insulation	1.00 ls	18,000.00 /ls	18,000	
			Plumbing Insulation	**422,673.00 sf**	**0.75 /sf**	**317,000**	
	221000.03		Pipe - Valves - Ftgs				
		c001	1/2" Copper Tubing "L"	7,700.00 lf	18.74 /lf	144,298	
		c002	3/4" Copper Tubing "L"	2,200.00 lf	21.54 /lf	47,388	
		c003	1" Copper Tubing "L"	300.00 lf	25.70 /lf	7,710	
		c004	1 1/4" Copper Tubing "L"	4,100.00 lf	31.54 /lf	129,314	
		c005	1 1/2" Copper Tubing "L"	3,400.00 lf	26.60 /lf	90,440	
		c006	2" Copper Tubing "L"	1,900.00 lf	49.01 /lf	93,119	
		c007	2 1/2" Copper Tubing "L"	800.00 lf	64.92 /lf	51,936	
		c008	3" Copper Tubing "L"	1,400.00 lf	79.51 /lf	111,314	
		c009	4" Copper Tubing "L"	400.00 lf	124.60 /lf	49,840	
		c011	6" Copper Tubing "L"	80.00 lf	232.16 /lf	18,573	
		c013	Copper Valves & Fittings	1.00 ls	223,180.00 /ls	223,180	
			Pipe - Valves - Ftgs	**422,673.00 sf**	**2.29 /sf**	**967,112**	
	221316.07		Sanitary Drainage				
		075M	Floor Drains	134.00 ea	500.00 /ea	67,000	
		075O	Floor Cleanout	15.00 ea	500.00 /ea	7,500	
		075P	Trench Drains	50.00 lf	400.00 /lf	20,000	
		CI 01	2" Cast Iron	7,700.00 lf	44.49 /lf	342,573	
		CI 02	3" Cast Iron	3,200.00 lf	49.93 /lf	159,776	
		CI 03	4" Cast Iron	8,200.00 lf	57.53 /lf	471,746	
		CI 05	6" Cast Iron	400.00 lf	77.70 /lf	31,080	
		FITT 01	Sanitary Fittings & Connections	1.00 ls	326,152.00 /ls	326,152	
		FITT 01	Sanitary Fittings & Connections	31,838.00 sf	3.40 /sf	108,249	
		FITT 01	Sanitary Fittings & Connections	31,838.00 sf	3.40 /sf	108,249	
			Sanitary Drainage	**422,673.00 sf**	**3.89 /sf**	**1,642,325**	
	221413.06		Storm Drainage				

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	221413.06		Storm Drainage				
		8600	Roof Drains	32.00 ea	885.00 /ea	28,320	
		8604	Floor Cleanout	8.00 ea	450.00 /ea	3,600	
		8606	Storm Drain Insulation	1.00 ls	43,000.00 /ls	43,000	
		8606	Storm Drain heat trace	392.00 lf	8.94 /lf	3,505	
		8606	Storm Drain heat trace panel	1.00 ls	2,400.00 /ls	2,400	
		D1001	Storm Fittings & Connections	1.00 ls	153,164.00 /ls	153,164	
		D1001	Storm Fittings & Connections	23,284.00 ls	1.75 /ls	40,747	
		SD 2	3" Cast Iron	300.00 lf	49.93 /lf	14,979	
		SD 3	4" Cast Iron	2,800.00 lf	57.53 /lf	161,084	
		SD 5	6" Cast Iron	2,400.00 lf	77.70 /lf	186,480	
		SD 6	8" Cast Iron	1,100.00 lf	120.98 /lf	133,078	
		SD 7	10" Cast Iron	40.00 lf	163.94 /lf	6,558	
		SD 8	12" Cast Iron	40.00 lf	209.21 /lf	8,368	
			Storm Drainage	**422,673.00 sf**	**1.86 /sf**	**785,282**	
	223000.09		Plumbing Equipment				
		A006	Hydrocumulator tank, 130 gallon	1.00 EA	21,000.00 /EA	21,000	
		A006	Electric Hot Water Heaters 80 gallon	2.00 EA	5,500.00 /EA	11,000	
		A006	Expansion tank	1.00 ls	21,900.00 /ls	21,900	
		A006	Duplex Ejector Pump	1.00 EA	34,270.00 /EA	34,270	
		A006	Hot Water Heaters Heat pump	1.00 allw	460,000.00 /allw	460,000	
		A006	Hot Water Heaters electric 150 gallon	2.00 EA	35,000.00 /EA	70,000	
		A008	Domestic Water Booster Pump	1.00 ea	114,470.00 /ea	114,470	
		A009	Bronze Circulating Pump	6.00 ea	6,200.00 /ea	37,200	
		A010	Hot Water Mixing Valve TMV-1,2	2.00 ea	12,000.00 /ea	24,000	
		A014	Elevator Sump Pump	4.00 ea	2,100.00 /ea	8,400	
		A014	Storm Water Sump Pump	1.00 ea	3,000.00 /ea	3,000	
		e016	1" Backflow Preventer	1.00 ea	325.00 /ea	325	
		e018	1 1/2" Backflow Preventer	1.00 ea	1,652.00 /ea	1,652	
		e019	2" Backflow Preventer	1.00 ea	1,850.00 /ea	1,850	
		e021	6" Backflow Preventer	2.00 ea	15,000.00 /ea	30,000	
		e022	6" Compound Water Meter	2.00 ea	7,920.00 /ea	15,840	
			Plumbing Equipment	**422,673.00 sf**	**2.02 /sf**	**854,907**	
	224000.01		Plumbing Fixtures - Trim				
		Res 22	Water Closet/urinals	186.00 ea	2,309.08 /ea	429,488	
		Res 22	Penal fixture	43.00 ea	13,105.57 /ea	563,539	
		Res 22	Lavatory	158.00 ea	1,809.82 /ea	285,951	
		Res 22	Sink	23.00 ea	1,685.00 /ea	38,755	

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	224000.01		Plumbing Fixtures - Trim				
		Res 22	Fixture control panel	4.00 allw	18,722.24 /allw	74,889	
		Res 22	Lavatory, Wellness rooms	16.00 ea	1,685.00 /ea	26,960	
		Res 22	Janitors Mop Sink	15.00 ea	1,497.78 /ea	22,467	
		Res 22	Eyewash Station	2.00 ea	3,494.82 /ea	6,990	
		Res 22	Electric Water Cooler	16.00 ea	3,744.45 /ea	59,911	
		Res 22	Janitors Mop Sink	1.00 ea	8,500.00 /ea	8,500	
		Res 22	Eyewash Station	1.00 ea	8,500.00 /ea	8,500	
		Res 22	Electric Water Cooler	1.00 ea	8,500.00 /ea	8,500	
			Plumbing Fixtures - Trim	422,673.00 sf	3.63 /sf	1,534,450	
			PLUMBING SYSTEMS	**422,673.00 SF**	**20.00 /SF**	**8,455,395**	
230000.00			**HVAC SYSTEMS**				
	230000.07		HVAC General Requirements				
		01	Fire Stopping	349,587.00 sf	1.11 /sf	389,776	
		01	Fire Stopping	23,248.00 sf	0.93 /sf	21,511	
		999	General Conditions	349,587.00 sf	1.34 /sf	469,025	
		999	General Conditions	1.00 ls	2,035.62 /ls	2,036	
		999	General Conditions	23,248.00 sf	1.11 /sf	25,813	
		0008	Chemical Treatment	349,587.00 sf	0.48 /sf	169,126	
		0008	Chemical Treatment	23,248.00 sf	0.40 /sf	9,262	
		0020	Coordination Drawings	349,587.00 sf	1.11 /sf	389,776	
		0020	Coordination Drawings	1.00 ls	1,017.81 /ls	1,018	
		0020	Coordination Drawings	23,248.00 sf	0.93 /sf	21,511	
		0021	Seismic Restraints	349,587.00 sf	0.69 /sf	241,253	
		0021	Seismic Restraints	23,248.00 sf	0.57 /sf	13,232	
		250m	Core Drilling	349,587.00 sf	0.90 /sf	315,379	
		250m	Core Drilling	23,248.00 sf	0.74 /sf	17,209	
		600c	Trucking & Rigging	349,587.00 sf	0.30 /sf	105,126	
		600c	Trucking & Rigging	23,248.00 sf	0.50 /sf	11,616	
		760c	Permits & Fees	349,587.00 sf	2.40 /sf	838,262	
		760c	Permits & Fees	1.00 lsum	1,110.34 /lsum	1,110	
		760c	Permits & Fees	23,248.00 sf	0.97 /sf	22,586	
		a012	Commissioning	349,587.00 sf	0.39 /sf	137,473	
		a012	Commissioning	1.00 ls	740.22 /ls	740	
		a012	Commissioning	23,248.00 sf	0.37 /sf	8,604	
		a015	Project Management	349,587.00 sf	1.79 /sf	624,289	
		a015	Project Management	23,248.00 sf	1.48 /sf	34,417	
		a015	High rise Inefficiencies	349,587.00 sf	1.45 /sf	506,901	

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	230000.07		HVAC General Requirements				
		a015	Trade Support Project Management - MEP	1.00 ls	1,597,751.00 /ls	1,597,751	
			HVAC General Requirements	422,673.00 sf	14.14 /sf	5,974,805	
	230000.08		HVAC Special Systems				
		0200	Glycol Feed System	1.00 lsum	5,000.00 /lsum	5,000	
		0200	Glycol solution	900.00 gallons	18.50 /gallons	16,650	
			HVAC Special Systems	422,673.00 sf	0.05 /sf	21,650	
	230517.02		HVAC Piping				
		g001	Pipe, Valves & Fittings Heating	349,587.00 sf	12.09 /sf	4,226,642	
		g001	Refrigeration Pipe, Valves & Fittings	3,150.00 lf	38.42 /lf	121,025	
		g001	Pipe, Valves & Fittings Heating	23,248.00 sf	10.75 /sf	249,846	
			HVAC Piping	422,673.00 sf	10.88 /sf	4,597,513	
	230593.06		HVAC Test and Balance				
		875c	Testing & Balancing	349,587.00 sf	1.93 /sf	674,703	
		875c	Testing & Balancing	1.00 lsum	5,000.00 /lsum	5,000	
		875c	Testing & Balancing	23,248.00 sf	1.93 /sf	44,869	
			HVAC Test and Balance	422,673.00 sf	1.71 /sf	724,572	
	230716.05		HVAC Insulation				
		a015	Blanket Insulation Sheetmetal	1.00 ls	1,140,093.00 /ls	1,140,093	
		a015	Blanket Insulation Sheetmetal	1.00 ls	45,600.00 /ls	45,600	
		a015	Blanket Insulation Sheetmetal	1.00 ls	103,570.00 /ls	103,570	
		a020	Pipe Insulation Hot Water	1.00 ls	945,000.00 /ls	945,000	
		a020	Pipe Insulation Chilled Water	1.00 lf	945,000.00 /lf	945,000	
		a020	Pipe Insulation Refrigeration	1.00 ls	27,000.00 /ls	27,000	
		a020	Pipe Insulation Hot Water	1.00 ls	55,795.00 /ls	55,795	
		a020	Pipe Insulation Chilled Water	1.00 lf	55,795.00 /lf	55,795	
			HVAC Insulation	422,673.00 sf	7.85 /sf	3,317,853	
	230913.04		HVAC Controls				
		850c	Flow Meters	1.00 ls	48,692.00 /ls	48,692	
		a006	Temperature Controls	1.00 ls	5,292,500.00 /ls	5,292,500	
		a006	Temperature Controls	1.00 ls	28,550.00 /ls	28,550	
		a006	Temperature Controls	1.00 ls	203,725.00 /ls	203,725	
			HVAC Controls	422,673.00 sf	13.19 /sf	5,573,467	
	232113.11		Chilled Water Piping				
		chw036	Pipe, Valves & Fittings	349,587.00 sf	12.09 /sf	4,226,642	
		chw036	Pipe, Valves & Fittings	23,248.00 sf	10.75 /sf	249,846	
			Chilled Water Piping	422,673.00 st	10.59 /st	4,476,488	
	232213.14		Fuel Oil Piping and tank				

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	232213.14		**Fuel Oil Piping and tank**				
		050	Fuel containment piping (2" and 5")	1.00 lf	81,118.00 /lf	81,118	
		050	Fuel tank	1.00 ls	88,600.00 /ls	88,600	
		050	Fuel pump Skid	1.00 lf	85,000.00 /lf	85,000	
			Fuel Oil Piping and tank	**422,673.00 sf**	**0.60 /sf**	**254,718**	
	233313.03		**HVAC Air Distribution**				
		0035	Sound Attenuator	12.00 ea	2,250.00 /ea	27,000	
		0060	Exhaust Fans	2,000.00 cfm	2.25 /cfm	4,500	
		0060	stairwell pressuriation Fans	30,000.00 cfm	2.25 /cfm	67,500	
		0060	Parking Exhaust Fans	21,100.00 cfm	2.25 /cfm	47,475	
		0060	Parking Supply Fans	21,100.00 cfm	2.25 /cfm	47,475	
		0060	Exhaust Fans	1,000.00 cfm	2.25 /cfm	2,250	
		a015	Galvanized ductwork	464,454.00 lb	16.50 /lb	7,663,491	
		a015	Galvanized ductwork	9,200.00 lb	16.50 /lb	151,800	
		a015	Galvanized ductwork	25,573.00 lb	16.50 /lb	421,955	
		a026	Stair Pressurization Fans	75,000.00 CFM	2.25 /CFM	168,750	
		a030	VAV Box	277.00 ea	2,500.00 /ea	692,500	
		a030	VAV Box	8.00 ea	2,500.00 /ea	20,000	
		c052	RGD's	880.00 ea	149.00 /ea	131,120	
		c052	RGD's	83.00 ea	175.00 /ea	14,525	
		c052	RGD's	88.00 ea	149.00 /ea	13,112	
		f001	Louver with control damper	880.00 SF	100.00 /SF	88,000	
			HVAC Air Distribution	**422,673.00 sf**	**22.62 /sf**	**9,561,453**	
	237000.01		**HVAC Equipment**				
		110c	HVAC Unit, Split System	15.00 ea	30,000.00 /ea	450,000	
		181m	Electric Unit Heaters	8.00 ea	610.00 /ea	4,880	
		305c	Air Handling Unit AHU-1	14,700.00 CFM	22.00 /CFM	323,400	
		305c	Air Handling Unit AHU-2	8,000.00 CFM	22.00 /CFM	176,000	
		305c	Air Handling Unit AHU-1C	27,280.00 CFM	22.00 /CFM	600,160	
		305c	Air Handling Unit AHU-2C	23,540.00 CFM	22.00 /CFM	517,880	
		305c	Air Handling Unit AHU 3&4	55,000.00 CFM	22.00 /CFM	1,210,000	
		305c	Fan coils	341.00 ea	5,800.00 /ea	1,977,800	
		305c	Fan coils	13.00 ea	5,800.00 /ea	75,400	
		305c	Air Handling Unit AHU-1	23,248.00 CFM	22.00 /CFM	511,456	
		a105	Cab Unit Heaters	16.00 ea	3,850.00 /ea	61,600	
		a111	Unit Heaters-large	5.00 ea	2,500.00 /ea	12,500	
		a115	Fin Tube Radiation	1,100.00 lf	130.00 /lf	143,000	
		c075	Air source heat pumps (29)	29.00 ea	171,114.00 /ea	4,962,306	

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	237000.01		HVAC Equipment				
		h001	Boilers, Electric	1.00 ea	87,000.00 /ea	87,000	
		i006	Base Mounted End Suction Pumps HHWP 1-4	4.00 ea	12,191.00 /ea	48,764	
		i006	Base Mounted End Suction Pumps HHWP 5-7	3.00 ea	17,835.00 /ea	53,505	
		i006	Base Mounted End Suction Pumps CHWP 1-4	4.00 ea	36,120.00 /ea	144,480	
		i006	Base Mounted End Suction Pumps CHWP 5-7	3.00 ea	20,769.00 /ea	62,307	
		l029	Air Seperator	4.00 EA	2,725.00 /EA	10,900	
		l001	Plate and Frame Heat Exchanger hx 1 and 2	2.00 ls	96,084.00 /ls	192,168	
		l001	Plate and Frame Heat Exchanger hx 3 and 4	2.00 ls	240,210.00 /ls	480,420	
		l011	Expansion Tanks	2.00 ea	7,500.00 /ea	15,000	
		l011	Buffer Tanks	2.00 ea	5,000.00 /ea	10,000	
			HVAC Equipment	422,673.00 sf	28.70 /sf	12,130,926	
			HVAC SYSTEMS	**422,673.00 SF**	**110.33 /SF**	**46,633,444**	
260000.00			**ELECTRICAL SYSTEMS**				
	260000.13		Equipment Conn.				
		0600	Won Door Connections	15.00 ea	850.00 /ea	12,750	
			Equipment Conn.	422,673.00 sf	0.03 /sf	12,750	
	260126.29		Electrical Testing / Commissioning				
		it01	NETA Independent Testing	1.00 ls	75,000.00 /ls	75,000	
			Electrical Testing / Commissioning	422,673.00 sf	0.18 /sf	75,000	
	260500.03		Basic Elec Materl/Methods				
		0005	Fixtures Purchase ONLY Sq Ft	349,587.00 sf	16.50 /sf	5,768,186	
		0005	Fixtures Installation & Branch Sq Ft	349,587.00 sf	6.50 /sf	2,272,316	
		0006	Devices / Branch Wiring Sq Ft	349,587.00 sf	4.90 /sf	1,712,976	
		0007	Equipment Connections Sq FT	349,587.00 sf	4.05 /sf	1,415,827	
		0008	Fire Alarm Devices / Branch Sq Ft	349,587.00 sf	5.95 /sf	2,080,043	
		0009	Tel-Data Wiring Sq Ft	349,587.00 sf	10.50 /sf	3,670,664	
			Exemption (n) - security or safety of persons or buildings				
		0015	Parking Garage Sq Ft	31,838.00 sf	6.25 /sf	198,988	
		0015	Pavilion Area Sq Ft	23,248.00 sf	61.50 /sf	1,429,752	
		0015	Enclosed Penthouse Sq Ft	18,000.00 sf	46.50 /sf	837,000	
		0016	AV System Infrastructure and Back-boxes ONLY	349,587.00 ea	3.75 /ea	1,310,951	
		0020	Grounding & Bonding All Systems Sq Ft	349,587.00 sf	0.55 /sf	192,273	
		0022	Temporary Power & Lighting Sq Ft	349,587.00 sf	1.05 /sf	367,066	
		0023	Enabling & Relocation of Electrical Services	1.00 allw	85,000.00 /allw	85,000	
		0025	Public Address & Paging Systems Boxes / Wiring Sq Ft	349,587.00 sf	2.55 /sf	891,447	

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	260500.03		**Basic Elec Materl/Methods**				
		0026	Lighting Control Sq Ft	349,587.00 sf	3.25 /sf	1,136,158	
		0027	Custom Exterior & Interior Ornamental Lighting	1.00 allw	175,000.00 /allw	175,000	
		0027	Bi-Directional Antenna System	1.00 allw	189,000.00 /allw	189,000	
		0028	Evacuation/ Two Way Elevator Lobby Communication System (2 Elevator Banks @ 16 Floors)	32.00 allw	5,575.00 /allw	178,400	
		0036	Photovoltaic System Infrastructure ONLY	1.00 ls	45,000.00 /ls	45,000	
		0036	Photovoltaic System Roof Mounted Panels - Assumed 84kw	84,000.00 watt	8.25 /watt	693,000	
		0037	Distributed Antenna System (DAS)	1.00 allw	165,000.00 /allw	165,000	
		0038	Cable Tray Systems (16 Floors @ $8500 per Floor)	16.00 allw	8,500.00 /allw	136,000	
		0040	Utility Company Vault (Electrical Work Only)	1.00 allw	35,000.00 /allw	35,000	
		0040	Agency Provided Furniture Connections (6 per Floor @ 16 Floors)	96.00 allw	825.00 /allw	79,200	
		0040	Video Management System (64 Locations) Infrastructure, Power & Low Voltage ONLY	64.00 allw	725.00 /allw	46,400	
		0040	Screening Stations System (2 Locations) Infrastructure, Power & Low Voltage ONLY	2.00 allw	8,500.00 /allw	17,000	
		0040	Carbon Monoxide System	1.00 allw	27,500.00 /allw	27,500	
		0043	Exterior Site Lighting	1.00 allw	65,000.00 /allw	65,000	
		0045	EV Car Charging Station (Level 2 Dual Port)	8.00 allw	13,500.00 /allw	108,000	
		0048	Motorized Shade Power / Control System	1.00 allw	55,000.00 /allw	55,000	
			Exemption (n) - security or safety of persons or buildings				
		0062	Owner Items on BOD for FFE	1.00 allw	125,000.00 /allw	125,000	
			Basic Elec Materl/Methods	**422,673.00 sf**	**69.00 /sf**	**29,163,974**	
	260500.05		**Electrical System**				
		0011	Temp Power & LIght	422,673.00 sf	1.35 /sf	570,609	
		0011	Crane Electrical Connection / Power Up	1.00 ls	25,000.00 /ls	25,000	
		0011	Material Hoist Electrical Connection / Power Up	1.00 ls	25,000.00 /ls	25,000	
		0015	Temp Lighting on Construction Fencing	1.00 ls	16,500.00 /ls	16,500	
		0050	Temp Fire Alarm System for Construction NFPA Plan	1.00 ls	25,000.00 /ls	25,000	
		1000	MA. Sales Tax 6.25%	1.00 ls	1,162,500.00 /ls	1,162,500	
		1350	Parking for Project (36 Months x 4.3 Weeks)	155.00 wk	800.00 /wk	124,000	
		600c	Trucking & Rigging	1.00 ls	23,500.00 /ls	23,500	
		610c	Staging & Scaffolding	1.00 ls	45,000.00 /ls	45,000	
		625c	Access Panels	1.00 ls	3,500.00 /ls	3,500	
		700c	Electrical General Requirements	1.00 ls	105,000.00 /ls	105,000	
		705c	Identification & Tags	1.00 ls	4,500.00 /ls	4,500	
		707c	Seismic Restraints	1.00 ls	21,500.00 /ls	21,500	

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	260500.05		Electrical System				
		725c	Coring & Firestopping	1.00 ls	52,000.00 /ls	52,000	
		746c	3D Modeling (BIM)	1.00 ls	75,000.00 /ls	75,000	
		750c	Record Drawings	1.00 ls	5,500.00 /ls	5,500	
		760c	***Permits & Fees (Included in Overall Building Permit)***	***0.00 ls***	***/ls***		
		765c	O & M Manuals	1.00 ls	5,500.00 /ls	5,500	
		875c	Testing & Adjusting (2 Men x 8 Weeks)	1.00 ls	80,000.00 /ls	80,000	
		876c	Start Up - Commissioning (1Man 6 Weeks)	1.00 ls	30,000.00 /ls	30,000	
		876c	Trade Support Project Management - MEP	1.00 ls	1,686,515.00 /ls	1,686,515	
		876c	Union trade premium (vs. PW)	1.00 ls	4,000,000.00 /ls	4,000,000	
			Electrical System	422,673.00 sf	19.13 /sf	8,086,124	
	260513.09		Conductors				
		m250	MI Cable #250	3,600.00 lf	41.25 /lf	148,500	
		ms004	#250 - #500 MI Supports	450.00 ea	215.00 /ea	96,750	
		mt004	#250 - #500 MI Terminations	256.00 ea	345.00 /ea	88,320	
			Conductors	422,673.00 sf	0.79 /sf	333,570	
	260533.04		Feeders-Conduit Cost per L.F.				
		0060	60 Amp Feeder CU	3,000.00 lf	39.89 /lf	119,670	
		0100	100 Amp Feeder CU	1,000.00 lf	49.20 /lf	49,200	
		0100	100 Amp Feeder CU for EV Charging Stations	1,600.00 lf	49.20 /lf	78,720	
		0225	225 Amp Feeder CU	31,765.00 lf	98.45 /lf	3,127,264	
		0250	250 Amp Feeder CU	15,080.00 lf	118.45 /lf	1,786,226	
		0800	800 Amp Feeder CU	875.00 lf	468.00 /lf	409,500	
		1000	1000 Amp Feeder CU	725.00 lf	621.35 /lf	450,479	
		2400	2400 Amp Feeder CU	1,600.00 lf	1,295.45 /lf	2,072,720	
		3000	4000 Amp Feeder CU	550.00 lf	1,839.00 /lf	1,011,450	
			Feeders-Conduit Cost per L.F.	422,673.00 sf	21.54 /sf	9,105,229	
	260544.08		Raceways				
		0102	Secondary Conduits 6-4" PVC for Low Voltage Systems	125.00 lf	94.50 /lf	11,813	
		0106	Primary Conduits 6-5" PVC for Eversource	125.00 lf	138.06 /lf	17,258	
			Raceways	422,673.00 sf	0.07 /sf	29,070	
	262300.06		Switchgear & Distribution				
		0001	Switchgear Quote	1.00 ls	3,797,000.00 /ls	3,797,000	
		0002	Switchgear Installation (6135 Hours)	1.00 ls	797,550.00 /ls	797,550	
		0319	***Digital Metering for Main Gear (Inc. in Quote Above)***	***1.00 ls***	***/ls***		
		0323	Emon-Demon Metering	140.00 ea	2,450.00 /ea	343,000	
		5000	***Short Circuit Study (Inc. in Quote Above)***	***1.00 ls***	***/ls***		
		299c	Dry Transformer Connections	173.00 ea	475.00 /ea	82,175	

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Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	262300.06		Switchgear & Distribution				
		300c	Feeder Terminations	256.00 ea	345.00 /ea	88,320	
		p007	***100 Amp Panelboard (Inc. in Quote Above)***	***32.00 ea***	***/ea***		
		p009	***225 Amp Panelboard (Inc. in Quote Above)***	***192.00 ea***	***/ea***		
		p009	***250 Amp Panelboard (Inc. in Quote Above)***	***32.00 ea***	***/ea***		
		sb001	***Main Switchboard 800 Amp (Inc. in Quote Above)***	***1.00 ea***	***/ea***		
		sb002	***Main Switchboard 1000 Amp (Inc. in Quote Above)***	***3.00 ea***	***/ea***		
		sb005	***Main Switchboard 2500 Amp (Inc. in Quote Above)***	***4.00 ea***	***/ea***		
		sb007	***Main Switchboard 4000 Amp (Inc. in Quote Above)***	***5.00 ea***	***/ea***		
		t004	***Transformer, 45 KVA (Inc. in Quote Above)***	***32.00 ea***	***/ea***		
		t005	***Transformer, 75 KVA (Inc. in Quote Above)***	***64.00 ea***	***/ea***		
		tvss01	***TVSS equipment (Inc. in Quote Above)***	***109.00 ea***	***/ea***		
			Switchgear & Distribution	422,673.00 sf	12.09 /sf	5,108,045	
	263200.10		Emergency Generator -ATS				
		0001	Generator Quote	1.00 ls	1,706,650.00 /ls	1,706,650	
		0002	Generator & ATS installation (296 Hours)	1.00 ls	36,920.00 /ls	36,920	
		0010	Battery Charger Circuit	1.00 ls	685.00 /ls	685	
		0011	Jacket Water Heater Circuit	1.00 ls	715.00 /ls	715	
		0012	Battery Blanket Heater Circuit	1.00 ls	685.00 /ls	685	
		0014	Remote EPO's & Wiring	1.00 ls	1,250.00 /ls	1,250	
		0400	***Remote Gen.Annunciator (Inc. in Quote Above)***	***1.00 ea***	***/ea***		
		0475	Diesel Fuel	3,500.00 gal	6.25 /gal	21,875	
		0625	Generator Rigging	1.00 ea	42,000.00 /ea	42,000	
		ats008	***800 Amp ATS By-Pass Isolation (Inc. in Quote Above)***	***2.00 ea***	***/ea***		
		ats009	***1000 Amp ATS By-Pass Isolation (Inc. in Quote Above)***	***2.00 ea***	***/ea***		
		gs007	***Diesel Gen Set 2000 KW w/ Lvl 2 Sound Enclosure (inc. in Quote Above)***	***1.00 ea***	***/ea***		
		lb300	***External Loadbank Roof Mtd 50% (Inc. in Quote Above)***	***1.00 ea***	***/ea***		
		tri1000	TriStar Docking Station 600V800A3P	1.00 ea	32,500.00 /ea	32,500	
			Emergency Generator -ATS	422,673.00 sf	4.36 /sf	1,843,280	
	264100.19		Lightning Protection				
		670	Lightning Protection Systems	1.00 ea	112,575.00 /ea	112,575	
		905c	Secondary Grounding	1.00 ea	6,500.00 /ea	6,500	
		c0400	Copper Wiring, Bare, #4/0	1,000.00 lf	3.25 /lf	3,250	
		c4/1	Copper Grounding Triad	1.00 ea	1,000.00 /ea	1,000	
		c4/2	Copper Ground Bus	24.00 ea	375.00 /ea	9,000	

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	264100.19		Lightning Protection				
		c4/4	Ground Rod & cadweld	30.00 ea	415.00 /ea	12,450	
		c4/7	Dry-Type Transformer Grounding	96.00 ea	855.00 /ea	82,080	
		c4/8	Cadweld - bldg steel	30.00 ea	175.00 /ea	5,250	
		lpb01	Light Pole Base Grounding	10.00 ea	275.00 /ea	2,750	
		pv001	Utility Vault Grounding System	1.00 ls	4,500.00 /ls	4,500	
			Lightning Protection	422,673.00 sf	0.57 /sf	239,355	
			ELECTRICAL SYSTEMS	**422,673.00 SF**	**127.75 /SF**	**53,996,397**	
310000.00			**SITEWORK / EARTHWORK**				
	310100.06		Subcontractor General Conditions				
		10	Mobilizations	1.00 lsum	30,000.00 /lsum	30,000	
		20	Site Subcontractor Supervision	18.00 mth	25,000.00 /mth	450,000	
		22	Engineering & Submittals	1.00 lsum	15,000.00 /lsum	15,000	
		60	***Field Survey Ex. Utilities***	***1.00 NIC***	***/NIC***		
		70	Layout & As-builts by PLS	1.00 lsum	60,000.00 /lsum	60,000	
		75	***Sidewalk Rental Fees***	***1.00 NIC***	***/NIC***		
		90	Permit & Connection Fees	1.00 lsum	25,000.00 /lsum	25,000	
		100	***Utility Backcharges***	***1.00 NIC***	***/NIC***		
		120	Police Details, Sitework Only	1.00 lsum	35,000.00 /lsum	35,000	
		165	Testpits	6.00 ea	950.00 /ea	5,700	
		255	***Traffic Management Plan***	***1.00 NIC***	***/NIC***		
		260	Health & Saftey Plan	1.00 lsum	8,500.00 /lsum	8,500	
		260	Health & Safety Controls	1.00 lsum	25,000.00 /lsum	25,000	
			Subcontractor General Conditions	422,673.00 sf	1.55 /sf	654,200	
	310100.07		Site Logistics & Maintenance				
		1	***Gatekeeper***	***0.00 NIC***	***/NIC***		
		2	Temporary Fence	280.00 lf	38.00 /lf	10,640	
		4	Temporary Fence on Barriers	745.00 lf	75.00 /lf	55,875	
		6	Vehicle Gates	2.00 loc	2,500.00 /loc	5,000	
		10	Temporary Fence Relocations	1,020.00 lf	8.00 /lf	8,160	
		11	Temporary Fence Maintenance	1,020.00 lf	2.00 /lf	2,040	
		20	Temporary Water Meter, Backflow, & Piping	1.00 lsum	25,000.00 /lsum	25,000	
		22	Temporary Utilities for Project Use	1.00 lsum	50,000.00 /lsum	50,000	
		22	Temporary Traffic Markings & Signage	1.00 lsum	20,000.00 /lsum	20,000	

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	310100.07		Site Logistics & Maintenance				
		50	Temporary Crane Pads	4.00 ea	5,500.00 /ea	22,000	
		55	Concrete Wash-Out Pits & Maintenance	5.00 ea	5,000.00 /ea	25,000	
		155	Winter Conditions/ Snow Management & Removal	1.00 allw	220,000.00 /allw	220,000	
		160	Street Sweeping	1.00 lsum	50,000.00 /lsum	50,000	
			Site Logistics & Maintenance	**422,673.00 sf**	**1.17 /sf**	**493,715**	
	310505.14		Site Preparation & Demolition				
		1	***Building & Foundation Demo (See Div 2)***	***1.00 NIC***	***/NIC***		
		8	Strip Topsoil & Dispose Unrestricted	500.00 cy	15.00 /cy	7,500	
		20	Sawcut Asphalt	900.00 lf	3.00 /lf	2,700	
		22	Sawcut Concrete	250.00 lf	6.00 /lf	1,500	
		40	R&D Bituminous Pavement	40,000.00 sf	2.00 /sf	80,000	
		55	R&D Concrete Walks	9,100.00 sf	5.00 /sf	45,500	
		105	R&D Granite Curb	650.00 lf	12.00 /lf	7,800	
		165	R&D Metal Fence	750.00 lf	10.00 /lf	7,500	
		175	R&D Bollards	6.00 ea	500.00 /ea	3,000	
		340	R&D Site Signage	6.00 ea	250.00 /ea	1,500	
		400	R&D Light Pole & Base	10.00 ea	800.00 /ea	8,000	
		420	R&D Site Light Conduit	1,200.00 lf	8.00 /lf	9,600	
		457	R&D Unidentified Utilities	1.00 allw	25,000.00 /allw	25,000	
		460	Cut & Cap Utility	3.00 ea	1,200.00 /ea	3,600	
		545	R&D Water Pipe	150.00 lf	15.00 /lf	2,250	
		570	R&D Drain Pipe	100.00 lf	18.00 /lf	1,800	
		590	R&D Drainage Structure	5.00 ea	2,500.00 /ea	12,500	
			Site Preparation & Demolition	**422,673.00 sf**	**0.52 /sf**	**219,750**	
	310505.25		Earthwork: Building				
		6	Excavate Below Bracing and GI	13,500.00 cy	34.00 /cy	459,000	
		168	Excavate & Backfill Mats & Elev. Pits	1,000.00 cy	45.00 /cy	45,000	
		169	Backfill Parking Ramp Import	1,500.00 cy	95.00 /cy	142,500	
		170	Excavate & Backfill Column Footings	10.00 ea	850.00 /ea	8,500	
		171	Excavate & Backfill Wall Footing	305.00 lf	45.00 /lf	13,725	
		244	Stormwater Pump Basin	1.00 ls	15,000.00 /ls	15,000	
		320	E&B Underslab Utilities	1.00 ls	50,000.00 /ls	50,000	
		375	F&I Stone Below Mub Mat Import	1,200.00 cy	95.00 /cy	114,000	
		375	F&I Stone Below Slab on Grade	200.00 cy	65.00 /cy	13,000	
		395	Fine Grading	3,500.00 sy	5.50 /sy	19,250	
			Earthwork: Building	**422,673.00 sf**	**2.08 /sf**	**879,975**	
	310505.26		Earthwork: Site				

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	310505.26		Earthwork: Site				
		20	Bulk Site Cut to Direct Load	7,380.00 cy	10.00 /cy	73,800	
		20	Site Cut To Fill, Ex. Basement Backfill	2,000.00 cy	15.00 /cy	30,000	
		100	Excavate & Backfill Tower Crane Mat	2,500.00 cy	15.00 /cy	37,500	
		115	Rough Grade Site	6,500.00 sy	0.45 /sy	2,925	
		130	Gravel Base Below Bituminous Pavement	500.00 cy	65.00 /cy	32,500	
		132	Gravel Base Below Sidewalk and Pads	350.00 cy	100.00 /cy	35,000	
		150	Fine Grading	3,100.00 sy	2.50 /sy	7,750	
			Earthwork: Site	422,673.00 sf	0.52 /sf	219,475	
	310813.20		Ground Improvements				
		27	Rigid Inclusions, Design, Layout, Mobilization & Load Test	1.00 lsum	3,200,000.00 /lsum	3,200,000	
		35	Earthwork Sub Support, Pretrenching and Spoils Management	45.00 day	5,500.00 /day	247,500	
		215	Rigid Inclusion Cutoffs & Disposal	1.00 lsum	200,000.00 /lsum	200,000	
		215	Trade Management	1.00 lsum	225,000.00 /lsum	225,000	
			Ground Improvements	422,673.00 sf	9.16 /sf	3,872,500	
	310913.19		Geotechnical Construction Services				
		2	***Preconstruction Survey***	***1.00 NIC***	***0.00 /NIC***	***0***	
		70	***Ex. Building Movement Monitoring***	***1.00 NIC***	***/NIC***		
			Geotechnical Construction Services	422,673.00 sf	/sf		
	311413.27		Soil Disposal				
		3	***Soil Sampling & LSP Reports/ Facility Packages***	***1.00 NIC***	***/NIC***		
		6	T&D Excess as Clean/ Unrestricted	37,074.00 ton	10.00 /ton	370,740	
		7	Premium Unlined Landfill	12,546.00 ton	55.00 /ton	690,030	
		8	Premium Soil to <RCS-1 Facility	24,528.00 ton	24.00 /ton	588,672	
			Soil Disposal	422,673.00 sf	3.90 /sf	1,649,442	
	312316.21		Rock/Obstruction Removal				
		2	Rock/ Obstruction Removal Allowance	1.00 allw	100,000.00 /allw	100,000	
		2	Buried Obstruction Removal Allowance	1.00 allw	150,000.00 /allw	150,000	
		2	UST Removal	1.00 allw	50,000.00 /allw	50,000	
			Rock/Obstruction Removal	422,673.00 sf	0.71 /sf	300,000	
	312319.15		Dewatering				
		20	Pumps, Frac Tank, Bag Filter, & PH Neutralization	1.00 allw	500,000.00 /allw	500,000	
		40	Testing, Monitoring, & Reporting	1.00 lsum	25,000.00 /lsum	25,000	
		100	***Secondary Groundwater Treatment***	***1.00 NIC***	***/NIC***		
		150	Temporary Subdrains Below MAT	900.00 lf	65.00 /lf	58,500	

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
			Dewatering	**422,673.00 sf**	**1.38 /sf**	**583,500**	
	312500.13		**Soil Erosion & Sediment Control**				
		40	Dust Control	1.00 lsum	75,000.00 /lsum	75,000	
		45	Street Sweeping	1.00 lsum	100,000.00 /lsum	100,000	
		50	Anti-Tracking Pad	2.00 ea	5,500.00 /ea	11,000	
		73	Compost Filter Sock	1,200.00 lf	13.00 /lf	15,600	
		100	CB Inlet Protection	10.00 ea	175.00 /ea	1,750	
		300	Weekly Inspections	18.00 mths	1,000.00 /mths	18,000	
		310	Corrective Action/ Maintenance	1.00 lsum	35,000.00 /lsum	35,000	
			Soil Erosion & Sediment Control	**422,673.00 sf**	**0.61 /sf**	**256,350**	
	315000.16		**Lateral Support of Excavation**				
		2	Earth Support Sheet Piles	16,200.00 sf	165.00 /sf	2,673,000	
		5	Mobilization & Design	1.00 lsum	50,000.00 /lsum	50,000	
		30	Earthwork Contractor Support	30.00 day	6,000.00 /day	180,000	
		32	Flowable Fill Backfill	700.00 cy	160.00 /cy	112,000	
		173	Bracing Installation & Removal	1.00 lsum	650,000.00 /lsum	650,000	
		175	Saftey Rail	770.00 lf	25.00 /lf	19,250	
		300	Deformation Monitoring	1.00 lsum	35,000.00 /lsum	35,000	
		400	Pile Cutoffs & Disposal	1.00 lsum	50,000.00 /lsum	50,000	
		405	Heel Block Excavate, Backfill & Concrete	100.00 cy	850.00 /cy	85,000	
			Lateral Support of Excavation	**422,673.00 sf**	**9.12 /sf**	**3,854,250**	
	321000.52		**Site Concrete**				
		102	F&I Concrete Pavement, Pedestrian	8,800.00 sf	12.50 /sf	110,000	
		113	F&I Concrete Pavement, Colored	5,460.00 sf	25.00 /sf	136,500	
		325	CIP Conc. Planter Wall Footing	75.00 cy	1,100.00 /cy	82,500	
			Site Concrete	**422,673.00 sf**	**0.78 /sf**	**329,000**	
	321100.51		**Bituminous Pavement**				
		85	Bituminous Pavement	500.00 sy	55.00 /sy	27,500	
		85	Bituminous Pavement Adjacent Parking Lot	1,475.00 sy	55.00 /sy	81,125	
		205	Permanent Patch, Streetwork	500.00 sy	75.00 /sy	37,500	
			Bituminous Pavement	**422,673.00 sf**	**0.35 /sf**	**146,125**	
	321613.55		**Curbs**				
		100	F&I Vertical Granite Curb, Roadway	900.00 lf	85.00 /lf	76,500	
			Curbs	**422,673.00 sf**	**0.18 /sf**	**76,500**	
	321700.62		**Site Signage**				
		5	Site Signage	1.00 allw	10,000.00 /allw	10,000	
			Site Signage	**422,673.00 sf**	**0.02 /sf**	**10,000**	
	321723.54		**Pavement Markings**				

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Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	321723.54		Pavement Markings				
		8	Pavement Marking	1.00 lsum	10,000.00 /lsum	10,000	
		8	Garage Pavement Marking	1.00 lsum	20,000.00 /lsum	20,000	
			Pavement Markings	422,673.00 sf	0.07 /sf	30,000	
	323100.60		Fences & Railings				
		5	Site Fence, Gates, Gate Arms & Railing	1.00 allw	250,000.00 /allw	250,000	
		5	Site Fence - M-T Bank / Lot Separation	1.00 allw	75,000.00 /allw	75,000	
			Fences & Railings	422,673.00 sf	0.77 /sf	325,000	
	323200.57		Site Masonry				
		185	Precast Planter Wall	780.00 lf	700.00 /lf	546,000	
			Site Masonry	422,673.00 sf	1.29 /sf	546,000	
	323300.58		Site Furnishings				
		20	Wood Bench Top	280.00 lf	2,530.00 /lf	708,400	
		44	Recycle Receptacle	6.00 ea	4,000.00 /ea	24,000	
		44	Trash Receptacle	6.00 ea	4,000.00 /ea	24,000	
		50	Bike Rack	45.00 ea	950.00 /ea	42,750	
		56	Steel Bollard	24.00 ea	1,200.00 /ea	28,800	
		56	Steel Security Bollard	12.00 ea	2,500.00 /ea	30,000	
		60	Flagpole & Base	3.00 ea	25,000.00 /ea	75,000	
			Site Furnishings	422,673.00 sf	2.21 /sf	932,950	
	328000.69		Irrigation				
		90	Irrigation System	1.00 allw	50,000.00 /allw	50,000	
			Irrigation	422,673.00 sf	0.12 /sf	50,000	
	329000.68		Landscaping				
		10	Landscape - Plantings, Soil, Mulching & Maintenance	6,800.00 sf	60.00 /sf	408,000	
		10	Public Way Tree Pit Replacement	10.00 ea	15,000.00 /ea	150,000	
			Landscaping	422,673.00 sf	1.32 /sf	558,000	
	329400.70		Improvements On Structure				
		1	***Roof Terrace Improvements - Extensive Greenroof Trays***	*0.00 NIC*	*0.00 /NIC*	*0*	***See Roofing - Complete***
			Improvements On Structure	422,673.00 sf	/sf		
	331000.38		Water Distribution				
		50	F&I 6" DI - Domestic	50.00 lf	150.00 /lf	7,500	
		60	F&I 8" DI - Fire	50.00 lf	175.00 /lf	8,750	
		320	F&I TSV	2.00 ea	5,500.00 /ea	11,000	
		460	F&I Hydrant	3.00 ea	7,000.00 /ea	21,000	
		550	Testing & Disinfection	1.00 lsum	5,000.00 /lsum	5,000	
		680	Streetwork - Traffic Control	1.00 lsum	10,000.00 /lsum	10,000	
			Water Distribution	422,673.00 sf	0.15 /sf	63,250	
	333000.40		Sanitary Sewer				

Group	Phase	Item	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
	333000.40		Sanitary Sewer				
		50	F&I 10" PVC	50.00 lf	275.00 /lf	13,750	
		155	Core & Connect	1.00 ea	5,000.00 /ea	5,000	
		195	F&I SMH, 6' Dia.	1.00 ea	10,000.00 /ea	10,000	
		500	Testing	1.00 lsum	1.00 /lsum	1	
		680	Streetwork - Traffic Control	1.00 lsum	10,000.00 /lsum	10,000	
			Sanitary Sewer	**422,673.00 sf**	**0.09 /sf**	**38,751**	
	334413.48		Storm Drainage				
		70	F&I 12" HDPE Drain Pipe	45.00 lf	150.00 /lf	6,750	
		90	F&I 24" HDPE Drain Pipe	50.00 lf	175.00 /lf	8,750	
		417	Connect To Ex. Structure	1.00 ea	5,500.00 /ea	5,500	
		450	F&I Catch Basin Structure	5.00 ea	6,500.00 /ea	32,500	
		495	F&I Drain Manhole Structure	3.00 ea	6,500.00 /ea	19,500	
		525	F&I Outlet Control Structure	1.00 ea	8,000.00 /ea	8,000	
		555	F&I Water Quality Structure	1.00 lsum	100,000.00 /lsum	100,000	
		755	F&I UG Stormwater Detention System	3,350.00 sf	85.00 /sf	284,750	
		900	Cleaning & Flushing	1.00 lsum	5,000.00 /lsum	5,000	
		950	Misc. Drainage Modifications Not Shown	1.00 lsum	50,000.00 /lsum	50,000	
		975	Streetwork - Traffic Control	1.00 lsum	10,000.00 /lsum	10,000	
			Storm Drainage	**422,673.00 sf**	**1.26 /sf**	**530,750**	
	336000.44		Site Mechanical Utilities				
		65	***E&B Gas Piping- Streetwork MGM Way***	***0.00 NIC***	***0.00 /NIC***	***0***	
			Site Mechanical Utilities	**422,673.00 sf**	**/sf**		
	337000.47		Site Electrical				
		11	E&B Primary/Secondary Ductbank	1.00 allo	50,000.00 /allo	50,000	
		76	E&B Electric Manhole	1.00 ea	10,000.00 /ea	10,000	
		79	F&I Tel/Data Manhole	1.00 ea	7,500.00 /ea	7,500	
		122	Site Conduit & Wiring	1,500.00 lf	18.00 /lf	27,000	
		126	F&I Light Pole Base	12.00 ea	1,000.00 /ea	12,000	
		185	E&B Gate Arm Conduit	500.00 lf	18.00 /lf	9,000	
			Site Electrical	**422,673.00 sf**	**0.27 /sf**	**115,500**	
			SITEWORK / EARTHWORK	**422,673.00 SF**	**39.59 /SF**	**16,734,983**	

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Estimate Totals

Description	Amount	Totals
Trade Cost Sub Total:	**318,845,410**	**318,845,410**
Estim & Design Contin. (10%)	31,884,541	
Contingency - Contractor (3%)	10,521,899	
Facade & Feature Lighting Contingency	400,000	
	42,806,440	**361,651,850**
Tarriff Impact - TBD		
Escalation (11.7%)	42,349,432	
	42,349,432	**404,001,282**
Subguard Insurance	5,454,017	
	5,454,017	**409,455,299**
Precon/Procurement Services	650,000	
Procurement Ph. Services	175,000	
General Conditions	19,928,324	
General Requirements	10,032,072	
	30,785,396	**440,240,695**
P&P Bond	3,301,805	
	3,301,805	**443,542,500**
FFE - Under Owners Budget-NIC		
Architects & Eng. Fees - NIC		
		443,542,500
Building Permit	5,322,510	

Estimate Totals		
	5,322,510	**448,865,010**
Builder's Risk (NIC)		
G&L Ins, (0%: Incl. w/CCIP)		
Professional / Pollution Liability Insur.	1,100,000	
Contractor Controlled Insurance Policy	14,588,113	
	15,688,113	**464,553,123**
CM Fee	10,452,445	
	10,452,445	**475,005,568**
Total		**475,005,568**

Springfield Judicial Center

DCAMM Project Number: 202410900

Springfield, MA

10/08/2025

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4. Estimate Summary – Building Program

Programmatic Sort - Summary
Springfield Justice Center
Conceptual Cost Model
10/8/2025

Location	Group	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
1 Parking Level			31,838.00 SF	498.47 /SF	15,870,131	
2 Pavillion			23,248.00 SF	1,121.07 /SF	26,062,691	
3 Penthouse			18,000.00 SF	520.28 /SF	9,365,106	
4 Judicial Center			349,587.00 SF	1,144.23 /SF	400,007,693	
5 Site/Utilities/Land			422,673.00 SF	55.13 /SF	23,299,947	

Estimate Totals

Description	Amount	Totals
Trade Cost Sub Total:	474,605,569	474,605,569
Facade & Feature Lighting Contingency	400,000	
	400,000	475,005,569
Tarriff Impact - TBD		475,005,569
FFE - Under Owners Budget-NIC		475,005,569
Builder's Risk (NIC)		475,005,569
Total		**475,005,569**

Springfield Judicial Center

DCAMM Project Number: 202410900

Springfield, MA

10/08/2025

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5. Estimate Summary - Systems

Estimate Summary Report - Building Systems
Springfield Justice Center
Conceptual Cost Model
10/8/2025

FONTAINE + DIMEO

Bldg. Sys	Group	Description	Total Cost/Unit	Takeoff Quantity	Total Amount	Notes
01 Site						
	310000.00	SITEWORK / EARTHWORK	39.59 /SF	422,673.00 SF	16,734,983	
		01 Site	**39.59 /sf**	**422,673.00 sf**	**16,734,983**	
02 Structure						
	030000.00	CONCRETE	27.22 /SF	422,673.00 SF	11,504,695	
	050000.00	METALS	50.96 /SF	422,673.00 SF	21,540,750	
	060000.00	WOOD & PLASTICS	4.73 /SF	422,673.00 SF	2,000,000	
	070000.00	THERMAL & MOISTURE PROT	2.30 /SF	422,673.00 SF	972,148	
		02 Structure	**85.21 /sf**	**422,673.00 sf**	**36,017,593**	
02a Demo						
	020500.00	DEMOLITION	4.21 /SF	422,673.00 SF	1,780,000	
		02a Demo	**4.21 /sf**	**422,673.00 sf**	**1,780,000**	
03 Interiors						
	040000.00	MASONRY	6.48 /SF	422,673.00 SF	2,740,823	
	050000.00	METALS	14.11 /SF	422,673.00 SF	5,964,579	
	060000.00	WOOD & PLASTICS	93.55 /SF	422,673.00 SF	39,542,692	
	070000.00	THERMAL & MOISTURE PROT	0.15 /SF	422,673.00 SF	63,375	
	080000.00	DOORS & WINDOWS	18.66 /SF	422,673.00 SF	7,886,945	
	090000.00	FINISHES	78.89 /SF	422,673.00 SF	33,344,515	
	100000.00	SPECIALTIES	5.85 /SF	422,673.00 SF	2,472,127	
	110000.01	EQUIPMENT	3.89 /SF	422,673.00 SF	1,645,000	
	120000.00	FURNISHINGS	1.64 /SF	422,673.00 SF	694,000	
	130000.00	SPECIAL CONSTRUCTION	0.24 /SF	422,673.00 SF	100,000	
	260000.00	ELECTRICAL SYSTEMS	0.03 /SF	422,673.00 SF	12,750	
		03 Interiors	**223.50 /sf**	**422,673.00 sf**	**94,466,806**	
04 Envelope						
	040000.00	MASONRY	4.74 /SF	422,673.00 SF	2,002,830	
	050000.00	METALS	4.35 /SF	422,673.00 SF	1,839,200	
	070000.00	THERMAL & MOISTURE PROT	50.68 /SF	422,673.00 SF	21,420,194	
	080000.00	DOORS & WINDOWS	46.14 /SF	422,673.00 SF	19,500,120	
	090000.00	FINISHES	12.65 /SF	422,673.00 SF	5,345,920	
		04 Envelope	**118.55 /sf**	**422,673.00 sf**	**50,108,263**	
05 Vertical Trans.						
	140000.00	CONVEYING SYSTEMS	12.42 /SF	422,673.00 SF	5,250,000	

Estimate Summary Report - Building Systems
Springfield Justice Center
Conceptual Cost Model
10/8/2025

Bldg. Sys	Group	Description	Total Cost/Unit	Takeoff Quantity	Total Amount	Notes
		05 Vertical Trans.	**12.42 /sf**	**422,673.00 sf**	**5,250,000**	
06 MEPFP						
	210000.00	FIRE SUPPRESSION SYSTEMS	11.63 /SF	422,673.00 SF	**4,915,279**	
	220000.00	PLUMBING SYSTEMS	20.00 /SF	422,673.00 SF	**8,455,395**	
	230000.00	HVAC SYSTEMS	110.33 /SF	422,673.00 SF	**46,633,444**	
	260000.00	ELECTRICAL SYSTEMS	127.72 /SF	422,673.00 SF	**53,983,647**	
		06 MEPFP	**269.68 /sf**	**422,673.00 sf**	**113,987,765**	
08 Special Construc.						
	130000.00	SPECIAL CONSTRUCTION	1.18 /SF	422,673.00 SF	**500,000**	
		08 Special Construc.	**1.18 /sf**	**422,673.00 sf**	**500,000**	

FONTAINE + DIMEO

Estimate Totals

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Trade Cost Sub Total:	**318,845,410**	**318,845,410**
Estim & Design Contin. (10%)	31,884,541	
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Escalation (11.7%)	42,349,432	
	42,349,432	**404,001,282**
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	5,454,017	**409,455,299**
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	30,785,396	**440,240,695**
P&P Bond	3,301,805	
	3,301,805	**443,542,500**
FFE - Under Owners Budget-NIC		
Architects & Eng. Fees - NIC		
		443,542,500
Building Permit	5,322,510	

Estimate Totals		
	5,322,510	**448,865,010**
Builder's Risk (NIC)		
G&L Ins, (0%: Incl. w/CCIP)		
Professional / Pollution Liability Insur.	1,100,000	
Contractor Controlled Insurance Policy	14,588,113	
	15,688,113	**464,553,123**
CM Fee	10,452,445	
	10,452,445	**475,005,568**
Total		**475,005,568**

Springfield Judicial Center

DCAMM Project Number: 202410900

Springfield, MA

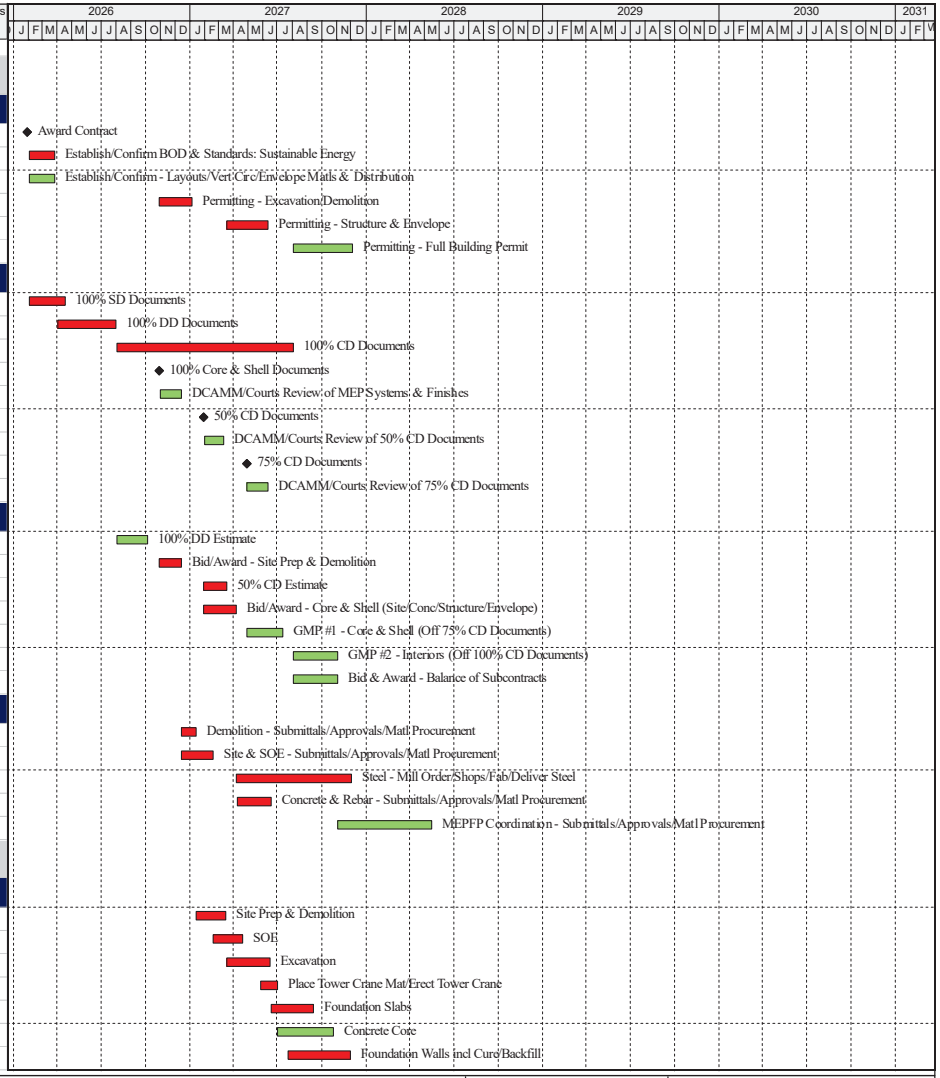
10/08/2025

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6. Preliminary Project Timeline

Activity ID	Activity Name	Dur	Start	Finish	Float	Predecessors	Successors
PRECONSTRUCTION							
General Preconstruction							
P01	Award Contract	0	01/30/26*		0		P21, P02
P02	Establish/Confirm BOD & Standards: Sustainable Energy	40	02/02/26	03/27/26	3	P01	P21, P03
P03	Establish/Confirm - Layouts/Vert Circ/Envelope Matls & Distribution	40	02/02/26	03/27/26	1056	P02	
P04	Permitting - Excavation/Demolition	45	10/30/26	01/06/27	10	P42	C10
P05	Permitting - Structure & Envelope	60	03/19/27	06/11/27	4	P43	C14
P06	Permitting - Full Building Permit	85	08/04/27	12/03/27	628	P22	
Document Deliverables & Reviews							
P20	100% SD Documents	55	02/02/26	04/17/26	0	P01	P21
P21	100% DD Documents	85	04/02/26	07/31/26	0	P01, P02, P20	P41, P22
P22	100% CD Documents	255	08/03/26	08/03/27	0	P21	P23, P46
P23	100% Core & Shell Documents	0	10/30/26		0	P22	P25, P24
P24	DCAMM/Courts Review of MEP Systems & Finishes	30	11/02/26	12/15/26	874	P23	
P25	50% CD Documents	0	01/29/27		0	P23	P27, P43
P26	DCAMM/Courts Review of 50% CD Documents	30	02/01/27	03/12/27	813	P25	
P27	75% CD Documents	0	04/29/27		729	P25	P45, P28
P28	DCAMM/Courts Review of 75% CD Documents	30	04/30/27	06/11/27	749	P27	
Estimating/GMP's							
P41	100% DD Estimate	45	08/03/26	10/05/26	923	P21	
P42	Bid/Award - Site Prep & Demolition	30	10/30/26	12/14/26	0	P23	P04, LL1
P43	50% CD Estimate	35	01/29/27	03/18/27	4	P25	P05
P44	Bid/Award - Core & Shell (Site/Conc/Structure/Envelope)	50	01/29/27	04/08/27	0	P25	LL13, LI
P45	GMP #1 - Core & Shell (Off 75% CD Documents)	50	04/30/27	07/12/27	729	P27	
P46	GMP #2 - Interiors (Off 100% CD Documents)	65	08/04/27	11/03/27	648	P22	
P47	Bid & Award - Balance of Subcontracts	65	08/04/27	11/03/27	27	P22	LL14
Critical Procurement							
LL10	Demolition - Submittals/Approvals/Matl Procurement	20	12/15/26	01/13/27	5	P42	C10
LL11	Site & SOE - Submittals/Approvals/Matl Procurement	45	12/15/26	02/17/27	0	P42	C11
LL12	Steel - Mill Order/Shops/Fab/Deliver Steel	165	04/08/27	12/01/27	0	P44	C30
LL13	Concrete & Rebar - Submittals/Approvals/Matl Procurement	50	04/09/27	06/18/27	0	P44	C14
LL14	MEPFP Coordination - Submittals/Approvals/Matl Procurement	135	11/04/27	05/16/28	27	P47	C81
CONSTRUCTION							
Site & Foundations							
C10	Site Prep & Demolition	45	01/14/27	03/17/27	5	LL10, P04	C11
C11	SOE	45	02/18/27	04/21/27	0	C10, LL11	C14, C12
C12	Excavation	65	03/18/27	06/17/27	0	C11	C14, C13
C13	Place Tower Crane Mat/Erect Tower Crane	25	05/27/27	07/01/27	4	C12	C50
C14	Foundation Slabs	60	06/18/27	09/13/27	0	C11, C12, LL13, P05	C30, C15
C15	Concrete Core	80	07/02/27	10/25/27	24	C14	C30
C16	Foundation Walls incl Cure/Backfill	90	07/23/27	11/30/27	0	C14	C30



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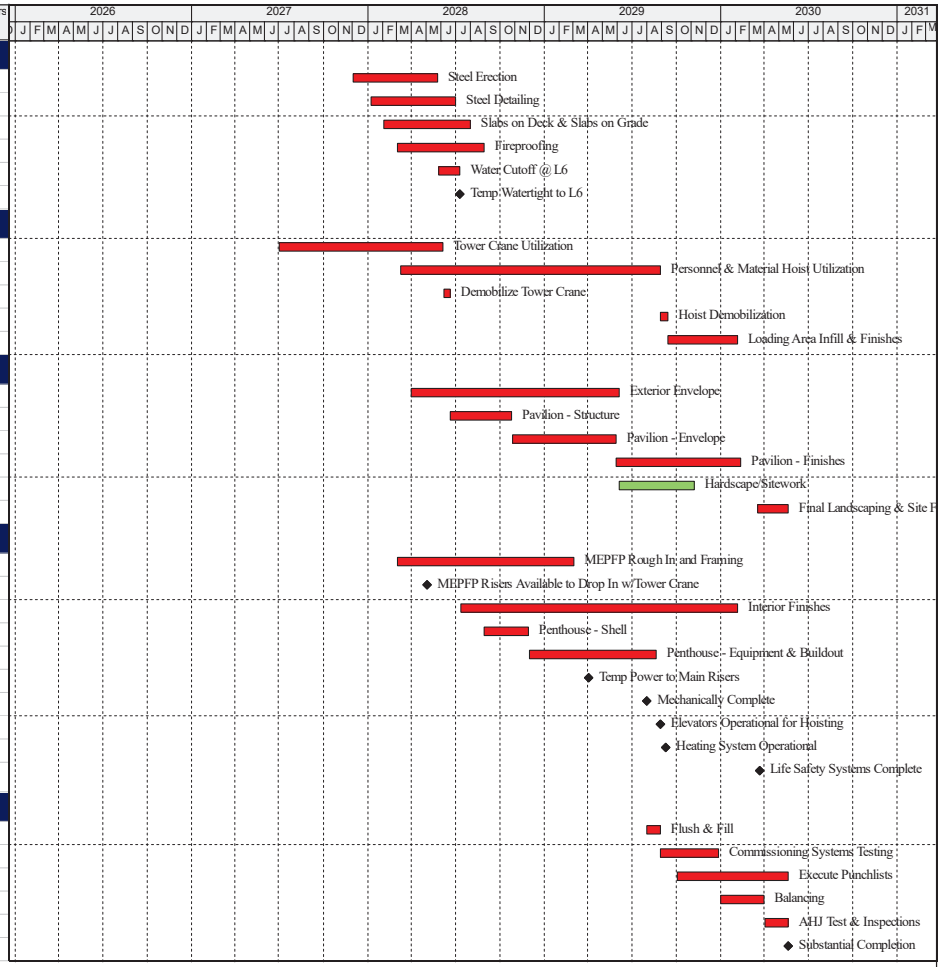
SPRINGFIELD REGIONAL JUSTICE CENTER

Preliminary Summary Schedule

Data Date: 09/15/25
Run Date: 10/01/25

Schedule ID : **864-25BID**

Activity ID	Activity Name	Dur	Start	Finish	Float	Predecessors	Successors
Steel/Slabs/Fireproofing							
C30	Steel Erection	125	12/01/27	05/25/28	0	C14, C16, LL12, C15	C31
C31	Steel Detailing	125	01/07/28	06/30/28	0	C30	C32
C32	Slabs on Deck & Slabs on Grade	125	02/04/28	07/31/28	0	C31	C33, C51
C33	Fireproofing	125	03/03/28	08/28/28	0	C32	C60, C8(
C34	Water Cutoff @ L6	30	05/26/28	07/10/28	0	C60	C35
C35	Temp Watertight to L6	0		07/10/28	0	C34	C82
Crane & Hoist							
C50	Tower Crane Utilization	235	07/02/27	06/05/28	4	C13	C52
C51	Personnel & Material Hoist Utilization	375	03/10/28	08/28/29	10	C32	C87, C53
C52	Demobilize Tower Crane	10	06/06/28	06/19/28	4	C50, C81	C61
C53	Hoist Demobilization	10	08/29/29	09/12/29	10	C51, C87	C54
C54	Loading Area Infill & Finishes	100	09/13/29	02/04/30	10	C53	CL3
Envelope/Pavilion/Site Improvements							
C60	Exterior Envelope	300	03/31/28	06/04/29	0	C33	CL3, C3
C61	Pavilion - Structure	90	06/20/28	10/25/28	4	C52	C62
C62	Pavilion - Envelope	150	10/26/28	05/29/29	4	C61	C63
C63	Pavilion - Finishes	180	05/30/29	02/12/30	4	C62	CL3
C65	Hardscape/Sitework	110	06/05/29	11/07/29	146	C60	
C64	Final Landscaping & Site Finishes	45	03/19/30*	05/20/30	0		CL6
Interiors/Penthouse							
C80	MEPFP Rough In and Framing	255	03/03/28	03/02/29	0	C33	C82
C81	MEPFP Risers Available to Drop In w/Tower Crane	0	05/03/28		27	LL14	C52
C82	Interior Finishes	400	07/11/28	02/04/30	0	C80, C35	CL3
C83	Penthouse - Shell	65	08/29/28	11/29/28	0	C33	C84
C84	Penthouse - Equipment & Buildout	185	11/30/28	08/21/29	0	C83	C86
C85	Temp Power to Main Risers	0		04/02/29*	290		
C86	Mechanically Complete	0		08/01/29	0	C84	CL1
C87	Elevators Operational for Hoisting	0	08/29/29		10	C51	C53
C88	Heating System Operational	0	09/10/29*		179		
C89	Life Safety Systems Complete	0		03/22/30*	42		
Closeout Process							
CL1	Flush & Fill	20	08/01/29	08/28/29	0	C86	CL2
CL2	Commissioning Systems Testing	85	08/29/29	12/28/29	0	CL1	CL4
CL3	Execute Punchlists	160	10/04/29	05/20/30	0	C82, C60, C54, C63	CL6
CL4	Balancing	65	12/31/29	04/01/30	0	CL2	CL5
CL5	AHJ Test & Inspections	35	04/02/30	05/20/30	0	CL4	CL6
CL6	Substantial Completion	0		05/21/30	0	CL3, C64, CL5	



DIMEO

SPRINGFIELD REGIONAL JUSTICE CENTER

Preliminary Summary Schedule

Data Date: 09/15/25
Run Date: 10/01/25

Schedule ID : **864-25BID**

Springfield Judicial Center

DCAMM Project Number: 202410900

Springfield, MA

10/08/2025

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7. Preliminary Project Logistics

Springfield Justice Center: Site Control

10.06.2025

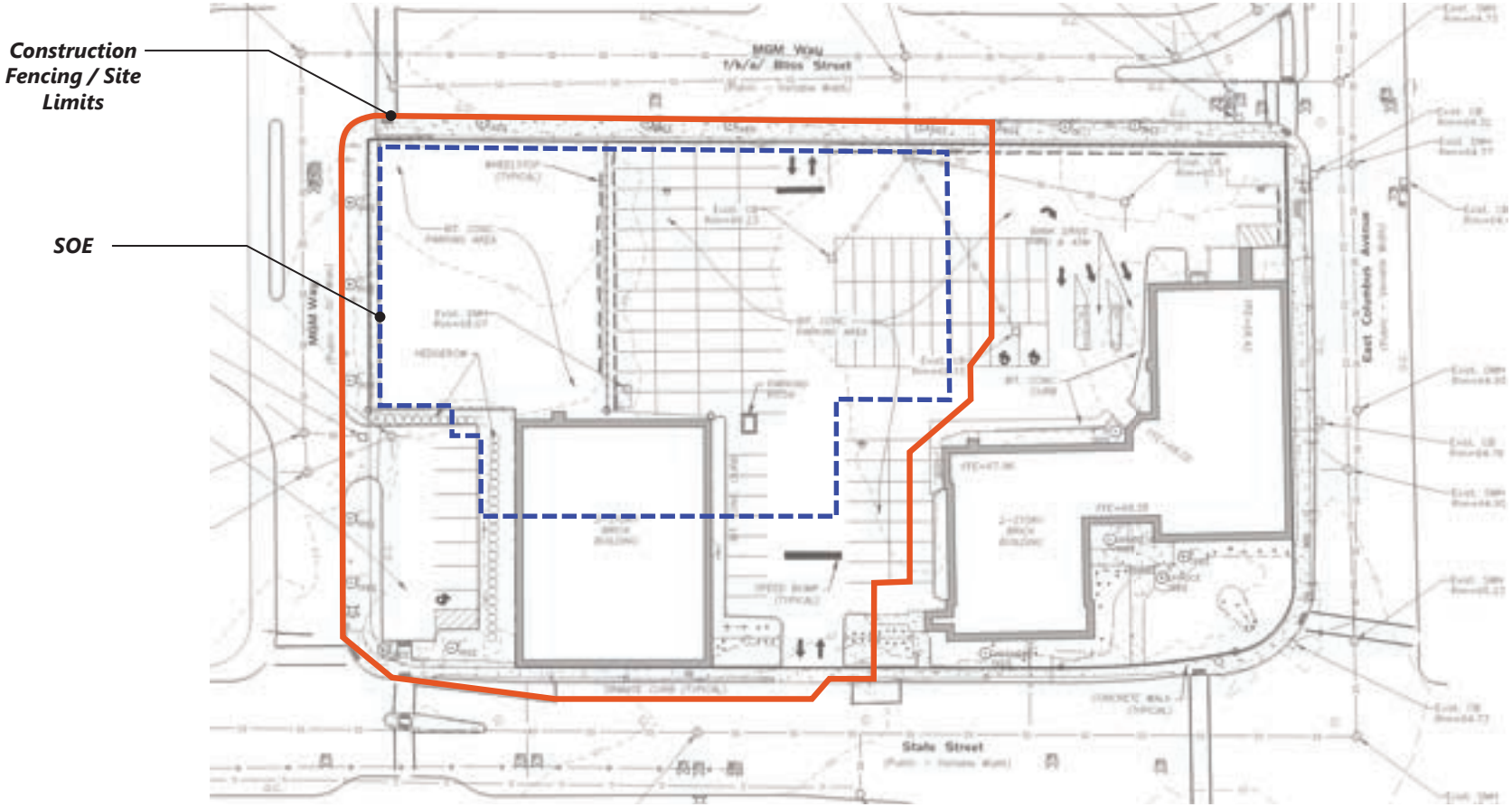
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Springfield Justice Center: Site Control

10.06.2025

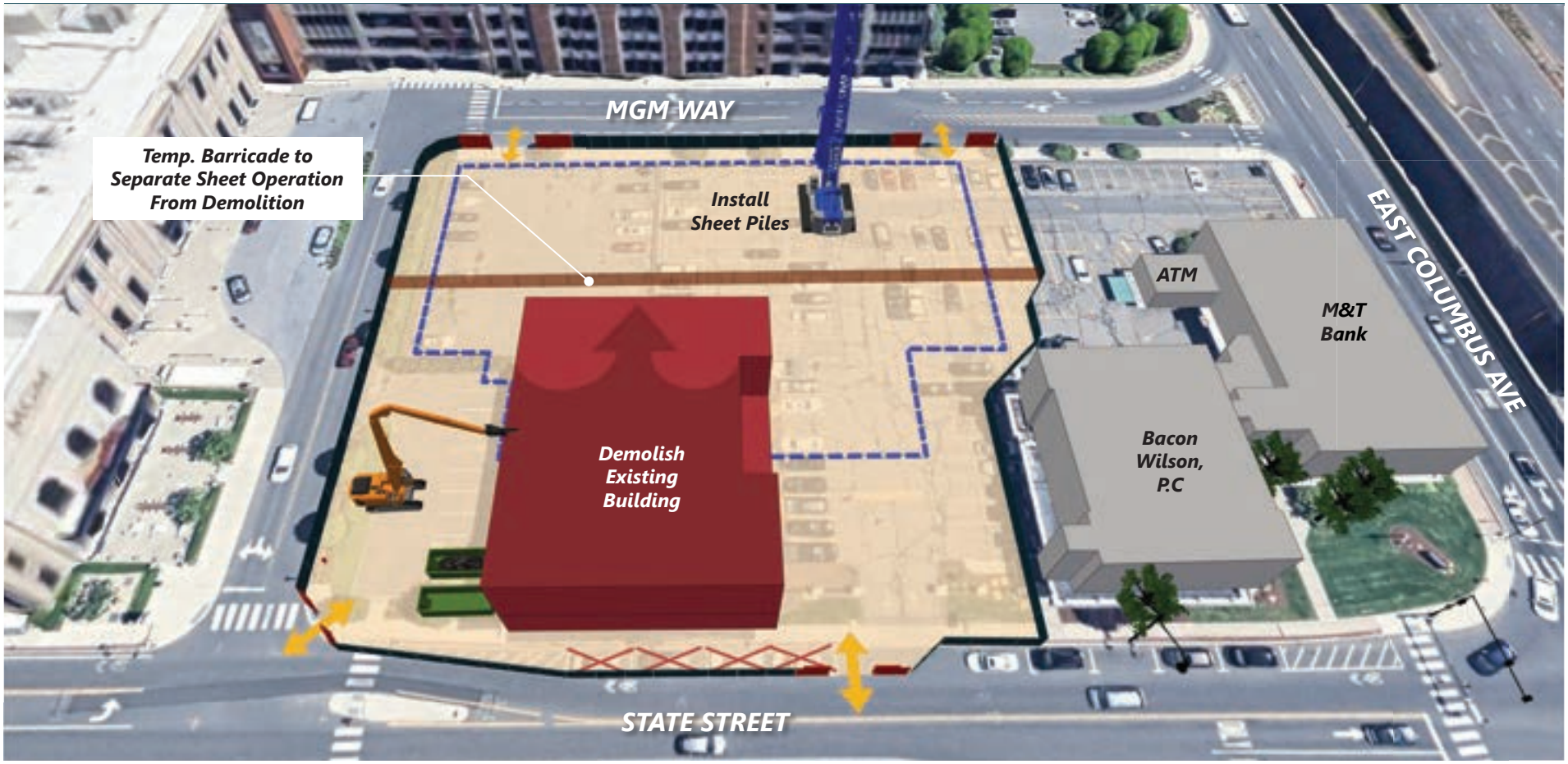
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Springfield Justice Center: Demolition & SOE

10.06.2025

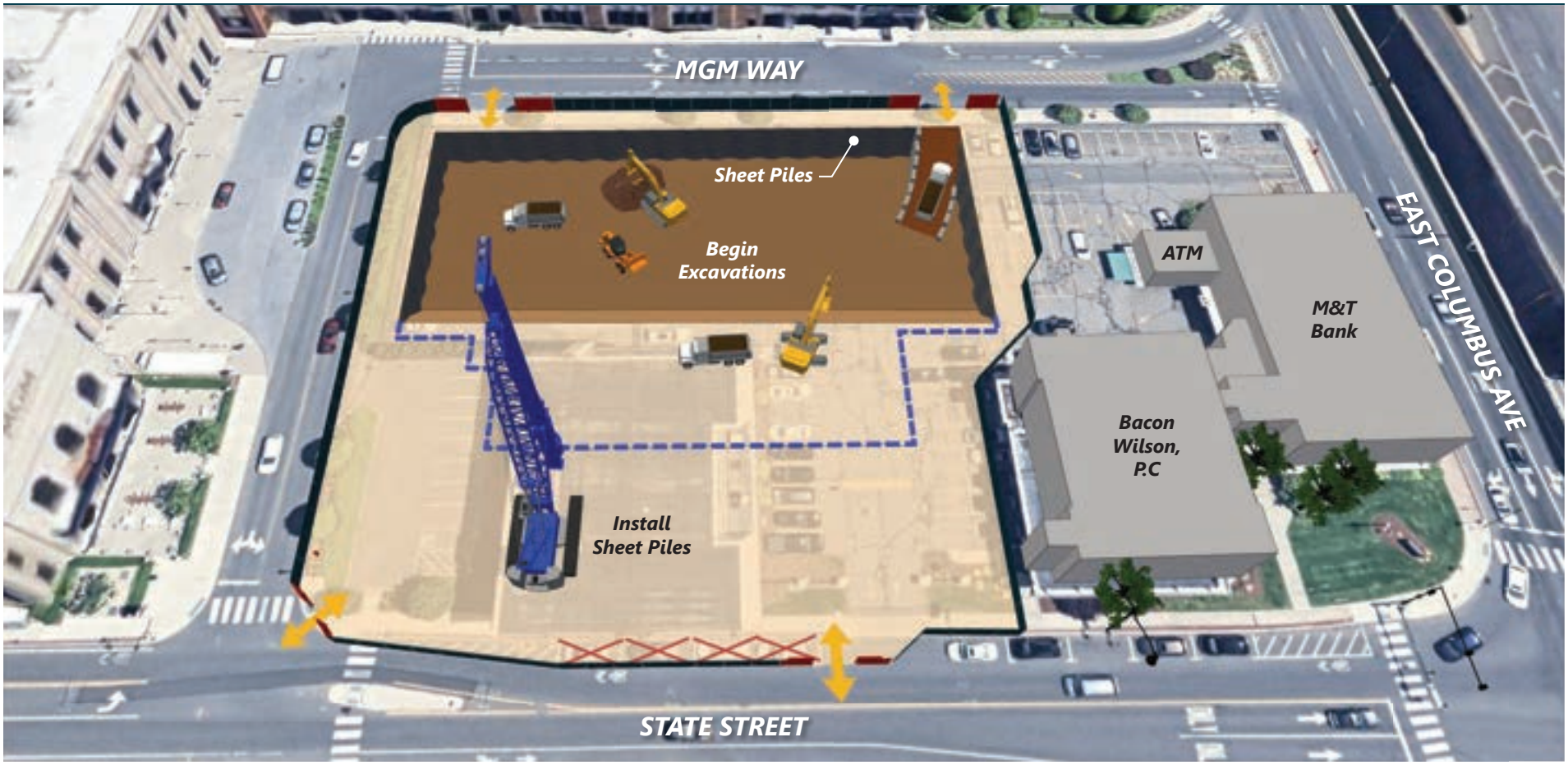
FONTAINE +DIMEO



Springfield Justice Center: Excavations

10.06.2025

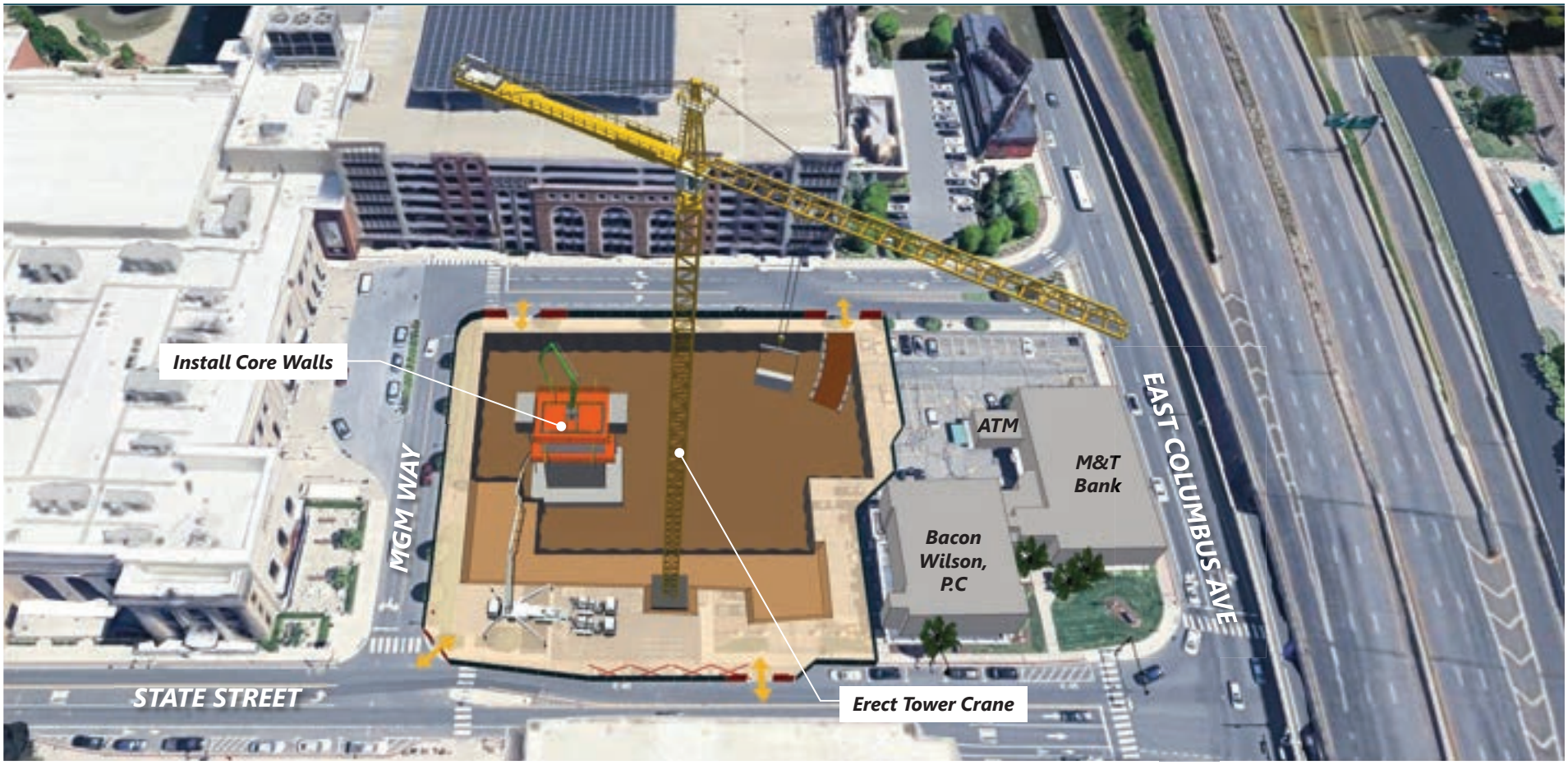
FONTAINE +DIMEO



Springfield Justice Center: Tower Crane Erection & Core Walls

10.06.2025

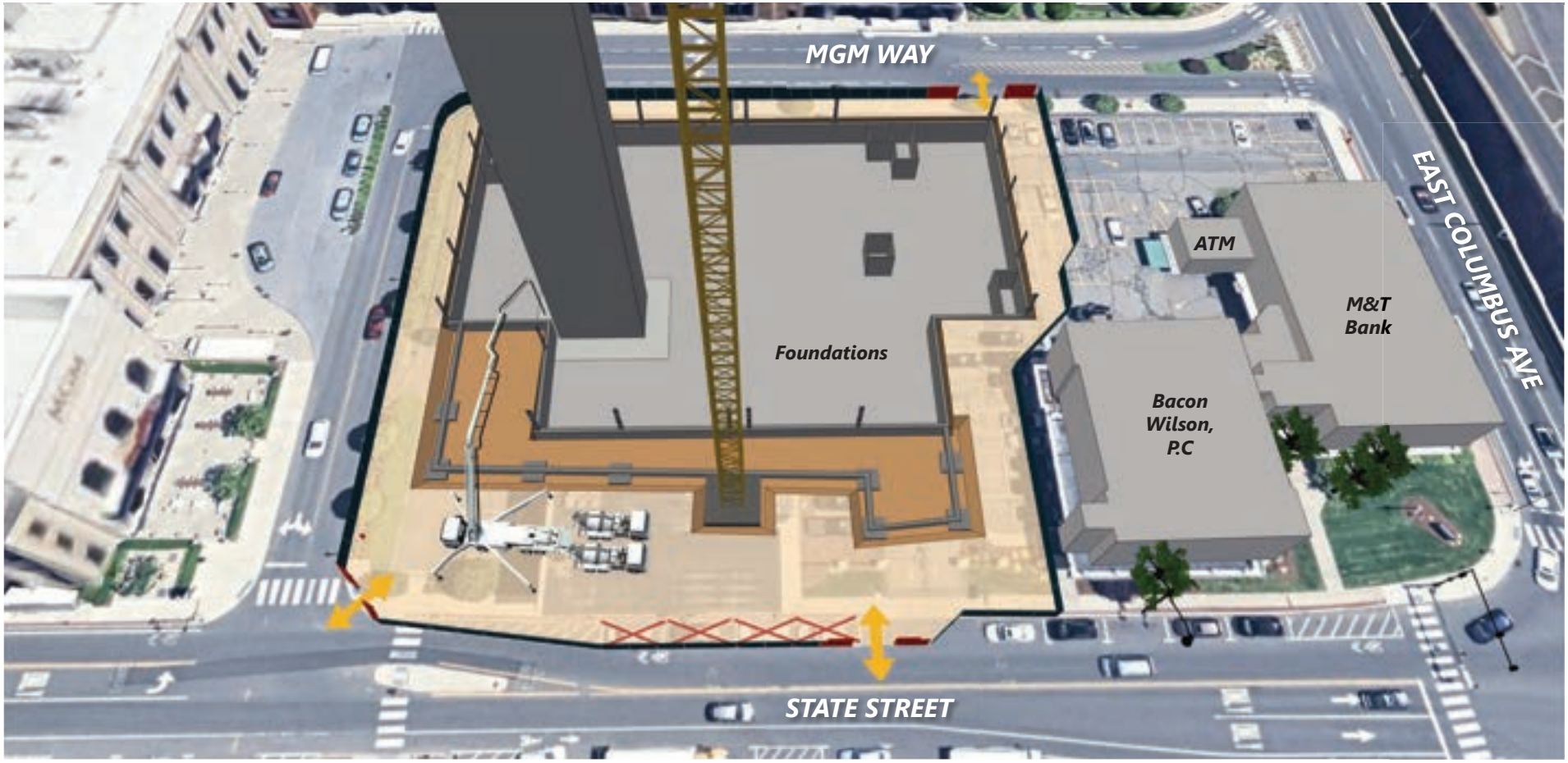
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Springfield Justice Center: Foundations

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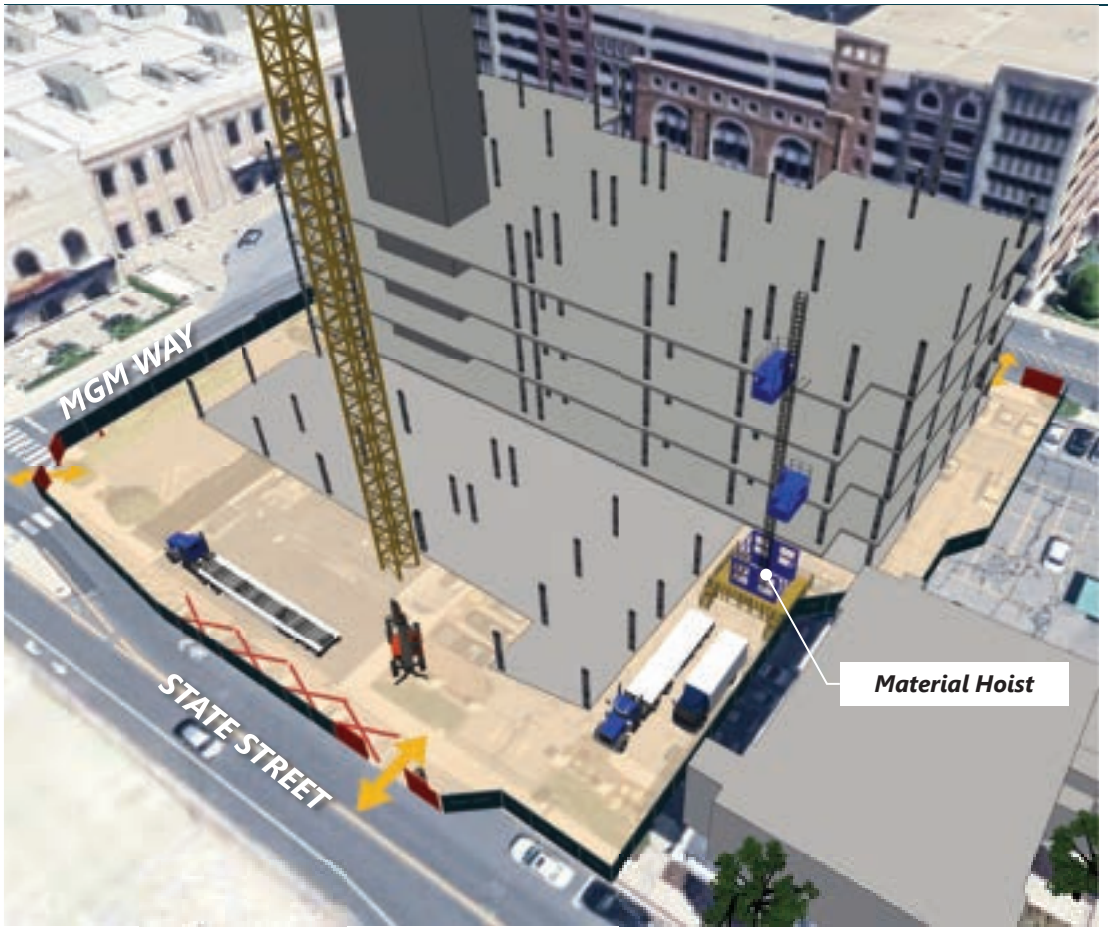
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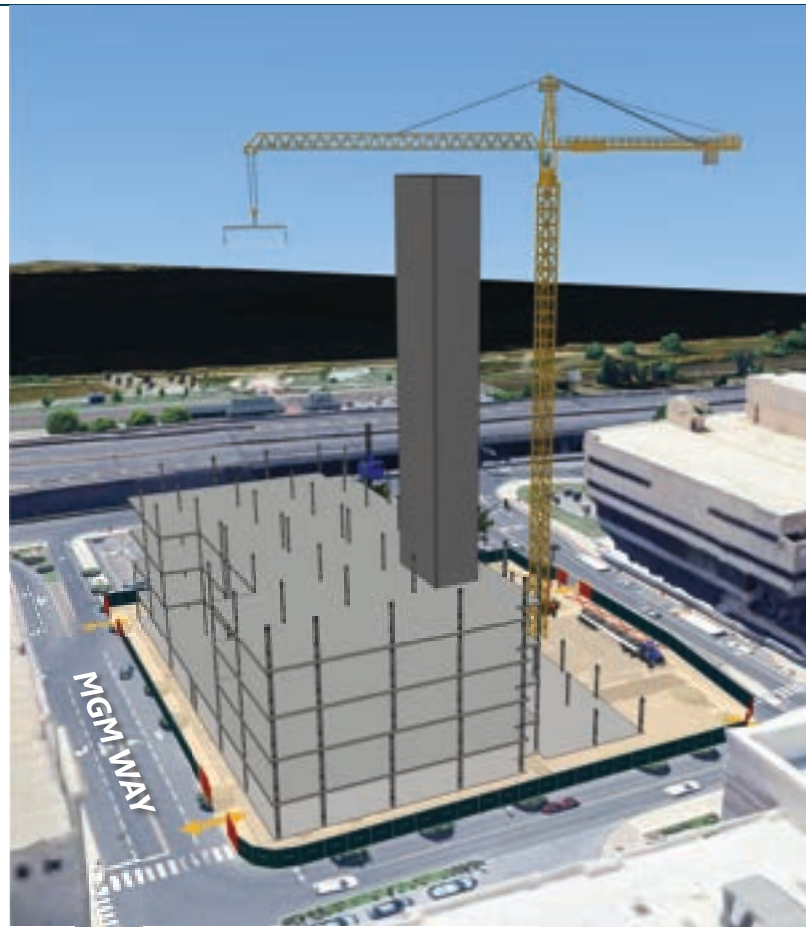


Springfield Justice Center: Structure

10.06.2025

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Springfield Justice Center: Envelope & Interiors

10.06.2025

FONTAINE + DIMEO





Springfield Judicial Center

DCAMM Project Number: 202410900

Springfield, MA

10/08/2025

FONTAINE + DIMEO



8. Supplemental Information

Springfield Judicial Center

Escalation Forecast Worksheet

10/6/2025

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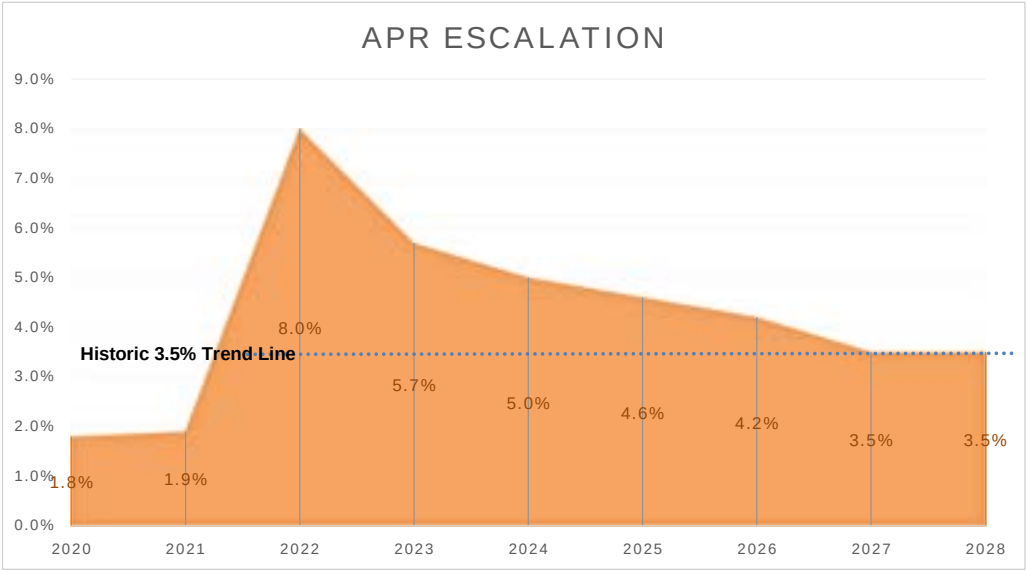
Springfield Judicial Center				
Pre-Escalated Value	$ 361,651,850	duration (mos)	APR	
$ -		0	0.00%	2024
$ 4,158,996		3	4.60%	2025
$ 15,364,056		12	4.20%	2026
$ 13,341,122		12	3.50%	2027
$ 9,493,361		9	3.50%	2028
$ -		0	0.00%	2029
$ -		0	0.00%	2030
$ -		0	0.00%	2031
$ -		0	0.00%	2032
$ 42,357,534			11.71% total escalation %	

Insert Project Data Here

**Escalation to mid-point construction

													Escalation Factor	Effected Duration
2024	j	f	m	a	m	j	j	a	s	o	n	d	**0.00%**	**0** mos
2025	j	f	m	a	m	j	j	a	s	o	n	d	**4.60%**	**3** mos
2026	j	f	m	a	m	j	j	a	s	o	n	d	**4.20%**	**12** mos
2027	j	f	m	a	m	j	j	a	s	o	n	d	**3.50%**	**12** mos
2028	j	f	m	a	m	j	j	a	s	o	n	d	**3.50%**	**9** mos
2029	j	f	m	a	m	j	j	a	s	o	n	d	**0.00%**	**0** mos
2030	j	f	m	a	m	j	j	a	s	o	n	d	**0.00%**	**0** mos
2031	j	f	m	a	m	j	j	a	s	o	n	d	**0.00%**	**0** mos
2032	j	f	m	a	m	j	j	a	s	o	n	d	**0.00%**	**0** mos
														36 mos

	Year	APR Escalation
	2020	1.8%
	2021	1.9%
	2022	8.0%
	2023	5.7%
	2024	5.0%
Projected	2025	4.6%
Projected	2026	4.2%
Projected	2027	3.5%
Projected	2028	3.5%



Springfield Judicial Center

Project Comparison / Analysis

10/6/2025

FONTAINE + DIMEO



SPRINGFIELD	
422,673	GSF
29	Courtrooms
15	Levels
41	Month Construction
3	Mos. Abate/Demo
New Courthouse	
2028 Completion	

GROUP / SYSTEM	Cost /SF	Total Cost
A - SITE	$ 39.59	$ 16,734,983
B - STRUCTURE	$ 85.21	$ 36,017,593
C - ENVELOPE	$ 118.55	$ 50,108,263
D - INTERIORS	$ 223.50	$ 94,466,806
E - VERTICAL TRANSPORTATION	$ 12.42	$ 5,250,000
F - SYSTEMS	$ 269.68	$ 113,987,765
G - SPECIAL CONSTRUCTION	$ 1.18	$ 500,000
K - DEMO & ABATEMENT	$ 4.21	$ 1,780,000
	$ 754.35	**$ 318,845,410**
L - ESCALATION & CONTINGENCIES	$ 201.47	$ 85,155,872
A - PERMIT / INSUR / FEE / GC/GR	$ 167.99	$ 71,004,286
	$ 1,123.81	**$ 475,005,568**



FRAMINGHAM	
115,691	GSF
7	Courtrooms
3	Levels
28	Month Construction
3	Mos. Abate/Demo
New Courthouse	
2028 Completion	

GROUP / SYSTEM	Cost /SF	Total Cost
A - SITE	$ 73.22	$ 8,471,058
B - STRUCTURE	$ 114.35	$ 13,229,095
C - ENVELOPE	$ 117.04	$ 13,540,280
D - INTERIORS	$ 177.19	$ 20,498,915
E - VERTICAL TRANSPORTATION	$ 6.70	$ 775,600
F - SYSTEMS	$ 250.76	$ 29,010,723
G - SPECIAL CONSTRUCTION	$ -	$ -
K - DEMO & ABATEMENT	$ 31.85	$ 3,685,000
	$ 771.11	**$ 89,210,671**
L - ESCALATION & CONTINGENCIES	$ 221.79	$ 25,659,120
A - PERMIT / INSUR / FEE / GC/GR	$ 148.85	$ 17,221,055
	$ 1,141.76	**$ 132,090,846**

*Geothermal
*Parking vs. Overall SF

Springfield Judicial Center

FFE Matrix -Landlord / End User Responsibility Matrix

10/6/2025

FONTAINE + DIMEO

Captured From RFP + CM Assumptions

	Landlord	Supply	Install	End User	Supply	Install	Comment
Staff Workstations				X	Y	Y	
Seating, End User Occasional Tables				Assumed	Assumed	Assumed	
Artwork				Assumed	Assumed	Assumed	
Workstation lighting				Assumed	Assumed	Assumed	
Personal Computers, Printers , Monitors and Devices				Assumed	Assumed	Assumed	
Law Library Books, Archive Materials, or Publications				Assumed	Assumed	Assumed	
High Density Shelving				Assumed	Assumed	Assumed	
Law Library Shelving	X	Y	Y				
Workstation Power/Terminations	X	Y	Y				
Privacy Film	X	Y	Y				
Cashier Window	X	Y	Y				
Transaction Windows	X	Y	Y				
Electronic Door Release	X	Y	Y				
Intercom Remote Door Release	X	Y	Y				
Room Signage	X	Y	Y				
Directories	X	Y	Y				
Exterior Signage	X	Y	Y				
Electronic Signage				X	Y	Y	
Site/Parking Signage	X	Y	Y				
Appliances (ref./micro/h20, vending)				X	Y	Y	
Backboxes & infrastructure Exempti **voice data**	X	Y	Y				
Wiring for security, voice data	X	Y	Y				
Backboxes, conduit, trays & infrastructure for A/V	X	Y	Y				
Wiring for A/V				X	Y	Y	
A/V Equipment				Assumed	Assumed	Assumed	
A/V Racks	Assumed	Assumed	Assumed				
Window Treatments	X	Y	Y				
Water Supply Line & 110 Outlet	X	Y	Y				
Water Access Point - Point of Use stations in Kitchenettes				X	Y	Y	
Floor Boxes/Poke Thru Device & Conduit	X	Y	Y				
Telcom Cabling, Patch Panels, Jacks	X	Y	Y				
Intrusion Detection System	X	Y	Y				
Video Management System	X	Y	Y				
Radio Communication System				X	Y	Y	
Radio Communication System Electrical Connections	X	Y	Y				
Metal Detectors				X	Y	Y	
X-Ray Machines				X	Y	Y	
Electrical Outlets for Detectors & X-Ray	X	Y	Y				
Exemption (n) - security or safety of persons or buildings	X	Y	Y				
	X	Y	Y				
	X	Y	Y				
Toilet Room Accessories	X	Y	Y				*OFCI: Soap disp., toilet paper disp, toilet seat cover disp.

2.4 COMMENTS: COST REDUCTION STRATEGIES

See Appendix 2.1 with respect to proposed base rent amount and estimates for utilities, insurance and property taxes.

One of the most significant advantages of the proposal is the cost efficiency we can deliver across multiple categories—construction, operations, and long-term occupancy. By utilizing tax-exempt municipal bond financing, we are able to reduce overall borrowing costs, which directly translates into lower capitalized costs for the Landlord Improvements and, ultimately, more favorable rent structures for DCAMM over the life of the lease. This approach gives the Commonwealth a unique opportunity to benefit from reduced financing expenses not typically available in private market transactions.

In addition, the proposed Landlord Improvements are being designed and delivered as an energy-efficient development, with systems and materials that will reduce utility consumption and lower operating expenses for Landlord Services. These measures not only provide direct savings but also align with the Commonwealth's sustainability goals. Similarly, our experienced development and management team allows us to bring the project to market faster and more efficiently than less seasoned developers, mitigating risks of cost escalation and ensuring budget discipline. Taken together, these factors—tax-exempt status, energy efficiency, and speed to market—allow us to minimize costs associated with Improvements and maintain competitive Annual Rent for DCAMM while still ensuring long-term quality and reliability of the premises.

Finally, the proposed site is across the street from the existing Springfield Regional Justice Center. This will bring a number of cost savings for the Commonwealth in moving the existing operations from the existing site to the new building. It will also benefit those businesses in downtown Springfield that serve the existing Springfield Regional Justice Center, including visitors and staff, creating the least amount of disruption to downtown.

*The team of Finegold Alexander, Fontaine + Dimeo can provide value engineering services to reduce the proposed construction cost if desired or deemed advantageous and/or necessary by DCAMM.

3

COMMONWEALTH POLICY OBJECTIVES

3.1 HISTORICAL PROPERTIES

The existing 55 State Street property, which will be demolished to make way for the new Springfield Regional Justice Center, is not certified as a historic landmark. The building was built in 1958, is unoccupied and does not contribute architecturally to the historic or urban fabric of downtown Springfield.



3.1.1 Existing 55 State Street Building

BACON WILSON BUILDING

The adjacent Bacon Wilson Building at 33 State Street, built in 1910, is a handsome French Renaissance–style structure constructed of brick and precast concrete. Careful consideration has been given to maintaining a respectful relationship between the proposed courthouse and this historic neighbor. A buffer zone separates the new entry pavilion from the Bacon Wilson Building, and the pavilion's two-story height aligns with that of the adjacent structure to preserve the human-scale character of the streetscape.



3.1.1 Existing 55 State Street Building

3.2 SUSTAINABILITY: LEADING BY EXAMPLE, DECARBONIZING & MINIMALIZING ENVIRONMENTAL IMPACTS

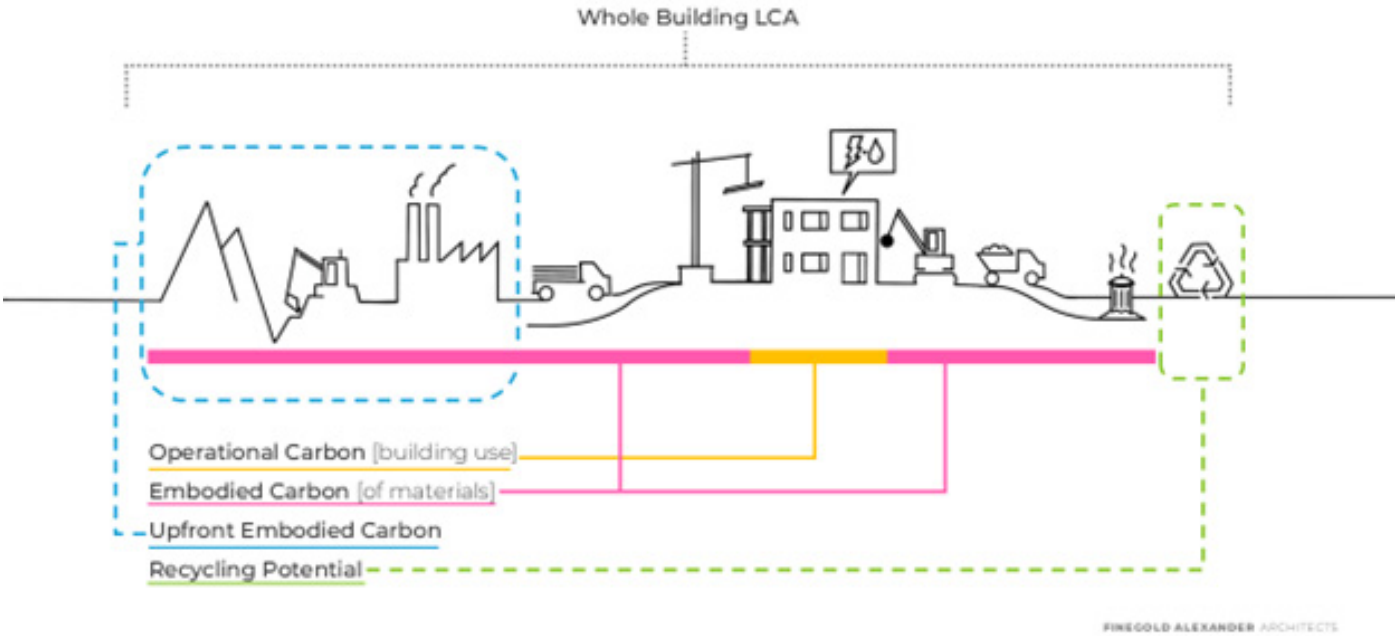
The sustainable design strategy for the Springfield Regional Justice Center is comprised of multiple performance and environmental objectives that support the goals of Executive Order 594. In collaboration with FA Energy, the sustainable design strategy takes a holistic approach to limit total project carbon through embodied carbon avoidance and evaluating both passive and active methods to reduce operational carbon. To reach these goals, the project will integrate high-performance systems, low-embodied-carbon materials, and climate resilience strategies to ensure long-term environmental and operational performance. The FA Energy team provides streamlined and informed recommendations to balance passive envelope strategies with minimal carbon footprints.

EMBODIED CARBON REDUCTION

The Project prioritizes the use of low-carbon materials and will use life-cycle assessment (LCA) tools to evaluate and reduce the carbon footprint of structural systems, finishes, and the building envelope.

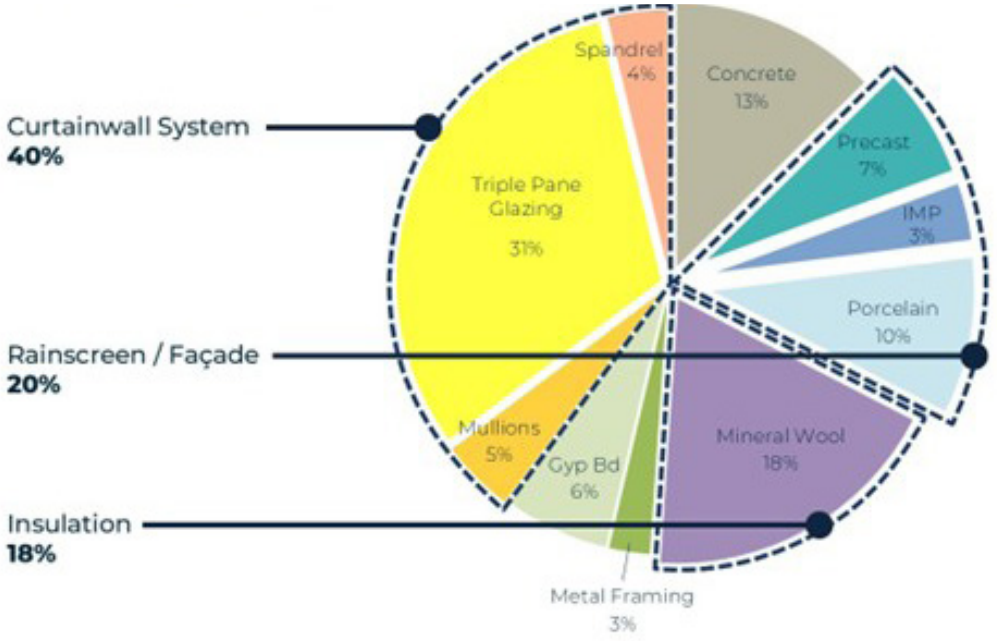
TALLY LCA Analysis

Tally LCA is a digital tool designed to visualize and quantify the long-term environmental impacts of constructing and operating buildings. Integrated with BIM software, Tally enables users to conduct a Life Cycle Assessment (LCA) directly within the project model to track carbon emissions, resource use, and other ecosystem impacts, throughout the lifespan of a building. Tally is especially valuable for assessing upfront embodied carbon—the emissions associated with the extraction, manufacture, and transportation of building materials—providing critical insights early in the design process to support sustainable decision-making.



Embodied and Operational Carbon represented through the Whole Building LCA

A preliminary Tally analysis was conducted to identify and quantify key sources of embodied carbon within the proposed project. This assessment identified materials and assemblies with the highest Global Warming Potential (GWP) and informed design strategies aimed at reducing the project's overall embodied carbon footprint.



Key Sources (Wall Materials) of Embodied Carbon Diagram from Tally LCA

Based on the preliminary TALLY LCA results and referencing the Kaleidoscope: Embodied Carbon Design Tool, the design team developed material recommendations to reduce the project's overall GWP. Each material category was assessed for its relative contribution to embodied carbon, and subsequently classified into three tiers—High, Moderate, and Low potential for GWP reduction.

CARBON HOT SPOTS	RECOMMENDATIONS FOR REDUCTION	RELATIVE REDUCTION POTENTIAL
Concrete	Normal weight concrete where possible – at below-grade applications Supplemental cement materials (i.e. slag, ground glass)	High
CMU	Specify low-carbon CMU (10-150 kgCO2e)	Moderate
Insulation, Exterior Insulation, Below-Grade Insulation, Interior	Lower embodied carbon options (i.e. Mineral Wool, Cellular Glass, Cellulose)	Moderate Moderate High
Curtain Wall	Lower embodied carbon options to meet energy code performance requirements	Moderate

OPERATIONAL CARBON & EUI REDUCTION

The Project will target a reduced Energy Use Intensity (EUI) through passive design strategies such as orientation, shading, and natural ventilation. The integration of high-performance building systems, including HVAC, lighting, and controls, will maximize energy efficiency, and the efficient building envelope will reduce thermal loads. Additionally, the on-site renewable energy system of the rooftop PV arrays offsets the operational energy demand.

Finegold Alexander's courthouse portfolio reflects a record of delivering high-performance, energy-efficient facilities. The firm consistently achieves EUI levels well below the measured courthouse baseline Site EUI of 101.2 kBtu/ft², as published by ENERGY STAR.

PROJECT	LOCATION	EUI (KBTU/FT²)
Lowell Justice Center	Lowell, MA	38.1
York Judicial Center	Biddeford, ME	28.9
Framingham Regional Center	Framingham, MA	pEUI 26.2

BUILDING SYSTEMS AND ENVELOPE PERFORMANCE

The building systems and the exterior envelope work in tandem to minimize energy loss and maximize occupant comfort and building performance. The project team will utilize energy modeling during design to inform and reinform system sizing and envelope performance and will engage in advanced commission to ensure systems perform as designed.

ALL-ELECTRIC BUILDING

The project is pursuing an all-electric approach for heating, cooling, and domestic hot water heating. The overall carbon impact of the building will continue to decline as the electrical grid continues to become cleaner.

LEED-NCV4.1 CERTIFICATION

The Springfield Regional Justice Center will be designed to achieve LEED Silver (50 to 59 points) or better, in accordance with Executive Order 594. The project team will pursue strategies across key LEED categories—including Energy & Atmosphere, Materials & Resources, Indoor Environmental Quality, and Sustainable Sites—to meet or exceed the targeted certification level.



Finegold Alexander's experience designing sustainable courthouses includes the Lowell Justice Center, the first state courthouse to achieve LEED Platinum certification, and the LEED Gold certified Fall River Justice Center.

MASS SAVE COMMERCIAL PATHWAY

The project plans to enroll in the Mass Save Commercial New Buildings Program, pursuing Path 2: Whole Building Energy Use Intensity (EUI) Reduction Approach to optimize energy performance and available incentives. Through this pathway, the design team collaborates with Mass Save representatives and energy consultants to integrate efficiency strategies early in design, supported by energy modeling and technical analysis.

Participation in the Mass Save New Buildings Program ensures that the project achieves measurable energy savings, aligns with state decarbonization goals, and demonstrates a commitment to sustainable, high-performance building design.

RENEWABLE ENERGY GENERATION

The project is designed for solar energy generation, according to EO 594 requirements. The project will pursue renewable, clean energy generation through a photovoltaic array on the rooftop.



Proposed Rooftop PV Array

ELECTRIC VEHICLE SUPPLY EQUIPMENT

The project will include electric vehicle dual-charging stations for (7) spaces within the secure parking, exceeding the requirements of LEED and EO594. The charging stations will be accessible to vehicles within the secure parking.

WATER USAGE TARGETS

The project plans to reduce overall potable water use and wastewater generation by utilizing low flow plumbing fixtures, to target a minimum of 30% water use reduction from the LEED baseline.

SITE RESILIENCY

The project will be designed, to the greatest extent possible, to adapt to a changing local climate while maintaining operational continuity, occupant safety, and functional flexibility over time. Recognizing the increasing variability in temperature, precipitation, humidity, and extreme weather events, the design integrates a range of resilience measures to future-proof the building against both anticipated and unforeseen environmental challenges.

LOCATION OF EQUIPMENT
Air Handling Units (AHU), are located within an enclosed mechanical room, protecting the equipment from rain, snow, or flooding.
The generator is located on the roof.
STORMWATER MANAGEMENT
As an urban redevelopment project with poor soils, the stormwater system will be designed to provide peak flow attenuation, groundwater recharge, and stormwater treatment.
HEAT ISLAND EFFECT
Light grey polyvinyl chloride (PVC) membrane reduces site heat island effect and absorption of heat by the building.
The high efficiency building envelope reduces the building's dependency on cooling systems during times of high peak temperatures.
An extensive green roof with sedum trays on the pavilion structure reduces the heat island effect and reduces stormwater runoff.



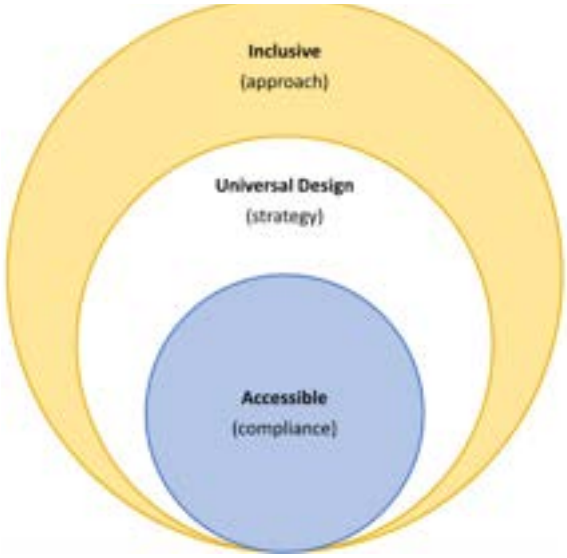
Extensive Green Roof with Sedum Trays on Pavilion Roof

CAPTURED IN LEASE PROPOSAL

CAPTURED IN LEASE PROPOSAL

3.5 INCLUSIVE DESIGN

Truly inclusive design integrates the accessibility principles outlined below with the required codes, laws and best practices to create an environment where everyone feels welcomed, independent and empowered.



ACCESSIBILITY PRINCIPLES, CODES & LAWS

- Universal Design
  - o Intuitive use – wayfinding and signage
  - o Similar path of travel through building for all individuals
  - o Seating – options that include seatbacks, arms and a variety of seating

- Trauma Informed Design
  - o Strong sightlines
  - o Creating seating with protected / solid backs
  - o Providing a sense of control – seating and waiting options
  - o Stress reduction – natural light, sound mitigation and biophilic design

- Multi-lingual signage using Springfield's most commonly spoken languages
- Improved wayfinging – overhead and blade signs
- Massachusetts Architectural Access Board (MAAB)
- 521 CMR
- Americans with Disabilities Act (ADA)
- Barrier-Free Access Design

Finegold Alexander takes pride in creating courthouses that reduce stress and empower people of all abilities. Our team actively contributes to the national dialogue on accessibility through published articles and conference presentations that share insights and best practices. The Lowell Justice Center exemplifies this commitment—recognized with the BSA's 2021 Accessible Design Award for its thoughtful integration of accessibility principles throughout the site and building.

INCLUSIVE DESIGN FOR THE SPRINGFIELD REGIONAL JUSTICE CENTER

Inclusive design for the Springfield Justice Center begins with a welcoming, barrier-free plaza, which includes a transparent, human-scaled entry. Glazing reduces anxiety by offering clear views into the building and easing uncertainty for first-time visitors. Artwork that celebrates Springfield as the 'City of Firsts' greets courthouse patrons with filtered natural light.

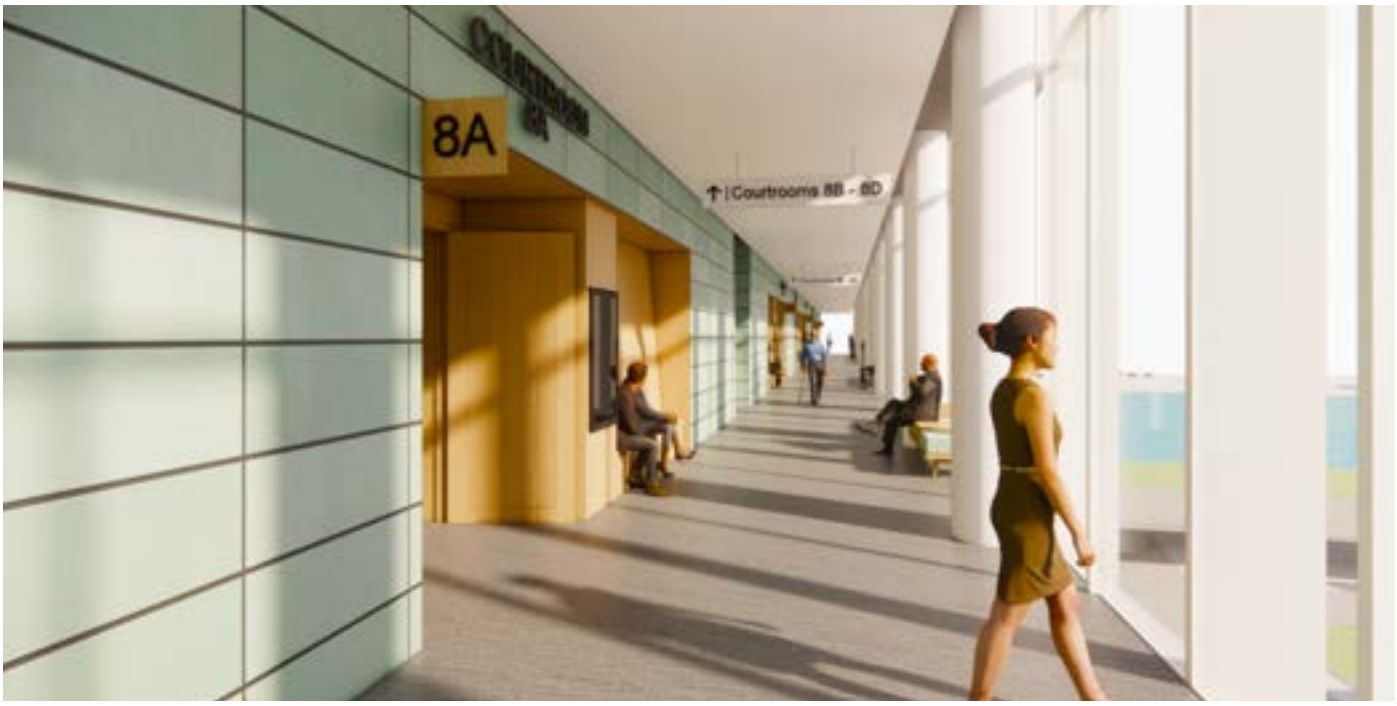


View of the New Springfield Courthouse Plaza

Biophilic colors and materials draw inspiration from the cool greens and blues of the Connecticut River and its surrounding vegetation. Warm wood accents on the ceilings and within public lobby seating nooks create a protected, calming space from which visitors can view the river.



View from Entry Lobby of Communicating Stair



View of the Public Lobby



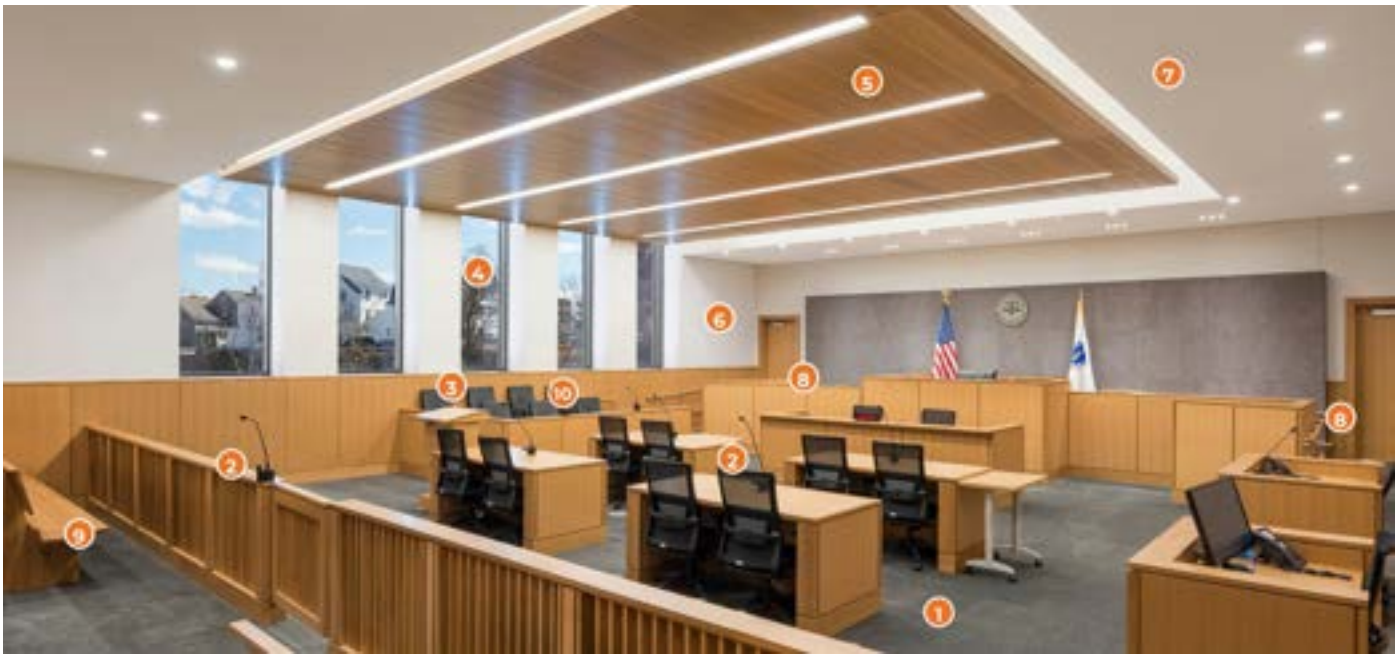
Overhead signage supports intuitive wayfinding, while room signs incorporate the languages most commonly spoken in Springfield to ensure clarity and inclusivity. Within the courtrooms, accessible features are integrated into the design to enhance acoustics, speech intelligibility, visibility, and mobility for all users.

COURTROOM ACCESS

Within each courtroom, sightlines for the Judge, Witness, and Jury are maintained through inconspicuous ramps integrated into the millwork (#8), avoiding reliance on lifts, which can break down, require routine maintenance, and highlight a user's disability. Mobile, adjustable lecterns (#3) ensure access for all participants, while spectator and jury seating (#9, #10) provides companion seating for wheelchair users.

COURTROOM ACOUSTICS

Sound amplification (#2) enhances speech intelligibility, while acoustical ceilings (#5, #7) and wall treatments (#6) improve overall courtroom acoustics. Ceiling microphones further support Assisted Listening Devices, ensuring all participants can fully engage in proceedings. *(Numbers correlate to the graphic on the next page)*



Lowell Justice Center - Courtroom Accessibility Features

Courtroom Features

1. LOW-VELOCITY AIR DISTRIBUTION REDUCES BACKGROUND NOISE
2. AMPLIFIED SPEECH WITH MICROPHONES IN KEY LOCATIONS
3. ADJUSTIBLE-HEIGHT LECTERN
4. ROOM-DARKENING CAPABILITIES AT WINDOWS FOR DIGITAL EVIDENCE DISPLAY
5. ACOUSTICAL WOOD PANELS AT CEILING
6. FABRIC-WRAPPED PANELS AT WALLS TO IMPROVE ROOM'S ACOUSTICS
7. STRETCHED FABRIC WRAPPED OVER ACOUSTIC INSULATION AT CEILINGS
8. RAMP WITHIN MILLWORK SURROUND
9. STAGGERED BENCH DESIGN FOR SHOULDER-TO-SHOULDER COMPANION SEATING
10. H/C ACCESSIBLE SEATING AREAS



The following elements are integral to creating an inclusive and welcoming courthouse that embodies universal design:

- **Universal Entrance** – Barrier-free entrances with automatic doors and level thresholds to ensure ease of access for all users.
- **Wayfinding & Signage:** Signage with visual and tactile cues supports navigation for people of all abilities and backgrounds, including individuals affected by trauma, creating an equitable and intuitive experience.
- **Public Lobby Seating:** Public lobbies feature varied seating options, natural light, and calming finishes support visitors with diverse physical and sensory needs.
- **Acoustic & Visual Considerations:** Thoughtful use of sound-absorbing materials and appropriately designed lighting accommodates individuals with hearing or vision impairments.
- **Technology Integration:** Assistive listening systems and digital displays enhance engagement, independence, and accessibility.
- **Community Representation:** Art, materials, and design elements reflect and honor the cultural diversity of Springfield, fostering a sense of inclusion.
- **Wellness Rooms** – Dedicated wellness spaces provide equitable access to rest, prayer, lactation and respite for courthouse users.

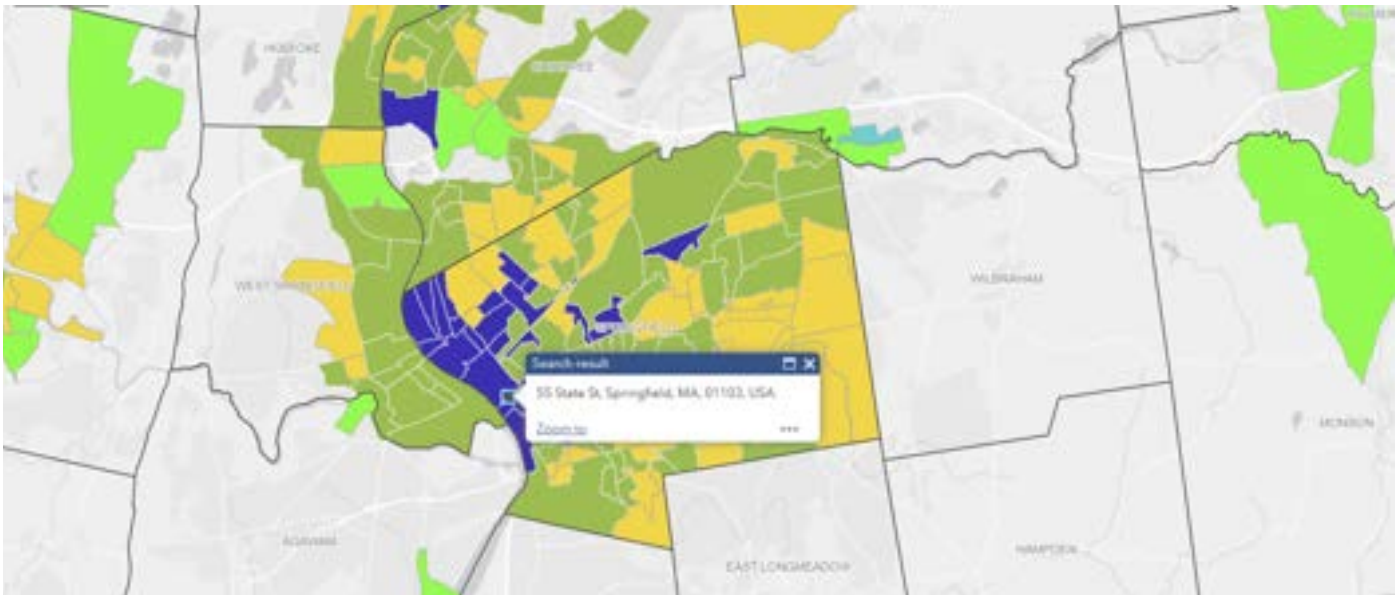
Springfield is recognized as a Gateway City and our proposed block group location on 55 State Street is noted as meeting the minority, income and English language isolation criteria of a Justice Environment Population.



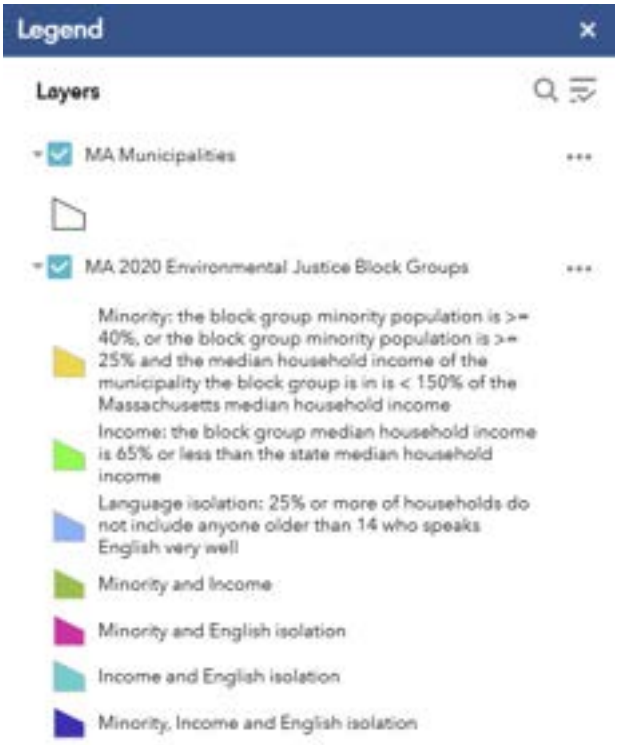
Environmental Justice Population Map

The existing courthouse, located on 50 State Street is currently an economic driver for numerous businesses located in downtown Springfield: parking garages, law firms, cafes and restaurants all benefit from the current courthouse which is in need of replacement. Since the location of our proposed courthouse is directly across the street from the existing courthouse, the local business owners of these establishments will not be negatively impacted by the location change. Additionally, employees of the courts like staff, court officers, clerks and judges ***will not need to change their commute or parking*** habits. Not disrupted.

- Prioritizing the location of state investments in Gateway Cities, environmental justice areas, and other areas where they can play a role in revitalizing and stabilizing the economies of underserved communities.
- ***Encouraging participation by individuals and businesses from under-represented groups as vendors, developers and in the workforce.***
- Advancing climate and decarbonization objectives in programming, siting, design & construction, and other real estate and property decision-making.



Environmental Justice Population Map of Springfield, MA



4

LOCATION

PUBLIC PARKING AVAILABILITY

The proposed courthouse site is supported by more than 2,800 public parking spaces within a ¼-mile walk, with another 306 planned. This supply exceeds DCAMM's requirements and ensures ample weekday parking for staff, jurors, and visitors. As the proposed location for the new Springfield Regional Justice Center is directly across the street from the existing courthouse, the current parking has been proven to be sufficient to support courthouse parking, even without the proposed parking planned for Willow Street.



Parking within 1/4 Mile of Proposed Courthouse Site

PARKING SUMMARY TABLE

LOCATION	SPACES	EV SPOTS	COST	DISTANCE
I-91 South Garage	670	Planned	$1.50/30 mins. $20 Max	.1 miles
Monarch Enterprise	250	Planned	$2.00/30 mins. $20 Max	
I-91 north Garage	1,098	2	$1.50/30 mins. $20 Max	
Convention Center	817	Planned	$2.00/30 mins. $20 Max	
Willow St Garage*	306	Planned	Planned	
Total	2,835			

ACCESSIBILITY AND EV CHARGING

All identified parking facilities are connected to the courthouse through ADA-compliant sidewalks, marked crosswalks, and well-lit streets, ensuring safe, accessible pedestrian routes for jurors, staff, and visitors during all courthouse operating hours.

Multiple facilities include current and planned EV charging stations, aligning with the Commonwealth's sustainability goals. Planned installations of EV charging stations at the Convention Center Carpark and the Willow Street Garage will provide additional capacity as demand grows, ensuring that courthouse operations remain future-ready.

FACILITY SUMMARIES

I-91 South Garage (670 spaces)

- Proximity: A one-minute walk with ADA-compliant sidewalks and crossings along East Columbus Ave and State Street.
- Availability: Open 24/7 with reliable weekday availability for courthouse users.
- Parking Rates: Rates begin at $1.50 per half hour, with daily maximums of $20 and monthly options available.
- EV Charging: TBD (future expansion planned)
- Provides reliable capacity for peak courthouse days or overflow as needed.
- Springfield Parking Authority facility.

Monarch Enterprises-Owned Lot (250 spaces)

- Proximity: A two-minute walk to the proposed courthouse location, walkable with direct street-level access and marked crosswalks.
- Future Role: This lot will initially serve as construction staging during courthouse development. Following construction, it could be incorporated into long-term parking planning for courthouse users.
- Improvements Potential: Upgrades to surface condition and layout may be completed prior to integration into courthouse use. EV charging stations will also be installed based on completion of the project, prior to opening.
- Strategic Value: Its proximity offers flexibility for future expansion of dedicated courthouse parking.
- Used for construction staging initially. Future parking potential identified.

I-91 North Garage (1,098 spaces)

- Proximity: A five-minute walk with ADA-compliant sidewalks and crossings along East Columbus Ave and State Street.
- Availability: Open 24/7 with reliable weekday availability for courthouse users.
- Parking Rates: Rates begin at $1.50 per half hour, with daily maximums of $20 and monthly options available.
- EV Charging: Currently one charger (two stalls) with plans for future expansion.
- Provides reliable capacity for peak courthouse days or overflow as needed.
- Springfield Parking Authority facility.

Convention Center Carpark (817 spaces)

- Owned by the Massachusetts Convention Center Authority (MCCA).
- Proximity: Within a five-minute walk of the courthouse, serving as another key parking option.
- Parking Rates: Rates begin at $2.00 per half hour, with daily maximums of $20 and monthly and event options available.
- EV Charging: Confirmed plans to install EV chargers, though the number of stalls is still TBD.
- Pedestrian Connections: Clear wayfinding, crosswalks, and continuous sidewalks connect this facility to the courthouse site.
- Massachusetts Convention Center Authority (MCCA) facility

Willow Street Garage (Planned, 306 spaces)

- Status: Proposed new garage scheduled for completion in 2026.
- Proximity: Within a five-minute walk of the courthouse.
- EV Charging: 32 EV-designated stalls are expected to be included as part of its construction, although final design is still in progress.
- Future Value: Provides a sustainability-forward expansion to the downtown parking network.
- Proposed future capacity.

ON-STREET PARKING

Downtown Springfield offers metered on-street parking along Main Street and nearby blocks. While primarily for short-term use, these spaces support drop-offs, ADA access, and deliveries. Sidewalks are regularly maintained, providing safe and accessible routes to the courthouse.

SUMMARY

This integrated network of 2,835 spaces, with over 300 more planned, fully meets DCAMM's requirements. With walkable proximity, multiple operators, and expanding EV infrastructure, it offers a reliable, sustainable, long-term solution for courthouse operations.

RESERVED, SECURE PARKING

We have designed a total of 35 secured parking spaces within the footprint of the new building. Of the 35 spots, two will be ADA accessible, including one van space. Seven EV charging stations are included.

RESERVED PARKING

We have 41 total spaces reserved at the Monarch Place lot, located on Hall of Fame Way in Springfield, MA. Of the 41 spaces, three are ADA accessible, including one van space.

SALLYPORT

REQUIREMENTS AND CONSIDERATIONS

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

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

SALLYPORT RFP REQUIREMENTS	REQUIREMENT	PROPOSED
Size	1,200 nsf	Exemption (n) - security or safety of persons or buildings
Dimensions	30’-0” x 40’-0”	
Sheriff’s Van	28’L x 10’W x 9’-3”H	
Detention Grade Bi-Fold Doors	Electronic	
ADDITIONAL CONSIDERATIONS		
Adjacency to Control Room		
Adjacency to Transport Officer		
Overhead Air Curtain above Bi-Fold Doors		
Vehicular Bollards Protecting Control Rm		
Dry Sprinkler System		
Insulate Sallyport Ceiling – protect occupied space above		
Oil & Sand Separator		
Traffic Coating - Floor		

MONARCH ENTERPRISES



Photo: DenisTangneyJr / Getty Images

Springfield Courthouse Analysis for DCAMM RFP

Final Report

September 2025

camecon.com

FINEGOLD ALEXANDER ARCHITECTS

FONTAINE +DIMEO

Westmass

Overview

Authors
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Dan Hodge, Cambridge Econometrics – dh@camecon.com

This analysis provides evidence to support the proposal by Paul Picknelly of Monarch Enterprises and Jeff Daley of Westmass Area Development Corp to provide a property and develop a building to lease for use by the Massachusetts Trial Court (i.e., Courthouse). This assessment provides information about the accessibility of the proposed location at 55 State Street in downtown Springfield as well as the proximity of the location to relevant downtown assets.

It's important to note that the proposed location for the new Courthouse at 55 State Street in downtown Springfield is effectively the same as the existing Courthouse at 50 State Street, and thus has the exact same attributes such as transportation access (and proximity to law offices and other assets).

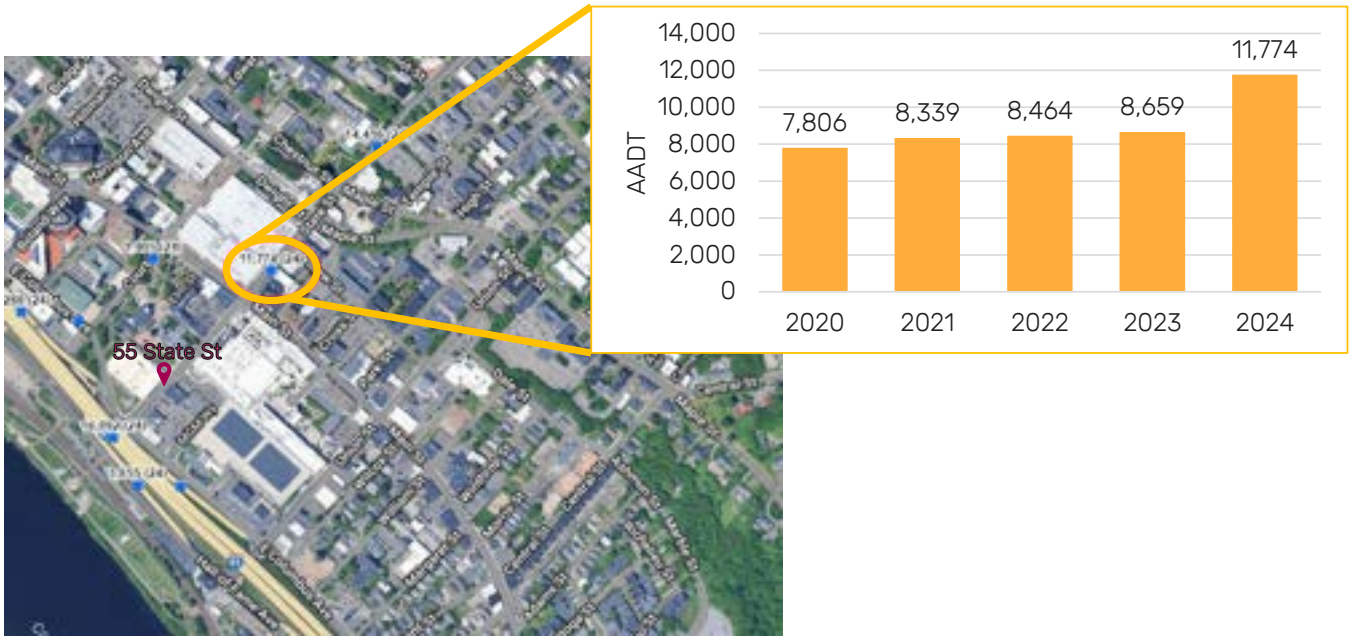
1 Access

This section is focused on transportation access to the proposed location, with references to autos, public transportation, and pedestrians.

1.1. Congestion and Traffic

The proposed (and current) Courthouse location is in a well-trafficked part of Springfield's core downtown area. A MassDOT traffic counter located approximately 0.2 miles up State Street estimates an average annual daily traffic (AADT) of almost 11,800 in 2024. The AADT at the counter increased steadily between 2020 and 2023 and then jumped up in 2024, as shown in Figure 1.1. These average daily traffic counts at the proposed site are similar to other locations in downtown Springfield. For example, a counter at Chestnut and Liberty recorded 13,900 AADT while one near Dwight and Bridge recorded 8,600 AADT.

Figure 1.1 Average Annual Daily Traffic on State Street, 2024



Source: Massachusetts Department of Transportation
Note: MassDOT counter location is located at approximately 131 State Street, about 0.2 miles from the proposed location.

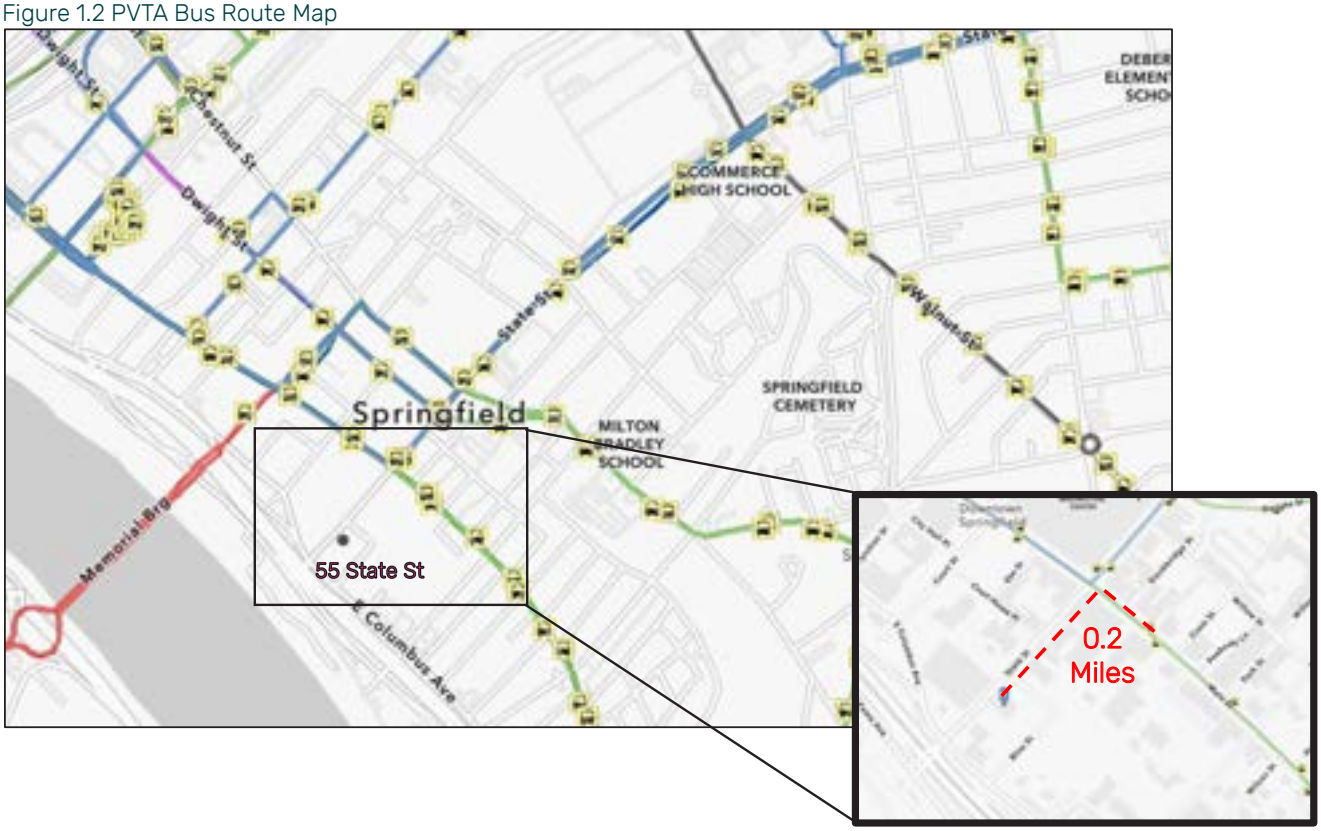
Because downtown Springfield is a densely developed and highly trafficked location, there can be congestion at several intersections. The intersection of Main Street and State Street (near the proposed site) is listed 41st in the Pioneer Valley Planning Commission's top 200 bottlenecks in 2024. However, congestion and bottlenecks are prevalent throughout the downtown area, including Liberty Street and Main Street (ranked number 42), Main Street at Monarch Place (number 48), Liberty Street and Chestnut Street (numbers 86 and

87). Our assessment and experience suggest that traffic congestion is generally not a concern at this location as it simply reflects typical downtown Springfield traffic patterns. Plus, the relative ease of access to critical north-south highway routes such as I-91 and Columbus Ave helps regional visitors access the location.

1.2. Public Transportation and Walkability

The proposed site is located within a third of a mile of about twelve Pioneer Valley Transit Authority (PVTA) bus routes, including stops on G1, G2, G3, G5, R10, R14, B6, B7, B17, P11, X90, and X92 (see Figure 1.2). Most of these routes operate buses every 20 to 30 minutes, providing strong local bus access to the site. The 55 State Street site is also less than a mile (0.8 miles walking distance) from Springfield Union Station, with connections to all Springfield PVTA bus routes as well as Amtrak train service and Peter Pan inter-city bus connections.

Figure 1.2 PVTA Bus Route Map



Source: PVTA System Map, https://www.pvta.com/systemMap.php.

As shown in Figure 1.3, the proposed site is located in an area of the downtown with well-maintained sidewalks and well-marked street crossings, making pedestrian access to the location safe and easy. The site's ease of access is further demonstrated by the US EPA's Smart Location Index, which measures efficiency of census block groups in supporting walking and transit over driving. Based on this index, 55 State

Street, located in the south corner of downtown Springfield, receives a score of 72 out of 100. As a comparison, the EPA Smart Location Index at the north corner of downtown (around Dwight Street and Lyman Street) is lower at a score of 64.

Additionally, walkscore.com rates locations based on walkability, bikeability, and access to transit. This website rates the 55 State Street site as very walkable (score of 89 out of 100), very bikeable (score of 71) and excellent transit access (score of 78). Alternatively, the comparison site at Dwight Street and Lyman Street is similar in its walk (93) and transit scores (81) but receives a lower bike score (54).

Figure 1.3 Pedestrian Access to the Proposed Site



Source: Google Maps

1.3. Visibility

The 55 State Street location is visible from I-91, and the proposed 16 story building will be easily spotted by travelers along I-91 and other major transportation corridors. This visibility not only eases travel to the site for those unfamiliar with downtown Springfield (e.g., those traveling to the Courthouse for jury duty) but also means that the site could contribute to an enhanced city skyline. Its prominent placement offers an opportunity for distinctive features that reinforce Springfield's identity and serve as a welcoming landmark for visitors. As the third largest city in Massachusetts, this project provides the opportunity to showcase downtown Springfield's urban vitality and build on momentum in this key neighborhood of the city.

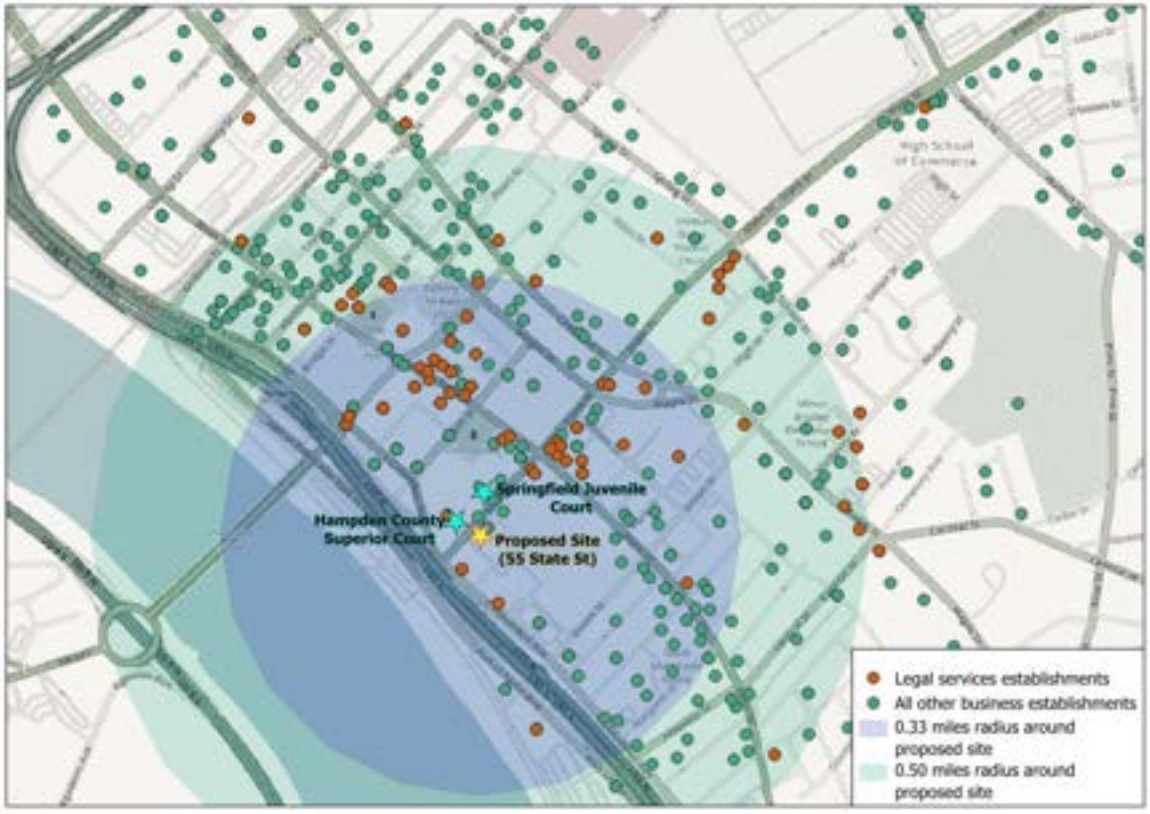
2 Proximity

This section examines the proposed location's proximity to clients, customers, and other offices that regularly interact with the Courthouse, including law offices. This section also assesses the site's proximity to other downtown assets, including restaurants, jobs, and cultural and civic institutions.

2.1. Proximity to Law Offices

The current Courthouse location has helped create a hub of law offices and legal support activities which leads to many walkable trips to/from the Courthouse and contributes to the daytime vibrancy of downtown Springfield. **Keeping the Courthouse close to these assets ensures convenient access for attorneys, clients, and court staff, while sustaining the economic activity generated by the legal sector.** As shown in Figure 2.1, businesses providing legal services (NAICS 5411) are clustered around the 55 State Street site. In total, these legal services establishments employ 565 people in Downtown Springfield (based on a 1-mile radius from the proposed location). **Of those 565 legal services jobs within a mile of the site, 532 (94 percent) are clustered within a half-mile radius of the proposed site and 510 (90 percent) are within a third of a mile.**

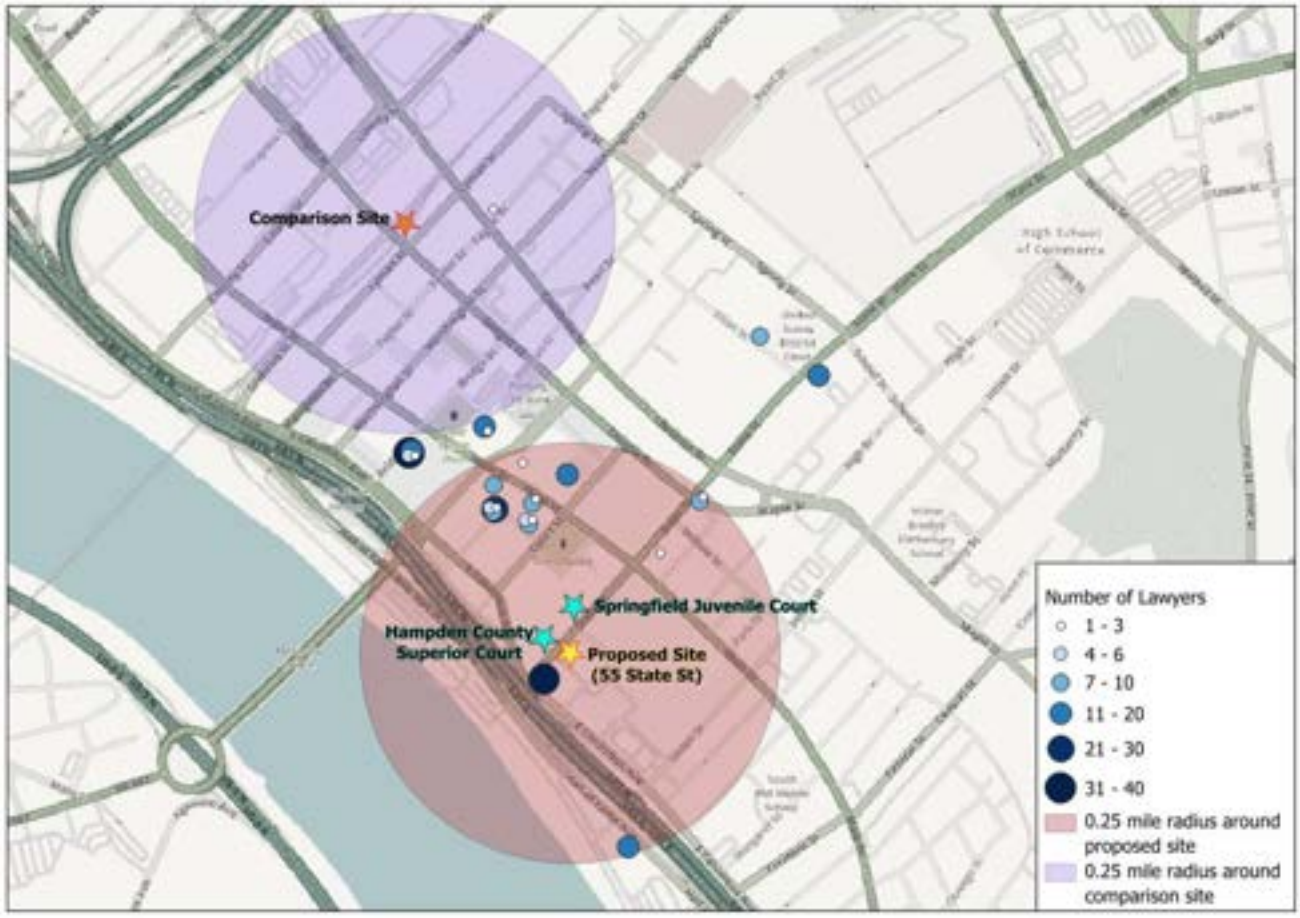
Figure 2.1 Legal Services and Other Business Establishments Near the Site



Source: Cambridge Econometrics with data from Data Axle
Note: Legal Services establishments

Another data source confirms the concentration of law offices in close proximity to the proposed Courthouse location. Business West's 2025 Book of Lists provides a list of law firms in the Pioneer Valley and the number of practicing lawyers at each. This concept is different from that shown above, which includes all people employed under NAICS 5411 - Legal Services, capturing notaries, title abstract companies, paralegals, administrative assistants, and others in addition to lawyers. **The Business West source, focused on lawyers, shows that of the 28 law firms identified in Springfield, 18 (64 percent) are within a quarter mile of the proposed site (see Figure 2.2). About 60 percent of all lawyers in Springfield are employed at these 18 locations within a quarter mile the proposed site. When expanding the radius to one-third of a mile (roughly an 8- to 10-minute walk), the percent of law firms increases to 89 percent and the share of lawyers to 90 percent.** As a comparison, the north corner of downtown, around Dwight Street and Lyman Street, only has one law firm within a quarter mile radius, employing three lawyers.

Figure 2.2 Law Firms and Lawyers Near the Proposed and Comparison Site

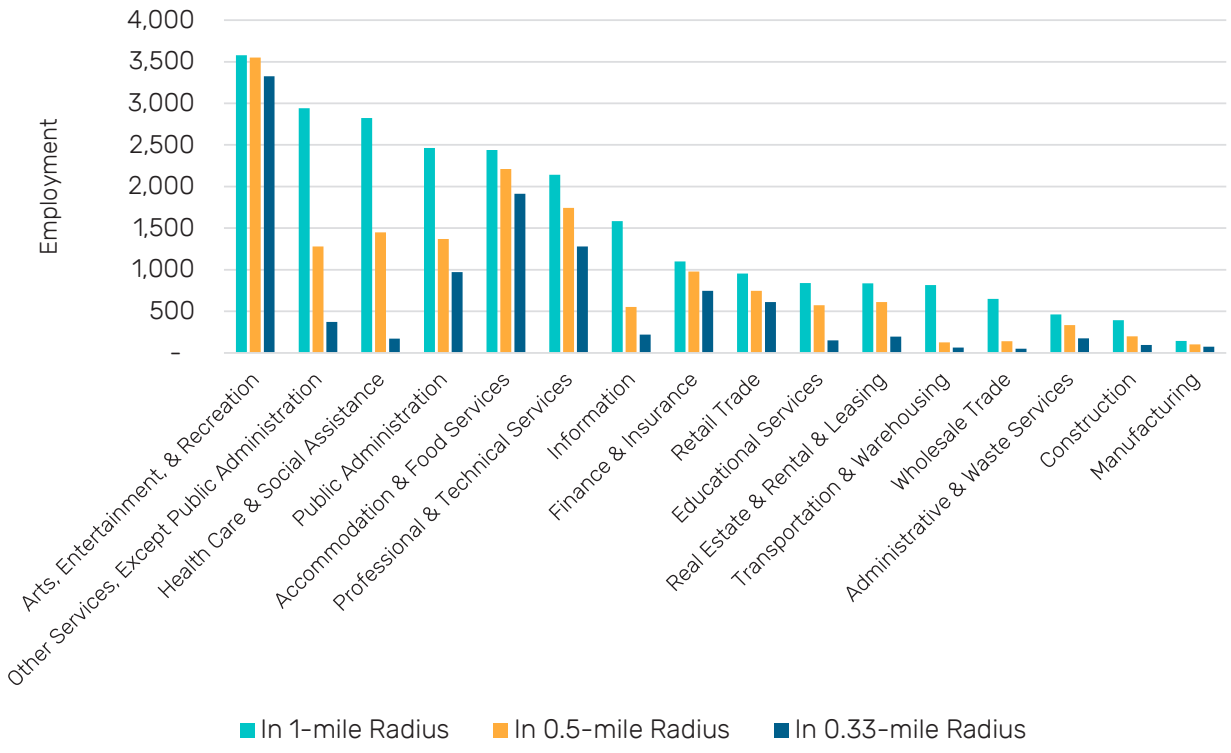


Source: Cambridge Econometrics with data from Business West 2025 Book of Lists. Law Firms Ranked by Number of Lawyers.
Note: Comparison site is at the north corner of Springfield's downtown, around the intersection of Lyman Street and Dwight Street.

2.2. Jobs and Downtown Assets

The current (and proposed) Courthouse location sits in the heart of the city's economic center and is an integral part of the downtown ecosystem. The site benefits from its close proximity and connectivity to other downtown assets, while those assets in turn benefit from the foot traffic generated by Courthouse staff and visitors. According to establishment-based data provider Data Axle, there are a total of almost 24,200 jobs within about a mile of the site, 16,000 jobs within a half-mile of the site, and 10,400 within a third of a mile. As shown in Figure 2.3, almost all of the jobs in arts, entertainment, and recreation (including the MGM Springfield Casino) are within 0.5 miles of the proposed location, and the majority are also within a third of a mile. Similarly, the vast majority of accommodation and food services (hotels and restaurants) as well as professional & technical services, and finance & insurance jobs are located within a half mile of the site. This is an indication of the cluster of economic activity in this area of downtown Springfield. One of the concerns in the post-pandemic era where office tenants are difficult to retain (let alone attract) is that relocating the Courthouse out of this core downtown ecosystem could have ripple effects on other sectors, threatening the downtown vibrancy that the city is trying hard to sustain. For example, if lawyers and staff can no longer easily walk to the Courthouse, they may find it harder to justify a downtown office.

Figure 2.3 Employment Near the Proposed Site by Sector and Distance



Source: Data Axle
Notes: This figure excludes hospitals.

Nearby local restaurants and drinking places are particularly integrated around the current Courthouse location. Figure 2.4 shows the numerous food and drink places within close proximity of the proposed location. In addition to the wide array of local restaurants in the vicinity, MGM Springfield also hosts South End Market just across the street from the proposed location. The market includes high-end quick bites, a traditional diner, drinks, and gelato. In addition, the MGM complex is also home to several full-service restaurants, including a steakhouse, Italian restaurant, and sports bar. The activity generated by the current Courthouse helps support these nearby businesses and jobs, as well as other nearby downtown eateries such as local favorite Red Rose Pizzeria, Nadim's, and the Nosh Café, each about a three-minute walk.

Figure 2.4 Food and Drinking Places and Other Business Establishments Near the Site



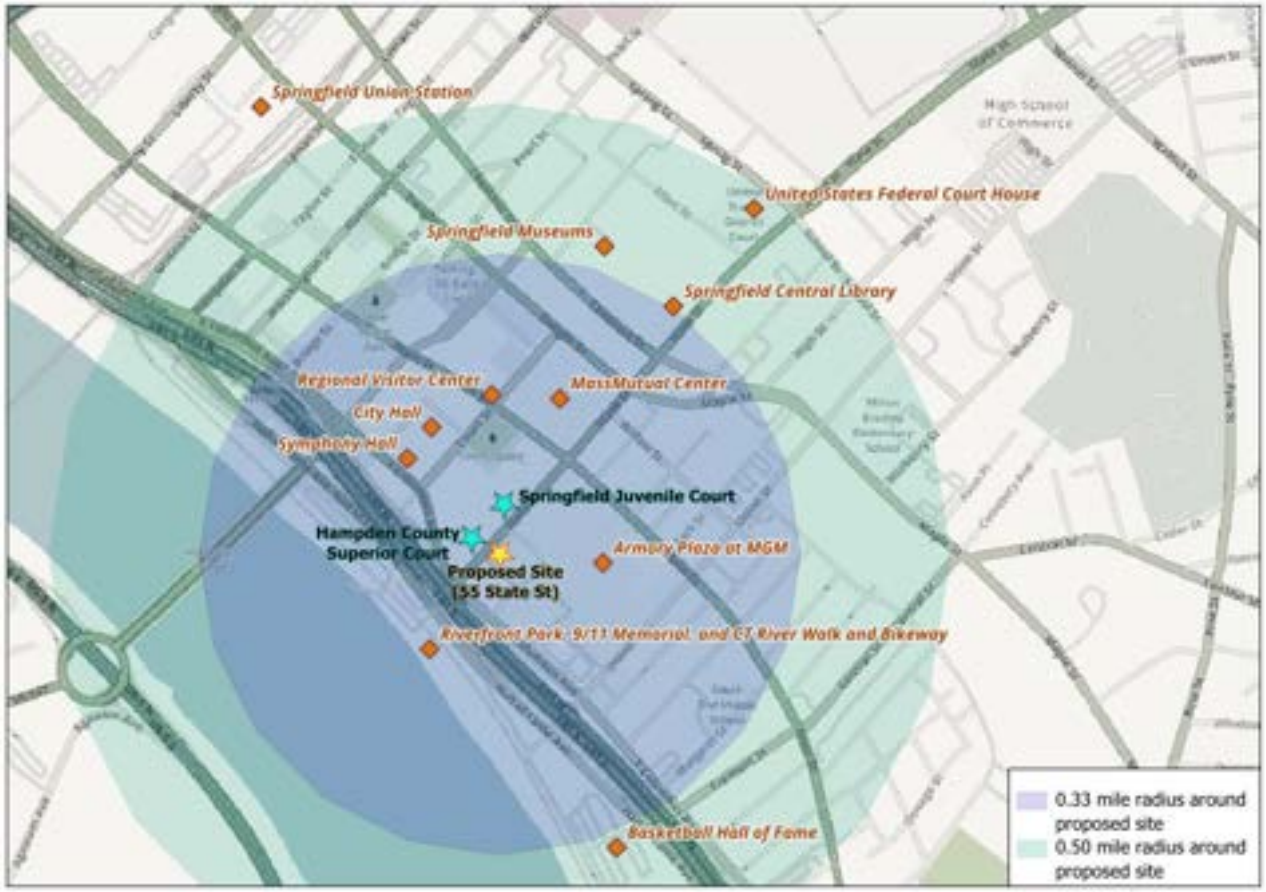
Source: Cambridge Econometrics with data from Data Axle

2.3. Nearby Civic and Cultural Uses

The proposed site is also central to Springfield's civic and cultural assets with most of these within 0.5 miles of the proposed Courthouse location. As shown in Figure 2.5, these assets include:

- **Springfield City Hall**, housing the mayor's office, city council chambers, and municipal departments in a landmark building known for its distinctive architecture
- **US Federal Court House**, housing federal courtrooms and offices, serving as the judicial center for the district
- **Springfield Central Library**, the main branch of the city's public library system, offering a wide range of books, digital resources, programs, and community services
- **Regional Visitor Center**, an information hub for tourists and visitors, providing maps, guides, and resources about regional attractions and events
- **Springfield Union Station**, located just outside of the half mile radius from the site, the station offers PVTA and Peter Pan bus connections and Amtrak train service
- **Riverfront Park, 9/11 Memorial, and Connecticut River Walk and Bikeway**, offering outdoor recreational opportunities along the river and a dedicated tribute to 9/11 first responders
- **Armory Plaza at MGM**, which hosts outdoor concerts and events in the summer and ice skating in the winter
- **Symphony Hall**, a historic, 2,600-seat concert venue that serves as home to the Springfield Symphony Orchestra and hosts a wide variety of performances
- **MassMutual Center**, a multi-purpose arena and convention center that hosts sporting events, concerts, trade shows, and community gatherings
- **Springfield Museums**, a single downtown campus comprising five world-class museums, ranging from fine art and history to science and children's learning, along with the Dr. Seuss National Memorial Sculpture Garden
- **Basketball Hall of Fame,** The Naismith Memorial Basketball Hall of Fame is the birthplace and global shrine of basketball, honoring the game's greatest players, coaches, referees, and contributors. Its interactive exhibits, memorabilia, and events draw fans from around the world to celebrate the sport's history and legacy.

Figure 2.5 Nearby Civic and Cultural Assets

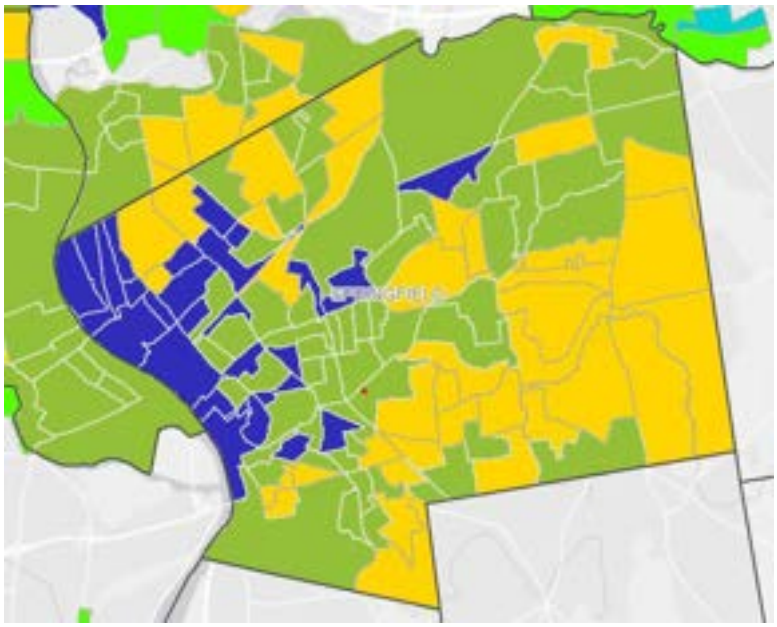


Source: Cambridge Econometrics

3 Environmental Justice and Commonwealth Policy Objectives

As specified in Sections 7 and 7.6, one of the Commonwealth's Policy Objectives is to acquire leased space and prioritize investment in Gateway Cities and environmental justice (EJ) areas. To confirm, this proposed Courthouse development location is in the Gateway City of Springfield. And all of Springfield is an environmental justice area. In fact, this site location (and most of downtown) qualifies as an environmental justice area in three areas: 1) median household income; 2) households lacking English proficiency; and 3) minority population.

Figure 3.1 Environmental Justice Areas in Springfield



Source: Massachusetts 2020 Environmental Justice Populations (MassGIS Data)

Note: Dark Blue areas represent EJ areas based on Minority, Income and English isolation, which covers most of downtown Springfield and the area of the proposed Courthouse location

This proposed project will **not** create an Environmental Burden as defined in MGL c. 30 s. 62:

"Environmental burdens", any destruction, damage or impairment of natural resources that is not insignificant, resulting from intentional or reasonably foreseeable causes, including but not limited to, climate change, air pollution, water pollution, improper sewage disposal, dumping of solid wastes and other noxious substances, excessive noise, activities that limit access to natural resources and constructed outdoor recreational facilities and venues, inadequate remediation of pollution, reduction of ground water levels, impairment of

water quality, increased flooding or storm water flows, and damage to inland waterways and waterbodies, wetlands, marine shores and waters, forests, open spaces, and playgrounds from private industrial, commercial or government operations or other activity that contaminates or alters the quality of the environment and poses a risk to public health.

4 Summary and Conclusions

The proposed location at 55 State Street benefits from being directly across the street from the current location and the ecosystem of law offices and economic activity that is built around it. Keeping the Springfield Courthouse near its current downtown location offers numerous benefits for both the legal community and the broader city:

- The existing site has already fostered a concentrated hub of law offices, legal support services, and related businesses, creating efficiencies for attorneys, clients, and court staff who rely on proximity for appointments, filings, and hearings.
- Maintaining the Courthouse in this area preserves the convenience and accessibility that the downtown location provides, including visibility from major routes and ease of access via public transportation.
- The Courthouse contributes to the vitality of downtown Springfield by supporting nearby restaurants and other businesses that cater to Courthouse staff and visitors.
- Retaining the Courthouse in its established location leverages existing infrastructure and minimizes the disruption and costs associated with relocating a major government facility.



Smart Location Index for 55 State Street Springfield, MA

COMPATIBILITY OF USE

The compatibility of current and proposed activities and uses in the proposed Building or complex with the Commonwealth's proposed use. The User Agency preference is for a single tenant building. The evaluation of proposals will consider whether the existing and proposed uses are compatible with the mission of the User Agency and the security, safety, and health of employees and visitors. Evaluation of proposals may also consider whether proposals provide feasible opportunities to co-locate with other state agencies in the proposed Building or complex

NEIGHBORHOOD CHARACTERISTICS

Few locations in Western Massachusetts carry the civic weight of Court Square. Designed in the 17th century as the city's commons and expanded through the 19th century as its public forum, 55 State Street sits within the "Court Square" neighborhood which has always been Springfield's symbolic center. Fronted by the Roderick J. Ireland Courthouse, the square pulses daily with attorneys, clerks, jurors, and citizens whose activity animates downtown streets.

Over time, this judicial presence has given rise to a thriving legal-services district; a network of law firms, title companies, and professional offices clustered within walking distance of the courthouse. The surrounding blocks along Elm, Main, and State Streets have evolved into a compact neighborhood of practice and support, complete with cafés, print shops, notaries, and local eateries that cater to the courthouse community. This steady professional rhythm sustains a reliable weekday economy, providing a vital customer base for downtown small businesses.

Over the past decade, the Court Square neighborhood has undergone a profound transformation; anchored by two catalytic investments: MGM Springfield and the Court Square/31 Elm Street redevelopment. Together, these projects have redefined the city's economic core and re-established the neighborhood in and around 55 State Street as a regional destination for commerce, culture, and community life.

Around these anchor projects, a broader ecosystem of investment has quietly reinforced downtown's resurgence. The Springfield Business Improvement District (of which Monard Enterprises is an annual investor) and a suite of City-administered ARPA grants for small businesses have reactivated blocks, improved public safety, supported local entrepreneurs, and modernized public spaces.
Public safety and security have been a critical component of this renaissance. The construction of a new Springfield Police Substation on West Columbus St., along with targeted streetscape and pedestrian improvements linking Court Square to Main Street, State Street, and Union Station have all enhanced lighting, landscaping, and wayfinding. Expanded ground-floor retail incentives to attract law-adjacent businesses and professional services have all improved public safety and the walkability of the neighborhood in and around 55 State Street. Through its small-business programs, Transformative Development Initiative partnerships, and continued collaboration with MGM Springfield, the City is cultivating a vibrant, walkable legal and civic corridor (which would be anchored by the new Springfield Regional Justice Center at 55 State St) one where commerce, culture, and community life reinforce one another.

SAMPLE LEGAL ECOSYSTEM BUSINESSES

Cafés & Lunch Spots:

- Court House Cafe
- Jamminz Cafe
- Coffee Roaster Cafe
- The Student Prince & The Fort

Notaries, Copy/Print & Office Support:

- Reilly M Stephen, Notary
- Aztec Office

Law Firms & Legal Services

- Bacon Wilson, P.C.
- Matthew S. Law Office
- David W. Pritchard, Attorney

Fontaine has been building in downtown Springfield for decades and has played a key role in the revitalization of the Court Square | downtown neighborhood over the past decade by serving as the construction manager | general contractor for:

- MGM Springfield (local partner to Tishman Construction)
- 31 Elm St | Court Square redevelopment





5

BUILDING CONDITIONS: ENVELOPE, SYSTEMS & COMMON AREAS

5.1 FLOOD PLAIN

Based on the Flood Insurance Rate Map (FIRM) panel 25013C0402E, the proposed project site is located within Zone X, an area determined to be outside of the 0.2% annual chance floodplain.

FLOOD PLAIN MAPS



Flood Hazard Zones

Zone Type

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Massachusetts State Plane Mainland Zone (FIPS zone 2001). The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base Map information shown on this FIRM was provided in digital format by MassGIS. This information was photogrammetrically compiled at a 30 cm resolution from aerial photography dated 2009, and converted to black and white.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

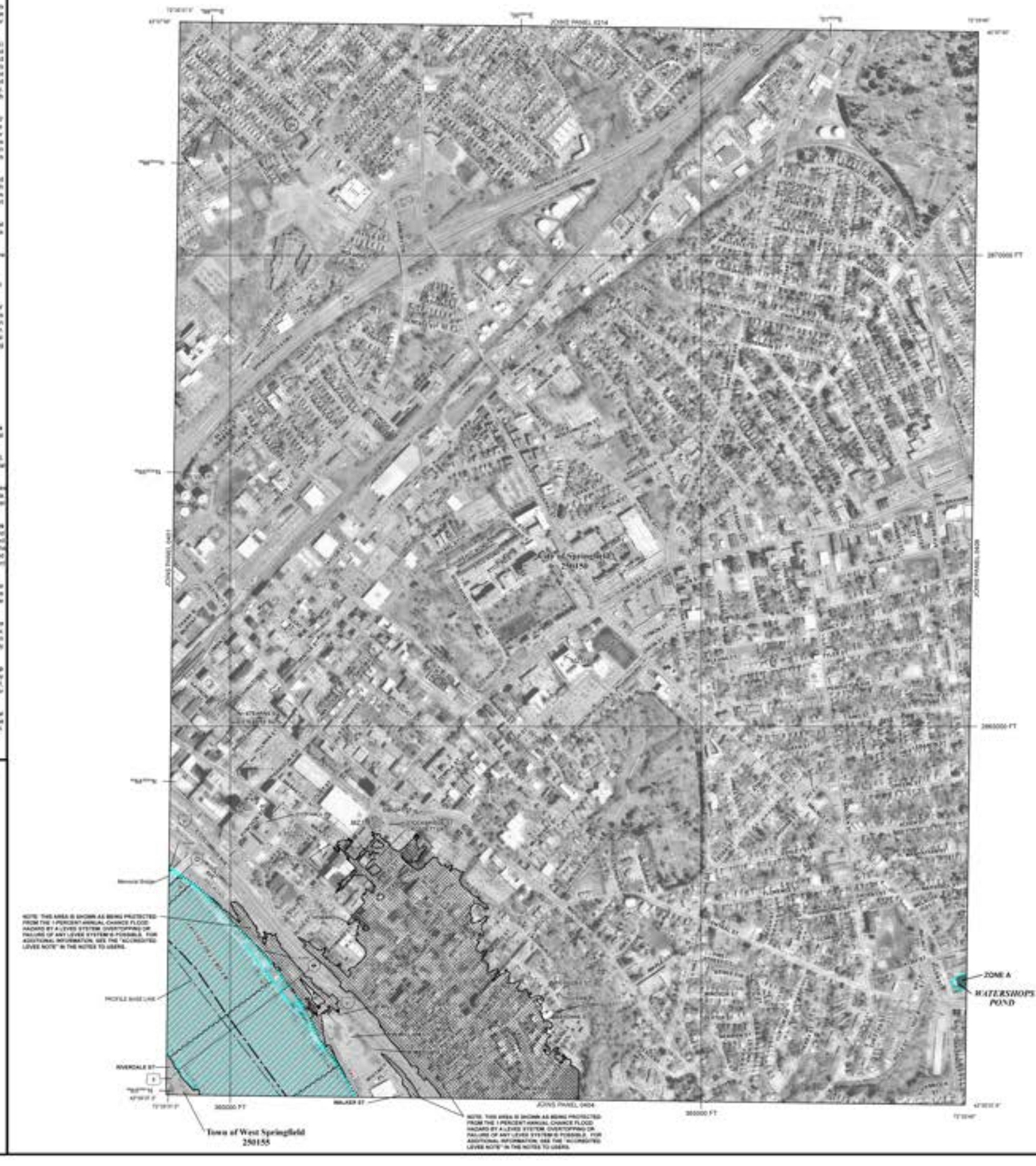
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.

Incorporated Lacues Notes to Users: Check with your local community to obtain more information, such as the estimated level of protection provided (which may exceed the 1-percent-annual-chance level) and Emergency Action Plan, on the levee system(s) shown as providing protection to areas on this panel. To mitigate flood risk in residual risk areas, property owners are encouraged to consider flood insurance and floodproofing or other protective measures. For more information on flood insurance, interested parties should visit the FEMA Website at http://www.fema.gov/business/nfip/index.shtm



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE AE Base Flood Elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99 Areas to be protected from 1% annual chance flood event by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE D Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary
0.2% annual chance floodplain boundary
Floodway boundary
Zone D boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities
513 — Base Flood Elevation line and value; elevation in feet*
(EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*
* Referenced to the North American Vertical Datum of 1988
A — A — Cross section line
B — B — Transect line
97°07'30", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
1000-meter Universal Transverse Mercator grid ticks, zone 19
5000000 FT — 1000-foot grid values: Massachusetts State Plane coordinate system, Mainland Zone (FIPS 2001) (NAD 83, Lambert projection)
DX5510 — Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5 — River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
July 16, 2013

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

NFIP

PANEL 0402E

FIRM

FLOOD INSURANCE RATE MAP

HAMPDEN COUNTY, MASSACHUSETTS

(ALL JURISDICTIONS)

PANEL 402 OF 506

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SPRINGFIELD, CITY OF	250190	0402	E
WEST SPRINGFIELD, TOWN OF	250155	0402	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
25013C0402E

EFFECTIVE DATE
JULY 16, 2013

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

5.2 BARRIER FREE ACCESS

The new Springfield Courthouse is designed as a barrier-free facility. See Section 3.5 Inclusive Design for more details.



View of the New Springfield Courthouse Plaza

5.3 HAZARDOUS SUBSTANCE

CAPTURED IN LEASE PROPOSAL

5.4 BUILDING STATISTICS

Reference Appendix 11.1 for Design Details

EXTERIOR ENVELOPE MATERIALS

The building envelope will address the specific thermal and vapor control conditions required for the climate, ASHRAE Climate Zone 5A, through high performance thermal insulation for energy efficiency and occupant comfort.

The curtain wall will be a thermally broken, stick-built aluminum system, with triple-paned insulating glass units to achieve thermal performance requirements while maintaining visual transparency and daylight access.

The primary enclosure system will be a large porcelain panel rainscreen supported by a thermally broken attachment system. A precast cladding at the base provides durability at the perimeter of the building. The location and type of weather-resistive barrier, and the continuous insulation material will be reviewed during future design phases to meet performance criteria.



5.5.1 North Elevation



5.5.2 East Elevation



5.5.3 West Elevation



5.5.4 South Elevation

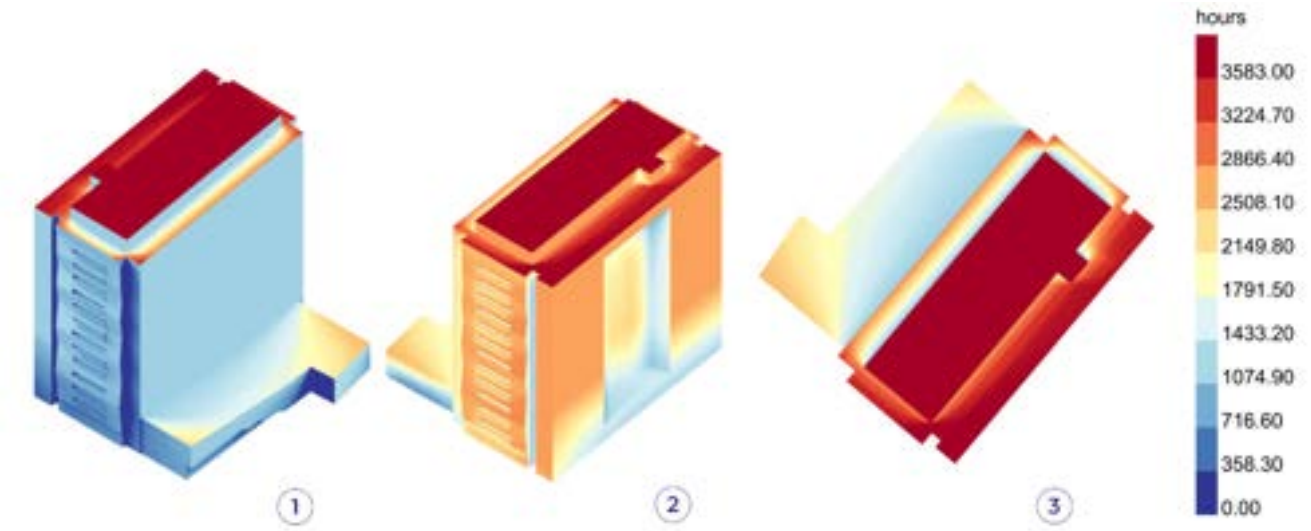
WINDOW-TO-WALL RATIO

The building design currently has a window-to-wall ratio (WWR) of 29.84%, meeting the DCAMM minimum requirement of 25% for daylight access while remaining below the energy code maximum of 30% to maintain energy efficiency. This balanced approach optimizes natural light, occupant comfort, and façade performance while supporting overall thermal and energy goals.

SOLAR EXPOSURE AND DAYLIGHT ANALYSIS

The design team utilized Ladybug Tools, a suite of environmental analysis plugins, to study solar exposure and daylight conditions for the proposed building design. Using precise site orientation, massing geometry, and climate data specific to the project location, the simulations evaluated sun path patterns, solar access, and shading performance throughout the year.

These analyses informed façade articulation, shading device configuration, and material selection to balance daylight penetration with thermal comfort and energy performance.



The façade and glazing layout will continue to be refined using energy and daylight modeling to ensure energy code compliance, for a balanced and efficient design that ultimately supports comfort and sustainability.

FIRE PROTECTION AND PLUMBING SYSTEMS - ARUP, USA

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

The major plumbing equipment components include:

TAG	DESCRIPTION	DUTY	COMMENT
M-1/2	Domestic Water Meter	-	Install at plumbing room, on the 6" incoming water service. Manufacturer: Neptune or similar
RPZ-1/2	Backflow Preventer	-	Install at plumbing room, on the 6" incoming water service. Manufacturer: Watts or similar
BP-1/2/3	Booster pump triplex	410 gpm @ 110 psi	-Level 2 and lower (zone 1): Will be directly fed from street pressure - Level 3-8 (zone 2): booster pressure fed with a pressure reducing valve at level 8, providing a pressure range of 40 psi to 80 psi within the zone. - Level 9-16 (zone 3): booster pressure fed without any need for pressure reducing valves. Pressure range of 40 psi to 80 psi within the zone. Manufacturer: Grundfos or similar
DWH-1/2 **DWH-3/4** **DWH-5/6**	Domestic Water Heaters	Zone 1: 140 gallons peak hourly demand Zone 2: 220 gallons peak hourly demand Zone 3: 210 gallons peak hourly demand	Zone 1: Install (2) 80-gallon electric resistance water heaters to supply plumbing fixtures Zone 2: Install (2) 150-gallon electric resistance water heaters to provide hot water to zone. Zone 3: Install air source heat pumps located outside on the roof penthouse level. Install 250-gallon storage tank(s) and 90-gallon swing tank internal of the penthouse. Manufacturer: PVI or similar for electric heaters. Watts or similar for ASHP
TMV-1/2	Thermostatic Mixing Valve	-	One (1) for each hot water heater assembly. Manufacturer: Leonard or similar

TAG	DESCRIPTION	DUTY	COMMENT
M-1/2	Domestic Water Meter	-	Install at plumbing room, on the 6” incoming water service. Manufacturer: Neptune or similar
RPZ-1/2	Backflow Preventer	-	Install at plumbing room, on the 6” incoming water service. Manufacturer: Watts or similar
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TMV-1/2	Thermostatic Mixing Valve	-	One (1) for each hot water heater assembly. Manufacturer: Leonard or similar
ET-1/2	Expansion tank	15 gallons each	Install one (1) expansion tank adjacent to water heater assembly. Manufacturer: Amtrol or similar
CP-1/2	Circulating pump duplex	15 gpm @ 13 psi	Install one (1) duplex circulation pump for each water heater assembly. Manufacturer: Bell & Gossett or similar
EP-1/2	Ejector pump duplex	150 gpm @ 16 psi	Submersible pump for sanitary drainage unable to discharge by gravity to city sanitary sewer, if required. Manufacturer: Weil or similar

TAG	DESCRIPTION	DUTY	COMMENT
SP-1/2	Sump pump duplex	25 gpm @ 16 psi	Submersible pump for storm drainage unable to discharge by gravity to city storm sewer, if required. Manufacturer: Weil or similar
ESP-1	Elevator pumps	50 gpm for each elevator	One (1) per bank of elevators. Elevator pump waste should discharge to oil interceptor. Manufacturer: Weil or similar
OI-1	Oil Interceptor	-	Installed at basement level to prevent the discharge of oil, gasoline, and sand from elevator and parking/loading area drainage. Manufacturer: Zurn or similar

The major fire suppression equipment components include:

TAG	DESCRIPTION	DUTY	COMMENT
FP-1	Fire Pump and Jockey Pump	1000 gpm @ 180 psi	Install in a 2-hr-rated room accessed from the exterior. Fire pump should be on life safety power. Provide pressure reducing valves for levels 1-6. Manufacturer: Peerless or similar
DCVA-1/2	Double check valve assembly	-	Install in the fire pump room, on the 8" incoming fire supply.
FS- 1/2/3/4	Automatic standpipe system and hose valves	-	Install one (1) at each of the four (4) stairwells with 2-1/2” fire hose valves. Provide pressure reducing valves for levels 1-6.
FCA-1/2	Floor Control Assembly	-	Install two (2) per floor at the staircases.
DV-1	Dry Valve	-	To be installed for external and unheated spaces. Manufacturer: Viking or similar
NG-1	Nitrogen Generator	-	To supply dry and pre-action valves. Manufacturer: Tyco or similar
PA-1	Preaction Valve	-	For IT spaces and incoming electrical vault, if required. Manufacturer: Viking or similar

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

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

OCCUPANCY	CLASSIFICATION	DENSITY	DESIGN AREA	HOSE STREAM ALLOWANCE
Offices, conference rooms, administrative areas, and similar	Light Hazard	0.1 gpm/ft^2	1,500 ft^2	100 gpm
Mechanical, general storage, electrical, and similar	Ordinary Hazard I	0.15 gpm/ft^2	1,500 ft^2	250 gpm
Parking, loading areas (Dry System)	Ordinary Hazard II	0.2 gpm/ft^2	1,950 ft^2	250 gpm
IT spaces, electrical vault (Preaction)	Ordinary Hazard II	0.2 gpm/ft^2	1,950 ft^2	250 gpm

ELECTRICAL NARRATIVE - ARUP, USA

ELECTRICAL SERVICE EQUIPMENT

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

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

MAIN ELECTRICAL ROOM

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

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

PENTHOUSE NORMAL ELECTRICAL ROOM

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

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

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

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

FLOOR ELECTRICAL ROOMS (NORMAL POWER)

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

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

EMERGENCY GENERATOR

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

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

MAIN EMERGENCY ELECTRICAL ROOM

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

The generator switchboard shall have the following characteristics:

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

Emergency power distribution shall be served by the following equipment:

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

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

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

Floor Electrical Rooms (Emergency Power)

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

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

HEATING & AIR CONDITIONING NARRATIVE - ARUP, USA

This memo provides concept level MEP system narratives and preliminary equipment size information for the Springfield Justic Center P3 competition.

WEATHER DATA

Springfield Massachusetts is located in western Massachusetts and is close to the Westfield AFB weather stations.

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

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

INTERNAL CONDITIONS

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

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

ENVELOPE PERFORMANCE

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

CENTRAL HEATING AND COOLING SYSTEMS

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

An alternate option is provided to include up to 16-20# 800ft wells on the site to cover part of this load. When pricing this alternate the ASHP capacity can be reduced by between 76-96 Ton capacity to account for the ground source system. An additional ground source close loop hydronic system would be added with independent pumps and an extra HHW and CHW pump for the water source heat pumps (WSHP) would be required.

EQUIPMENT SIZING

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

TAG	DESCRIPTION	DUTY (TONS/ KBTU/H)	COMMENT
ASHP 1-8	Air source heat pumps (8 modules)	27.6 / 216.3 each module	8# modules Cooling / Heating
ASHP 9-16	Air source heat pumps (8 modules)	27.6 / 216.3 each module	8# modules Cooling / Heating
ASHP 17-24	Air source heat pumps (8 modules)	27.6 / 216.3 each module	8# modules Cooling / Heating
ASHP 25-29	Air source heat pumps (5 modules)	27.6 / 216.3 each module	5# modules Cooling / Heating
HX 1-2	Heat Exchangers HHW	650gpm / 2°F approach	N+1 to separate glycol loop from building piping.
HX 3-4	Heat Exchangers CHW	1,600gpm / 2°F approach	N+1 to separate glycol loop from building piping.
WSHP 1-2	Water source heat pump (2 modules)	50Ton cooling modules (646 kBtu/h heating)	Assume 16-20 800ft wells capacity (GS option)

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

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

TAG	DESCRIPTION	DUTY (GPM)	COMMENT
HHWP 1-4	Heating hot water pumps primary	180 each	1# per AHSP bank
HHWP 5-7	Heating hot water pumps secondary	270 each	3# total (N+1)
CHWP 1-4	Chilled water pumps primary	395 each	1# per AHSP bank
CHWP 5-7	Chilled water pumps	800 each	3# total (N+1)
GSWP 1-2	Ground loop pumps	460 each	N+1 – (GS option)
HHWP-8	Heating hot water pumps primary	120	WSHP (GS option)
CHWP-8	Chilled water pumps primary	165	WSHP (GS option)

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

TAG	DESCRIPTION	DUTY (CFM)	COMMENT
AHU-1	Detainee AHU Constant volume	14,700	Detainee and holding areas
AHU-2	BOH and lobby AHU VAV unit	8,000	Level 1 and 2 area
AHU-1C	Court room AHU 1 – VAV unit	27,280	East courtrooms
AHU-2C	Court room AHU 2 – VAV unit	23,540	West courtrooms
AHU-3&4	General DOAS	27,500	OA unit

Manufacturer: Haakon, Ventrol, or similar

DETENTION HOLDING AHUS

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

VAVS

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

DOAS

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

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

TAG	DESCRIPTION	DUTY (CFM)	COMMENT
SPF 1-5	Stair Pressurization fans	15,000	1 per stair
EF-1	Parking exhaust fan	21,100	0.75cfm/sf
SF-1	Parking supply fan	21,100	Make up air
EF 2-4	Sallyport, loading dock and penthouse	1,000 each	Misc fans

Manufacturers: Greenheck, Loren Cooke, Twin City

TAG	DESCRIPTION	DUTY (GAL)	COMMENT
FOT-1	Diesel fuel oil tank	7,200	Containment solutions located in 3hr rated room
FOP 1	Fuel oil pump skid	4gpm	Duplex pump set, submersible
BT 1-2	Buffer tanks for HHW and CHW	90	

HVAC DISTRIBUTION SYSTEMS

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

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

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

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

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5.9 BUILDING COMMON AREAS

Courthouse design incorporates three distinct circulation systems—public, private (staff/judicial), and detainee—to ensure safety, privacy, and efficient movement throughout the building.

Public circulation provides clear, accessible routes to courtrooms and public areas, defined by open corridors and controlled entry points.

Private circulation connects judicial lobbies, staff offices, and courtrooms through restricted corridors and secure vertical access, ensuring confidentiality and separation from the public zones.

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

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



Three Separate Circulation Paths: Yellow - Public Circulation, Blue- Private Circulation, Red - Detention Circulation

This spatial separation maintains clear functional boundaries, supporting operational efficiency, security, and the integrity of judicial proceedings.

SECURITY NARRATIVE - ARUP, USA

This Security narrative establishes the security design assumptions and decisions made which the design of the electronic security systems (ESS) for the Springfield Regional Justice Center will be based upon. The intent of this document is to define the ESS programming and functional requirements, and recommendations for the systems being proposed for this project. The ESS is divided into three major components:

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

Design Criteria

CODES

The design of the ESS will be based on the following mandatory Federal, State, and Local codes:

- Local Building Code
- National Electrical Code (NEC)
- Americans with Disabilities Act (ADA)

STANDARDS, GUIDELINES AND SUGGESTED PRACTICES

The design of the systems will be based on the following industry and project standards:

- National Fire Protection Association (NFPA)
- American National Standards Institute (ANSI)
- National Electrical Manufacturers Association (NEMA)
- DCAMM Designer Guidelines
- Massachusetts Design Guidelines for Courthouses by the Massachusetts Division of Capital Planning and Operations

SECURITY SELECTION

At this stage of the design of the ESS, the goal is to find solutions that provide value with respect to capital cost expenditure. Design goals regarding selection are as follows:

- To specify standardized off-the-shelf industry components and systems to maximize competitive bidding.
- To specify standardized off-the-shelf industry components which are well supported in the Springfield, MA market to maximize competitive bidding.
- To provide an integrated system to assist in monitoring and control of the system.

FUNCTIONALITY

Functionality describes the basic user requirements of the ESS. These include but are not limited to:

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

6

PROPOSED PREMISES CONDITIONS

COURTHOUSE SIZE – FINEGOLD ALEXANDER

To achieve cost efficiency in both construction and leasing, the Springfield Courthouse was established by key dimensional modules:

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

We know from experience that these dimensions are essential to support courthouse programmatic functions while maintaining security for employees, detainees, and visitors. Designed to serve the community for the next 100 years, the Springfield Courthouse is built with adaptability in mind. Each pair of courtrooms is supported by a detention core,

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

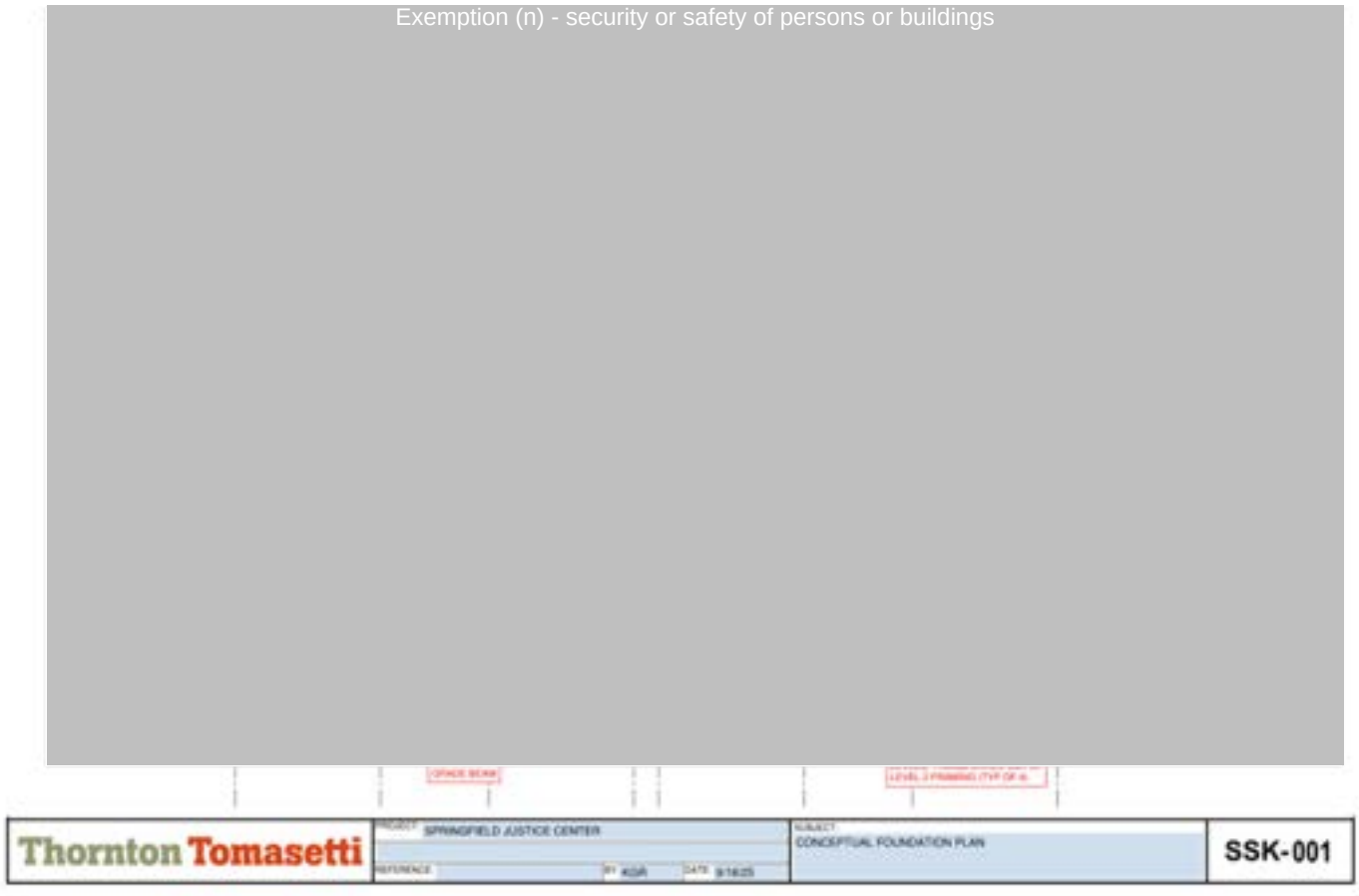
STRUCTURAL NARRATIVE - THORNTON TOMASETTI

This structural concept narrative describes the project design principles that are applicable to the structural design of the proposed Springfield Justice Center in Springfield, Massachusetts.

The intent of this document is to define the design assumptions for this tower and provide structural quantities for preliminary pricing. In addition, relevant design standards and codes of practices, procedures and assumptions to be followed in the structural design are provided. Strength and serviceability criteria are listed.

DESIGN CRITERIA

We understand the proposed structure will be 14 stories above grade plus a mechanical penthouse and one level of below grade parking. The floor-to-floor height is assumed to be 18’ at levels one and two, 16’ at the typical levels, 20’ at the mechanical penthouse level, and 13’ at the below grade parking level. This parking level floor-to-floor height is achievable due to the alignment of the parking and tower grids, thereby avoiding transfer girders that would otherwise significantly increase the level 1 structure depth. See additional discussion in section 3.00 for sloping columns and transfers within the level 2 structure depth that are required. The building footprint is rectangular, with a setback at level 3. The low-rise footprint at levels one and two measures approximately 220’ x 180’, and the tower at levels three and above measures approximately 220’x120. The total framed area above grade is approximately 420,000 gsf and the roof height is assumed to be 248’ above the ground level finished floor elevation.



The typical levels will consist of state courtroom programming with typical structural bay spacings of 40’ x 28’-6”. In line with the guidance in the 2021 US Court Design Guide, TT assumed the following vibration criteria: 5,600mips at all courtrooms and 8,000mips elsewhere. This criteria should be confirmed, and the if it is adjusted, the steel tonnage should be revised accordingly.
Live loading assumptions are as follows: 100psf reducible at courtroom levels, 40psf at the parking level, and 150psf at the mechanical penthouse. The façade is anticipated to be a mix of glazing and stone cladding with an estimated weight of 30psf.

The structure will be classified as risk category III, Exposure B, with 125mph ultimate wind speeds. Based on the Preliminary Geotechnical Study provided by OTO on September 15, 2025, the following seismic design parameters apply: site class D, S1 = 0.055, SS = .168, Fa = 1.6, Fv = 2.4, SDS = 0.179, and SD1 = 0.088. Based on these assumptions, the structure will be classified as Seismic Design Category B.



GRAVITY FRAMING SYSTEM RECOMMENDATIONS

The typical floor framing will consist of a slab on steel deck supported by composite steel beams and girders, and structural steel columns. For the typical assumed 40'x28'-6" bay size, the composite slab on steel deck will span 9'-6" between steel infill beams, which will frame to steel girders along the column lines.

The following two slab types were considered in the studies: a 7 ½" normal weight slab (4 ½" normal weight concrete topping on 3" Ga 18 metal deck) and a 6 ¼" light weight slab (3 ¼" light weight concrete topping on 3" Ga 18 metal deck). Both options provide a 2hr fire rated slab with spray applied fireproofing required at the beams, girders, and columns, but not at the underside of the composite deck.

At courthouse levels subject to the stricter vibration requirements, girder and infill beam framing is expected to consist of W27s and W24s respectively for the NWC option and W30s and W27s for the LWC option. For proposed levels without courtrooms (except for the mechanical penthouse), the structural vibration threshold is lower and the girder and infill beam framing is expected to consist of W24s and W18s respectively.
The tower grid is coordinated at most locations with the parking layout in the basement. However columns D/1 and E/1 will need to slope between levels 1 and 2 to accommodate the parking layout and the building set back above level 2. Similarly, along the plan south corridor of the tower, (4) columns will need to be transferred out at level 2. An allowance of 25 tons of steel should be provided for these four transfer beams.

A summary table is provided in section 5.00 illustrating anticipated structural steel tonnages, including floor beams and girders, and gravity columns. A concept level framing plan is included with this narrative to show column and concrete core locations.

Based on recommendations by OTO, a soil supported mat foundation can be considered for the foundation system. Rigid inclusions below the core will be required to mitigate settlement. To support column gravity loads, the mat will typically be 3'-6" thick and have a concrete design strength of 6,000psi. At the concrete core, the mat will need to thicken to approximately 5'-0" starting a distance 10' from the core walls. Elevator pits are expected only for three of the individual elevators not within the main core. At these pits, the mat slab will fold under to maintain it's thickness below the pit slab, with the bottom of the mat sloping down at 1:1. All other elevators wills top above the basement level. Formed 12" concrete slabs, supported by 12" concrete stem walls above the mat slab will serve as the bottom of these elevator pits. Where the elevators are within the core, the formed slab will span between core walls, with 12" stem walls only required at the lobby side of the pits.

MONARCH ENTERPRISES

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



FINEGOLD ALEXANDER ARCHITECTS FONTAINE +DIMEO Westmass

GRAVITY FRAMING SYSTEM RECOMMENDATIONS CONTINUED

The top surface of the mat is expected to slope to local drains for surface moisture control. Per the preliminary geotechnical findings, the design groundwater elevation will be at elevation 60', which corresponds to approximately 10.2' of hydrostatic uplift pressure on the mat. The underside of the mat shall be waterproofed with a pre-applied waterproofing membrane such as preprufe. This will need to tie into the vertical waterproofing system at the backside of the foundation walls. A one-story 14" thick concrete foundation wall will be provided around the perimeter of the below grade parking level. Refer to the sketches provided with this narrative for a foundation plan and sections at the foundation wall.

The following description of the SOE system should be confirmed with the architect, geotechnical engineer, and building envelope consultant. The support of excavation (SOE) will consist of soldier pile and lagging at all four sides of the site. Due to the structure's proximity to the property line at the plan west and north site edges, blindside waterproofing will be placed against the SOE walls at these two edges, and the foundation wall will be placed using one-sided forms directly against the SOE system. Further information is available on the provided foundation plan. Rakers to brace the SOE will penetrate the foundation wall along these two basement edges. These boxouts will need to be waterproofed and infilled once the basement and level 1 slabs are placed and all walls are backfilled to an elevation just below the boxout.

At the plan east and south basement edges, the site layout permits the foundation wall construction with two sided forms and waterproofing applied to the exterior wall face after forms are removed. Angled rakers to brace the SOE wall will be set back from the foundation wall, thereby avoiding penetrations for rakers through the basement walls.

Where the one-story podium structure extends beyond the footprint of the basement, the foundation system will consist of shallow spread footings, a 10" thick (minimum) perimeter frost wall, and a 6" thick soil-supported slab on grade. At this stage façade details have not been developed, and the thickness of the perimeter frost wall may increase as required to coordinate with façade details to be developed in the future. Typical column footing size at the podium will be 5'x5'x1.5', based on a 4,000psf allowable bearing pressure as recommended by OTO. The perimeter frost wall will be supported by a 3' wide by 18" deep continuous strip footing. Bottom of all footings shall be a minimum of 4' below grade for frost protection. An allowance for over-excavation to remove urban fill and expose a suitable bearing srata should be made. Footings shall bear on compacted engineered fill as per the geotechnical recommendations. Attached with the narrative is a sketch of the typical section through the frost wall construction as well as a layout of the isolated footings. To mitigate settlement at the slab on grade to foundation wall joint, a 6' wide thickened slab on grade with additional reinforcing should be provided. Refer to attached sketches provided with this narrative for a conceptual detail.

LATERAL FORCE-RESISTING SYSTEM (LFRS) RECOMMENDATIONS

The lateral system will consist of ordinary reinforced concrete shear walls around the main elevator core, measuring approximately 34.5' long X 19' wide between wall centerlines. Exemption (n) - security or safety of persons or buildings A 10ksi concrete design strength shall be used for the full height of the shear walls. For pricing purposes, the required wall thickness has been evaluated at these two elevations. Further refinement and reductions to wall thickness can be studied as the project progresses.

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

PRELIMINARY STRUCTURAL QUANTITIES

ELEMENT DESCRIPTION	LIGHTWEIGHT CONCRETE SLAB OPTION	NORMALWEIGHT CONCRETE SLAB OPTION
GRAVITY SYSTEM		
Courtroom Level Framing	12.1 PSF	11.7 PSF
Office Level Framing	6.3 PSF	6.5 PSF
Gravity Columns	2.5 PSF	3 PSF
Connection Allowance	10%	10%
TOTALS		
Total Steel Weight	16.5 PSF	

Note the totals in the last row are for courtroom levels only. If there are levels proposed for office use only, the weights for the office levels may be substituted for the courtroom level beam framing weights.

The steel tonnages described above account for the primary structural steel framing only, and exclude any additional steel and miscellaneous metal including, but not limited, to the following: screenwall framing, supplementary framing to support the façade, framing for stairs, elevator guiderail supports, canopies, site structural features, etc. As discussed in section 3.00, an additional steel allowance of 25 tons shall be provided for the (4) transfer beams expected at the level 2 framing.

All composite slabs will be reinforced with a combination of welded-wire reinforcement as well as mild steel reinforcement. All foundation walls and footings, mat slabs, and other foundation elements will be reinforced with conventional steel reinforcement. Additional details for pricing will be provided in the future in an updated version of this narrative.

STANDARDS, CODES AND REFERENCES

CODES, STANDARDS AND REFERENCES

The structural design shall be based on the following codes, standards, and references:

DOCUMENT NUMBER	DOCUMENT TITLE
780 CMR – 10th	Massachusetts State Building Code
IBC 2021	International Building Code 2021
ASCE 7-16	Minimum Design Loads for Buildings and Other Structures, American Society of Civil Engineers
ACI 318-19	Building Code Requirements for Structural Concrete, American Concrete Institute
ANSI/ AISC 341-16	Seismic Provisions for Structural Steel Buildings
ANSI/AISC 360-16	Specification for Structural Steel Buildings, American Institute of Steel Construction.
AISC 15th Edition, 2017	Manual of Steel Construction, American Institute of Steel Construction
AWS D1.1 - 2018	Structural Welding Code, American Welding Society
AISC Design Guide 11	Floor Vibrations Due to Human Activity

MATERIALS

The material properties to be used for the structural design shall be as follows:

CONCRETE

The compressive strength of concrete (f'c) for the new elements of the structure shall, as a minimum, have the following values referring to 28-day cylinder test in accordance with ASTM C39.

ITEM	MINIMUM DESIGN COMPRESSIVE STRENGTH, F'C (PSI)
Concrete on Steel Deck	4,000 (Lightweight or normal weight options provided)
Concrete Core Walls	10,000
Foundations	6,000

The above values are the minimum concrete compressive strength requirements for this project. The concrete strength used may be higher for each type of element. Additional details will be provided on the design drawings.

STEEL REINFORCEMENT

The steel reinforcement to be used in this project for any new concrete construction shall be as shown in the table below:

ITEM	ASTM	GRADE	YIELD STRENGTH, FY [PSI]
Typical reinforcement	A615	60/75	60,000/75,000
Welded wire reinforcement	A1064	60	60,000

Structural Steel
Steel Materials shall conform to the following minimum requirements unless otherwise noted on the contract drawings:

Rolled shapes: ASTM A992 Grade 50, min yield strength 50 ksi
Plates: ASTM A36 with a min yield strength 36 ksi, or ASTM A572 with a min yield strength 50 ksi
Cold-formed tubing: ASTM A500, Grade B, min yield strength 42 ksi
Channels and angles: ASTM A36, min yield strength 36 ksi
Round hollow sections: ASTM A500 grade B, min yield strength 42 ksi
Rectangular hollow sections: ASTM A500 grade C, min yield strength 50 ksi
Anchor bolts: ASTM F1554, Grade 55 or ASTM A449
High strength bolts/nuts/washers: ASTM F3125, grade A325 or A490, Type 1 heavy hex steel structural bolts, heavy hex carbon-steel nuts, and hardened carbon-steel washers, uncoated.
Headed stud-type shear connectors: AWS D1.1, Type B, minimum yield strength 50 ksi at 0.2% offset, made from steel to ASTM A108.
Steel deck: ASTM 653, minimum yield strength 40 ksi.

Welding materials shall conform to AWS Code and AWS Filler Metal Specifications. Select materials that are suitable for use with types of steel to be joined. Unless otherwise indicated, connections shall be designed for:

Metal-Arc Welding Electrodes: to E70XX series of the Specification for Mild Steel Covered Arc-Welding Electrodes, AWS A5.1, or the Specification for Low-Alloy Steel Covered Arc-Welding Electrodes, AWS A5.5.

Bare Electrodes and Granular Flux used in the submerged-arc process are to conform to F70-EXX AWS flux classifications of the Specification for Base Mild Steel.

Electrodes and Fluxes for Submerged Arc Welding, AWS A5.17, or A5.23 or the AISC Specification for the Design, Fabrication and Erection of Structural Steel for Buildings.

Additional properties for structural steel elements in the project are as follows:

DESIGN PARAMETER	VALUE
Modulus of Elasticity	29×10^6 psi
Poisson's Ratio	0.3
Coefficient of thermal expansion	6.5×10^{-6} / unit length per °F

LOADING CRITERIA

The following sections define the loading criteria to be used in structural design.

GRAVITY LOADING

Gravity loads are in general terms split into dead loads, superimposed dead loads, and live loads. They are general and pertain to the design of all structural elements. Some structural elements have specific loading demands in addition to the loads specified here. Specific concentrated loads to be provided by others include the following:

- Architectural Ornamentation
- Interior wall systems and glazing
- Piping and other concentrated services lines

DEAD AND SUPERIMPOSED DEAD LOADS

Dead loads are defined as the weight of all permanent structural and non-structural components of the building, including, but not limited to, floor finishes, raised flooring systems, walls, ceilings, roofing, stairs, walkways, fixed mechanical, electrical, and plumbing equipment, and any overburden. Superimposed dead loads are determined from the architectural design and the characteristics of the building. The specified loads listed below are minimum load values. Some specific areas may exceed values listed below.

BUILDING CHARACTERISTIC	VALUE [PSF]
Floor finish:	
Public area	10 psf
Non-public area	5 psf
Suspended services	10 psf
Ceilings	5 psf
Roofing and insulation	15 psf

LIVE LOADS

Live loads are determined by floor occupancy. Live Loads Reduction shall be applied in accordance with ASCE 7. The loads listed below are minimums. Some specific areas may exceed values listed below.

BUILDING OCCUPANCY	VALUE [PSF]
Parking	40 psf
Courtrooms	100 psf
Mechanical rooms	150 psf or Actual Equipment Weight
Roof	27 psf Snow

LATERAL LOADING

For lateral loading considerations and according to ASCE 7-16 Table 1.5-1 Risk Category, the Springfield Courthouse structure shall be classified as Risk Category III. Importance Level shall be consistent with this Risk Category.

WIND LOADING

The values to be used in the wind load calculation are indicated in the table below.

FACTOR	VALUE
Basic wind speed, V (mph)	125
Enclosure Classification	Enclosed
Surface Roughness (Exposure Category)	B
Directionality Factor, Kd	0.85
Topographic Factor, Kzt	1
Gust Effect Factor, G	0.85

SEISMIC LOADING

The parameter values to be used in the seismic load calculation are listed in the table below.

FACTOR	VALUE
Site Soil Classification	D
0.2 Second Spectral Acceleration, Ss	0.168g
1 Second Spectral Acceleration, S1	0.055g
Spectral response acceleration, S_{DS}	0.179g
Spectral response acceleration, S_{D1}	0.088g
Long period transition period, sec	6
Response Modification, R	4
Occupancy Importance, I	1.25
Seismic Design Category	B

SNOW LOAD

The parameter values to be used in the snow load calculation are listed in the table below.

FACTOR	VALUE
Ground snow loads, p_g [lb/ft²]	35
Exposure factor, C_e, Surface Roughness B	1.0
Thermal factor, C_t	1.0
Importance factor, I_s	1.1
Roof slope factor, C_s	1.0

LOAD COMBINATIONS

The load combinations shall follow ASCE 7-16 for Load and Resistance Factor Design (LRFD) and are listed below.

LRFD combinations are used in the design of all structural elements (steel and reinforced concrete).

ASD combinations are used in the analysis and design of foundation capacities and reactions and overall structure stability.

#	LRFD	ASD
1-	1.4D	D
2-	1.2D + 1.6L + 0.5(L_r or S or R)	D + L
3-	1.2D + 1.6(L_r or S or R) + (L or 0.5W)	D + (L_r or S or R)
4-	1.2D + 1.0W + L + 0.5(L_r or S or R)	D + 0.75L + 0.75(L_r or S or R)
5-	1.2D + 1.0E + L + 0.2S	D + (0.6W or 0.7E)
6-	0.9D + 1.0W	a) D + 0.75L + 0.75(0.6W) + 0.75(L_r or S or R) b) D + 0.75L + 0.75(0.7E) + 0.75S
7-	0.9D + 1.0E	0.6D + 0.6W
8-	-	0.6D + 0.7E

In the preceding expressions, the following values are used:

D = dead load
L = live load
Lr = roof live load
S = snow
R = rain load
W = wind load
E = seismic load

STRUCTURAL DESIGN CRITERIA

DEFLECTION CRITERIA

The deflection of a structure or part thereof shall not adversely affect the appearance, functionality, durability or efficiency of the structure, or associated finishes or partitions. The final deflection due to all loads shall be measured from the as-cast level of the supports of floors, roofs and all other horizontal members. The deflection criteria are summarized below. Consider L = beam/slab span (for cantilevers, use 2x the cantilever length), and H = the building height.

Vertical deflection of typical floor slabs and beams shall be limited as follows:

Dead + Live load deflection < L / 240

Live load deflection < L / 360

Lateral Drift < H/400

This criteria shall be applied to steel supporting mechanical units unless otherwise specified by the unit manufacturer. This will be coordinated with the mechanical engineer as the design develops. Specific vertical deflection criteria for structural elements that support façade components will be developed and coordinated with the façade design in the future, along with specific interstory lateral drift limits.

CAPTURED IN LEASE PROPOSAL

7

LANDLORD INFORMATION & LANDLORD CAPACITY

7.1 LANDLORD INFORMATION

CAPTURED IN LEASE PROPOSAL

CAPTURED IN LEASE PROPOSAL

PERMITTING - FONTAINE+DIMEO

The Fontaine + Dimeo Joint Venture represents an unparalleled combination of experience and institutional knowledge directly aligned with the specific permitting and delivery needs of the Springfield Regional Justice Center. Together, our firms bring both deep local relationships and state-level expertise—a dual advantage that will ensure this project advances efficiently through every stage of design, review, and construction.

Unlike competing redevelopment proposals that rely on the demolition of historic structures, relocation of significant utilities, or sites burdened by regulatory encumbrances, our selected site at 55 State Street is free of historic restrictions, and supported by existing infrastructure. This clarity of site conditions minimizes permitting complexity, shortens review timelines, and significantly reduces fiscal and schedule risk. Selecting a clear site is not merely a matter of convenience—it is an act of responsible public stewardship.

For more than 70 years, Fontaine has been an integral builder in downtown Springfield, with over $200 million in recent work across projects such as 31 Elm Street | Court Square, 95 State Street, and the DeBerry-Swan Elementary School. Through these efforts, Fontaine has established trusted working relationships with all key local Authorities Having Jurisdiction (AHJs), including the Building Commissioner, Department of Public Works, Fire Prevention Bureau, and Planning & Economic Development Department. These relationships, coupled with Fontaine's on-the-ground experience navigating Springfield's permitting, inspection, and utility coordination processes, will allow the project to move seamlessly from entitlement through occupancy.

Dimeo Construction, meanwhile, is recognized as the Commonwealth's most experienced builder of trial courts, having successfully delivered state-of-the-art judicial facilities for DCAMM, including the Lowell Justice Center, the Fall River Justice Center, and the Salem District Courthouse. Dimeo's familiarity with DCAMM's design standards, state-level inspection protocols, and coordination with agencies such as the Massachusetts Architectural Access Board (MAAB) and Massachusetts Historical Commission (MHC) provides a vital complement to Fontaine's local reach.

By combining Fontaine's established local relationships with Dimeo's proven state-level courthouse expertise, the Joint Venture offers a unified permitting and construction team capable of anticipating and resolving challenges long before they reach critical milestones. This partnership ensures continuity of communication between City departments, State agencies, and project stakeholders streamlining reviews, preventing costly delays, and maintaining confidence at every stage of delivery.

Provided below is a table of key AHJs and officials who will play a role in the new Springfield Regional Justice Center project.

OFFICE / ROLE	NAME	TITLE / DEPARTMENT	PHONE	EMAIL
Building / Code Enforcement	Steve Desilets	Building Commissioner, Dept. of Code Enforcement / Permits & Inspections	(413) 787-6031	sdesilets@springfieldcityhall.com
Building / Code Enforcement	Mark Hebert	Deputy Building Commissioner	(413) 787-6038	mhebert@springfieldcityhall.com
Zoning / Land Use	Mike Jachym	Zoning Administrator, Zoning Board of Appeals	(413) 787-7807	mjachym@springfieldcityhall.com
Fire / Life Safety	Bernard J. Calvi	Fire Commissioner / Fire Chief	(413) 787-6411	Not listed
Fire Prevention / Inspections	Richard Martin	Fire Marshall	(413) 787-6410	rmartin2@springfieldcityhall.com
Public Works / Infrastructure	Chris Cignoli	Director, Department of Public Works	(413) 787-6224	ccignoli@springfieldcityhall.com
Historic / Planning / Community Development	Andrew Strniste	Director, Community Planning / Historic District	(413) 787-6525	astrniste@springfieldcityhall.com
Planning / Economic Development	Philip Dromey	Deputy Director of Planning	(413) 787-6020	pdromey@springfieldcityhall.com
Health / Environmental Oversight	Samantha Chartier	Environmental Health Director (Health & Human Services)	(413) 787-6740	schartier@springfieldcityhall.com
Water & Sewer Commission	Martin Lobik, P.E.	Engineer, Springfield Water & Sewer Commission	(413) 452-1319	martin.lobik@waterandsewer.org
Mayor's Office / City Liaison	William Baker	Chief of Staff / Mayor's Office	(413) 787-6100	wbaker@springfieldcityhall.com
City Clerk	Gladys Oyola-Lopez	City Clerk	(413) 787-4957	goyola@springfieldcityhall.com
Permits / Inspections Liaison	K. Chaffee	Deputy Director of Planning / Conservation Commission liaison	(413) 787-6020	kchaffee@springfieldcityhall.com

Permitting for the proposed project will consist of obtaining local approvals for site plan, traffic access and stormwater from the City of Springfield, as well as water and sewer connection approval from Springfield Water and Sewer Commission.

Based on our review of the City's regulations, a Tier 3 City Council Special Permit Review will be required as a result of the proposed project. The following exerpt from the City code summarizes the review process for Tier 3 submissions:

- **City Council Special Permit Review (Tier 3)**
    - Special Permits authorized after application and hearing by the Special Permit Granting Authority (SPGA). SPGA shall be City Council
    - All materials required (sect. 12.3) for a Site Plan review incorporated into Special Permit procedure.
    - Application for a Special Permit shall be made to the Office of Planning and Economic Development.
    - City Council shall hold a Public Hearing and act within 90 days following the public hearing.
    - Special Permit review standards involve consideration of:
        - Traffic
        - Utilities
        - Character and intensity of surrounding land uses
        - Impacts on health, safety and welfare of surrounding area.
        - Impacts on natural environment.
        - Minimize impacts on historic resources.
        - Potential fiscal impact on city to include services, tax base and employment.

As part of the Special Permit process, Springfield DPW will conduct a technical review of the site plan documents, including review of the site stormwater system and traffic study.

Water and Sewer Connections are approved by the Springfield Water and Sewer Commission (SWSC) through a separate application process. Concurrently with the Site Plan and Special Permit process, submission to SWSC will take place to request approval for the proposed connections. This submission will be coordinated between the civil and MEP engineers to include information on the backflow and meter equipment as required by SWSC.

The following permits are not anticipated:

- MassDOT Access Permit: The site is bounded by local roadways under City jurisdiction. **No MassDOT review is anticipated at this time.**

- Conservation Commission approval under the MA Wetlands Protection Act: **As currently proposed, there are no activities within jurisdictional control of the MA Wetlands Protection Act.**

- FEMA: **No approval is required from FEMA: as the site as proposed is not within the 100yr floodplain.**

We are partnering with NFA, a qualified national governmental entity, to deliver the Project utilizing tax-exempt bond financing that provides a highly cost-effective annual rent schedule while meeting all of the requirements specified in the RFP, other than certain exceptions noted in the response.

The construction and long-term lease of the Project presents an opportunity for the Commonwealth to take advantage of its strong creditworthiness as a tenant through the use of the tax-exempt municipal bonds in a manner that lowers the overall financing cost of the Project, translating into lower annual base rental payments. A tax-exempt financing, issued through a qualified municipal conduit issuer, such as the NFA, and secured by lease payments from the Commonwealth acting through DCAMM, is a proven approach that has been successfully implemented in a prior real-estate development project involving DCAMM. This structure enables access to the municipal bond market at lower interest rates than traditional financing alternatives, and aligns with how similar assets have been financed/leased previously in the Commonwealth with DCAMM involvement.

OVERVIEW OF TAX-EXEMPT FINANCING

Tax-exempt municipal bonds provide investors with interest that is exempt from federal income taxation and, when issued by a municipal issuer (like the NFA). Because of this tax treatment, investors accept lower yields than in the traditional taxable market, directly reducing borrowing costs which makes up one of the largest components of the proposed base rent. Projects that involve a governmental entity as a long-term tenant or obligor—particularly when the facility has a single tenant / obligor and serves an essential public function, such as a courthouse—are strong candidates for tax-exempt treatment when structured through a conduit issuer.

A key requirement of our financing structure is that the courthouse facilities be governmentally-owned in order to qualify for tax-exempt financing. The NFA Landlord, a subsidiary of the NFA, will be the owner of the courthouse facilities, thereby meeting that requirement. Tax-exempt financing offers, not only lower cost financing in comparison to conventional taxable debt financing options, but it also offers longer term fixed-rate financing (30-45 years) with no refinancing risk. Tax-exempt bonds also contain a par call option typically beginning in year 10 that allows the borrower to refinance the outstanding tax-exempt bonds if prevailing interest rates are favorable. Taxable debt options such as conventional bank loans or private placement debt not only have higher borrowing costs but also expose the developer to refinancing risk (in the case of bank loans) or limited tenors (maturity term) likely inside of 30 years with respect to permanent financing structures.

As the owner of the Project, the NFA Landlord will enter into a development agreement with us to provide all required services to design, construct and, deliver the Project in the timelines contemplated by the RFP. The NFA Landlord will enter into a management agreement with Westmass to manage the Project.

The Commonwealth, through DCAMM, would enter into a 40-year initial lease that serve as the primary source for payment of debt service. This method allows the project to be effectively financed with the Commonwealth's credit, but without using the Commonwealth's general obligation bonding capacity, by providing investors a credit structure linked to the Commonwealth's lease payments (which are subject to annual appropriation).

BENEFITS TO THE PROJECT AND BASE RENT

In addition to the lower financing cost, tax-exempt financing is also extremely flexible, and supports longer amortization and fixed-rate structures, creating long-term budget predictability with respect to base rental payments. Notably, our proposed structure leverages residual cashflow (after paying debt service and subordinate expenses) to pre-fund major maintenance reserves in advance of major refurbishments and replacement of HVAC and related mechanical systems ensuring sufficient funds are available to meet specified capital improvement schedules.

Furthermore, tax-exempt bonds are structured in a way that makes them overwhelmingly likely to be able to be refinanced for debt service savings in the future. This is because they are sold with a par call option typically beginning in year 10 that allows (but does not require) the borrower to refinance the outstanding tax-exempt bonds if prevailing interest rates are favorable. This means that if prevailing interest rates are lower, there may be a reduction in debt service by refinancing every 10 years – allowing savings to be passed on to the Commonwealth in the form of decreased annual lease payments (subject to compliance with bond covenants and project liquidity needs, among other considerations) in the future.

LONG-TERM FACILITIES MANAGEMENT

One notable requirement associated with using tax-exempt financing is that the term of a management agreement during the operational use of a facility financed with tax-exempt bonds is limited to the lesser of 30 years or 80% of the useful life of the Project. We expect the useful life of the courthouse building to be approximately 50 years, so the maximum initial term will be 30 years. Westmass will provide all facility management services, including management of required general and major maintenance capital expenditures to ensure that the facility is in a state of good repair at all times. As currently contemplated, the NFA Landlord will have the option to extend the facilities management agreement term an additional 10 years to ensure full initial lease term coverage with respect to facilities management of the Project.

COMMONWEALTH RESPONSIBILITY AND INVESTOR DISCLOSURE

The Commonwealth's responsibility arises through its lease obligation rather than a general obligation bond. While the Commonwealth's obligations with respect to the financing are limited to the terms of lease and are subject to appropriation, because the lease payments will serve as security for the bonds, there are certain requirements from a securities law and tax law perspective, including the inclusion in the offering documents of certain information regarding the Commonwealth, a continuing disclosure agreement of the Commonwealth, and certain covenants and limitations on the use of the Project for only valid governmental purposes, such as is contemplated by the RFP.

- A description of DCAMM's lease obligations and payment mechanics
- The essential function of the courthouse
- The ground lease or title structure securing the property
- Flow of funds and indenture / trustee arrangements
- Sources and uses, plan for funding of reserves (upfront and ongoing)
- Tax-exemption opinions and federal/state legal requirements
- Continuing disclosure considerations pursuant to Rule 15c2-12 promulgated by the Securities and Exchange Commission

Based on their experience with similar lease-secured structures, our financing partners anticipate that that ratings will trend near the Commonwealth's general obligation ratings, reflecting the high essentiality and strong payment history. This enhances market access and reduces borrowing costs.

APPLICATION TO THE PROJECT

The Project satisfies the key criteria for tax-exempt financing: a governmental tenant (Mass Trial Court via the Commonwealth/DCAMM), essential public purpose, and long-term occupancy via a 40-year lease. The NFA can be designated to issue the tax-exempt bonds and enter into the requisite financing and lease arrangements.

Pursuant to our proposed structure:

- The developer can obtain funding at tax-exempt rates.
- The Commonwealth benefits from reduced base rent obligations arising from a lower cost of capital.
- Investors receive a familiar structure with strong disclosure and security provisions.
- The financing avoids consuming general obligation bonding capacity while maintaining transparency and investor confidence.

A tax-exempt, lease-secured financing structure offers a compelling solution for the Project. By leveraging the NFA as the municipal conduit issuer and relying on DCAMM as the long-term tenant, the financing can be structured to reduce interest expense, align lease payments with debt amortization, and deliver a lower base rent to the Commonwealth.

Our proposal provides the Commonwealth with a cost-effective, investor-accepted, and credit-appropriate framework that supports long-term public use while managing fiscal impact. It is fully adaptable to the Project and can be refined as lease terms and project scope are finalized.

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CAPITAL IMPROVEMENTS & CAPITAL RESERVE

The financing plan through tax-exempt municipal bonds incorporates a conservative approach to ensure that sufficient capital is available throughout the lease term to meet major maintenance and capital renewal needs in a cost-effective manner to both the project development team as well as the Commonwealth in the form of a fixed, cost-effective annual payment. This strategy is designed to align with the projected lifecycle requirements of the Project and to provide a stable source of funding that reduces budgetary pressure in future years and is viewed favorably by investors and rating agencies as a part of the tax-exempt municipal financing as referenced in Appendix 7.4.

The debt structure will be designed with built-in debt service coverage of approximately 1.10x to ensure the financing can (1) achieve the desired ratings, (2) is marketable to tax-exempt municipal bond investors and (3) will generate excess cash flow on an annual basis. After payment of scheduled debt service and any subordinated expenses, this surplus revenue will flow into the Capital Reserve Account (or "Major Maintenance Reserve Account" or "MMRA") via the flow of funds pursuant to the trust indenture that will provide for the issuance of the bonds. This creates a recurring funding source that builds the reserve steadily over time and aligns with long-term needs efficiently rather than relying on upfront proceeds or large one-time changes to the annual payment schedule.

ALIGNMENT WITH THE CAPITAL IMPROVEMENT SCHEDULE

The MMRA will be drawn down and replenished over time from cash flows based on the forward-looking Capital Improvement Schedule that is included in our response. As major systems reach reinvestment milestones—such as elevators, HVAC, roofing, building infrastructure, etc.—the MMRA will provide an available, dedicated funding source. This ensures maintenance and renewal activities occur on a planned basis, avoiding deferred maintenance.

GOVERNANCE AND USE OF FUNDS

Pursuant to the underlying bond documents, the MMRA will be held under the trust indenture, with permitted uses limited to capital repair, replacement, and renewal. Draws from the reserve will be guided by the Capital Improvement Schedule and coordinated with the Trustee, NFA Landlord and Facility Manager. The structure allows for transparency and accountability while providing flexibility, if needed, to address unanticipated needs.

LONG-TERM STABILITY AND CREDIT CONSIDERATIONS

By relying on ongoing contributions to the MMRA through excess debt service coverage, the capital reserve plan ensures that the reserve grows sustainably over time and remains available when needed. This approach reduces risk and enhances the long-term viability of the financing over the potential 60-year lease term. It also strengthens the overall credit profile of the transaction (for rating agencies and investors) by demonstrating proactive planning for asset preservation.

The proposed capital reserve plan provides a cost-effective, reliable and transparent mechanism to support capital maintenance over the life of the asset and the lease (including potential lease extensions).

CAPITAL IMPROVEMENT SCHEDULE

	Estimated CapEx Expenditures	Cost to replace in	Life	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	Total
	Year	2025 $	Expectancy	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	
1	**MECHANICALS**			In Service																																						Renewal Due		Initial Lease Up	
2	ASHP 1-24	$ 3,866,730.00	19																				$ 10,308,069																			$ 21,717,547			$ 32,025,617
3	ASHP 25-29	$ 805,568.00	19																				$ 2,147,512																			$ 4,524,485			$ 6,671,997
4	HX 1-2	$ 110,000.00	24																									$ 356,774																$ 356,774
5	HX 3-4	$ 275,000.00	24																									$ 891,934																$ 891,934
6	HHWP 1-4	$ 43,052.00	20																					$ 119,360																				$ 261,533	$ 380,894
7	HHWP 5-7	$ 47,793.00	20																					$ 132,505																				$ 290,334	$ 422,839
8	CHWP 1-4	$ 138,768.00	20																					$ 384,730																				$ 842,991	$ 1,227,721
9	CHWP 5-7	$ 169,785.00	20																					$ 470,724																				$ 1,031,414	$ 1,502,138
10	AHU-1	$ 323,400.00	21																						$ 932,481																				$ 1,964,598	$ 2,897,079
11	AHU-2	$ 166,480.00	21																						$ 480,023																				$ 1,011,336	$ 1,491,360
12	AHU-1C	$ 590,640.00	21																						$ 1,703,033																				$ 3,588,031	$ 5,291,066
13	AHU-2C	$ 508,360.00	21																						$ 1,465,789																				$ 3,088,197	$ 4,553,986
14	AHU-3&4	$ 1,190,000.00	21																						$ 3,431,209																				$ 7,229,039	$ 10,660,248
15	SPF 1-5	$ 166,655.00	21																						$ 480,528																				$ 1,012,400	$ 1,492,927
16	EF-1	$ 47,056.00	21																						$ 135,680																				$ 285,857	$ 421,537
17	SF-1	$ 47,056.00	21																						$ 135,680																				$ 285,857	$ 421,537
18	EF 2-4	$ -	na																																										$ -
19	FOT-1	$ 86,600.00	20																					$ 240,096																				$ 526,080	$ 766,176
20	FOP 1	$ 83,000.00	20																					$ 230,115																				$ 504,210	$ 734,325
21	BT 1-2	$ 42,000.00	20																					$ 116,444																				$ 255,143	$ 371,586
22																																												$ -
23	**ELEVATORS**																																											$ -
24	Elev #1	$ 286,000.00	20																					$ 792,926																				$ 1,737,399	$ 2,530,326
25	Elev #2	$ 286,000.00	20																					$ 792,926																				$ 1,372,000	$ 2,164,926
26	Elev #3	$ 286,000.00	20																					$ 792,926																				$ 1,372,000	$ 2,164,926
27	Elev #4	$ 286,000.00	20																					$ 792,926																				$ 1,372,000	$ 2,164,926
28	Elev #5	$ 286,000.00	20																					$ 792,926																				$ 1,372,000	$ 2,164,926
29	Elev #6	$ 286,000.00	20																					$ 792,926																				$ 1,372,000	$ 2,164,926
30	Elev #7	$ 286,000.00	20																					$ 792,926																				$ 1,372,000	$ 2,164,926
31	Elev #8	$ 286,000.00	20																					$ 792,926																				$ 1,372,000	$ 2,164,926
32																																												$ -
33	**ROOFS**																																											$ -
34	Main Bldg Roof Replace	$320,000	20																					$ 887,190																				$ 1,943,943	$ 2,831,134
35	Lower Bldg Roof Replace	$240,000	20																					$ 665,393																				$ 1,457,957	$ 2,123,350
36																																												$ -
37	**FAÇADE**																																											$ -
38	Prorated façade repair & Replace	$ 1,000,000.00	20																					$ 2,772,470																				$ 6,074,823	$ 8,847,292
39																																												$ -
40	**EMS**																																											$ -
41	EMS System Upgrade	$ 275,000.00	25																										$ 927,612															$ 927,612
42																																												$ -
43	**FIRE PANEL**																																											$ -
44	Fire Panel System Upgrade	$ 250,000.00	25																										$ 843,283															$ 843,283
45																																												$ -
46	**EMERGENCY GENERATOR**																																												$ -
47	Emergency Generator Replace	$ 1,706,650.00	25																										$ 5,756,758															$ 5,756,758
48																																												$ -
49	**FIRE PUMP AND CONTROLS**																																											$ -
50	Fire Pump and Control Replace	$ 160,000.00	25																										$ 539,701															$ 539,701
51																																												$ -
52	**DOMESTIC WATER PUMP**																																											$ -
53	Domestic Water Pump Replace	$ 30,000.00																											$ 101,194															$ 101,194
54																																												$ -
55																																												$ -
56	**OPEX**																																											$ -
57	Repaint - high traffic (4)	$ 30,000	4				$ 42,699				$ 49,952				$ 58,437					$ 68,363				$ 79,975				$ 93,560				$ 109,451				$ 128,043				$ 149,792			$ 175,235	$ 955,507
58	Repaint - all areas (5)	$ 65,000	5					$ 96,216					$ 117,061					$ 142,423					$ 173,279					$ 210,821					$ 256,496					$ 312,066					$ 379,676	$ 1,688,039
59	Flooring rplc - (5) entry and mtg rooms	$ 441,628	5					$ 653,717					$ 795,347					$ 967,661					$ 1,177,308					$ 1,432,375					$ 1,742,703					$ 2,120,265					$ 2,579,627	$ 11,469,004
60	Flooring rplc - (5) detention areas	$ 55,964	5					$ 82,840					$ 100,788					$ 122,624					$ 149,191					$ 181,513					$ 220,839					$ 268,684					$ 326,896	$ 1,453,376
61	Flooring rplc, all (20% shaft & mech) (10)	$ 1,268,792	10										$ 2,285,023										$ 3,382,392										$ 5,006,766										$ 7,411,237	$ 18,085,418
62	Window Covering Replacement - (10) All	$ 619,000	10										$ 1,114,757										$ 1,650,131										$ 2,438,287										$ 3,613,722	$ 8,816,897
63	Signage - Exterior (10)	$ 10,000	10										$ 18,009										$ 26,658										$ 39,461										$ 58,412	$ 142,540
64	Air Balancing (5)	$ 168,000	5					$ 248,681					$ 302,559					$ 368,109					$ 447,861					$ 544,891					$ 662,943					$ 806,571					$ 981,318	$ 4,362,931
65																																													$ -
66	*OpEx - assume disruptive replacements (carpet, flooring, etc.) completed off hours & project oversight.*																																											$ -
67																																												$ -
68	*CapEx - 15% added for design, engin, & oversight.*																																											$ -
69	Total amount	$ 17,635,977		$ -	$ -	$ -	$ 42,699	$ 1,081,455	$ -	$ -	$ 49,952	$ -	$ 4,733,544	$ -	$ 58,437	$ -	$ -	$ 1,600,817	$ 68,363	$ -	$ -	$ -	$ -	$ 19,542,377	$ 12,362,437	$ 8,764,423	$ -	$ 93,560	$ 3,618,308	$ 8,168,549	$ -	$ 109,451	$ -	$ 10,367,495	$ -	$ 128,043	$ -	$ -	$ 3,507,587	$ 149,792	$ -	$ -	$ 26,242,032	$ 15,526,122	$ 42,995,144	$ 159,210,587
70	*Total + 15%*	$ 20,281,374		$ -	$ -	$ -	$ 49,104	$ 1,243,673	$ -	$ -	$ 57,445	$ -	$ 5,443,576	$ -	$ 67,203	$ -	$ -	$ 1,840,940	$ 78,617	$ -	$ -	$ -	$ -	$ 22,473,733	$ 14,216,803	$ 10,079,086	$ -	$ 107,593	$ 4,161,055	$ 9,393,831	$ -	$ 125,869	$ -	$ 11,922,619	$ -	$ 147,249	$ -	$ -	$ 4,033,725	$ 172,263	$ -	$ -	$ 30,178,337	$ 17,855,041	$ 49,444,415	$ 183,092,175
71	Total average per year																																												$ 4,577,304.37	Avg /year
72	Total averg per SF (330,000 SF)																																												$ 13.87	Avg/yr/RSF
73	Year			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	$ 19.39	Avg/yr/USF

FINEGOLD ALEXANDER ARCHITECTS

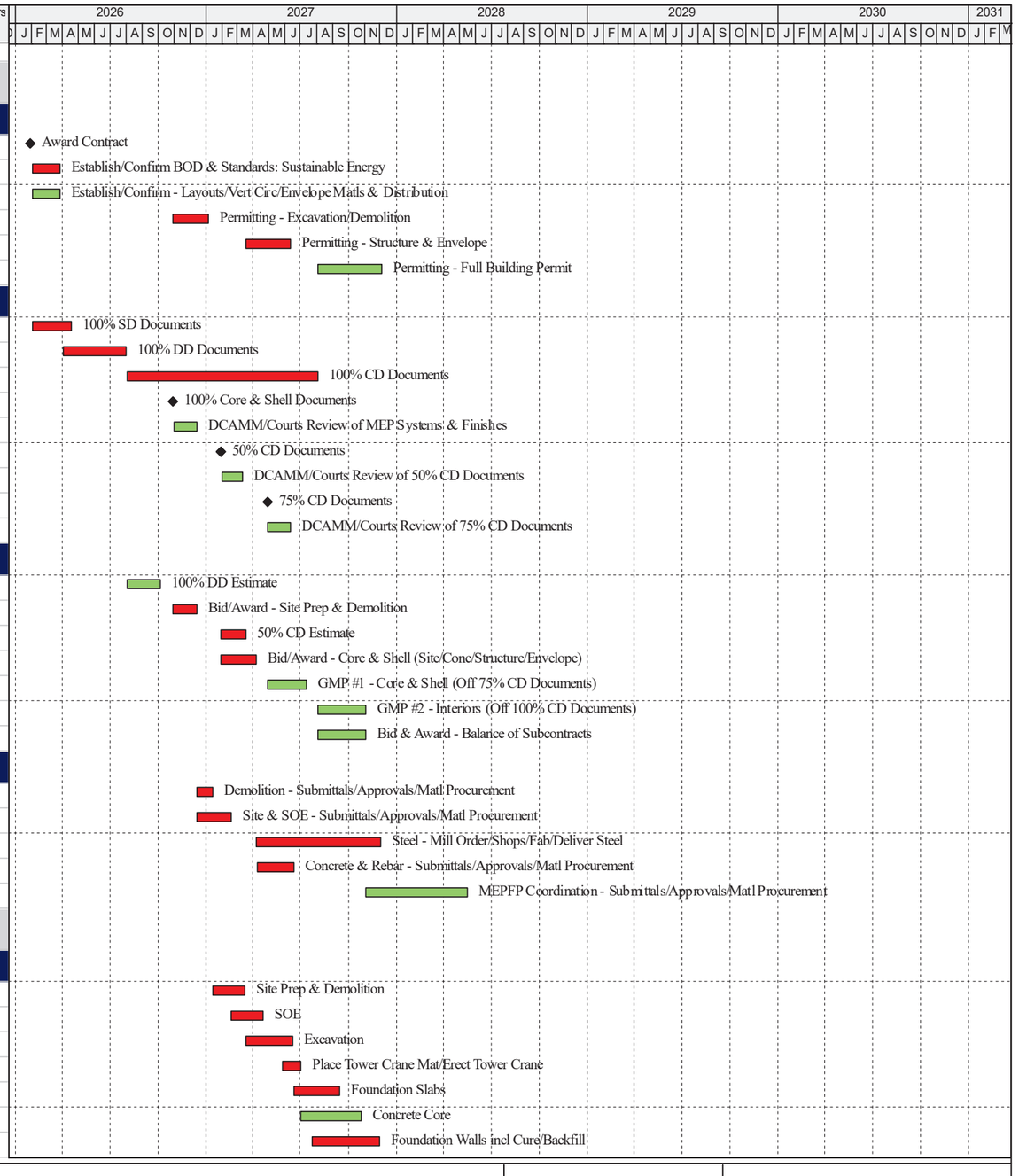
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ESTIMATED PROJECT SCHEDULE

Activity ID	Activity Name	Dur	Start	Finish	Float	Predecessors	Successors
PRECONSTRUCTION							
General Preconstruction							
P01	Award Contract	0	01/30/26*		0		P21, P02
P02	Establish/Confirm BOD & Standards: Sustainable Energy	40	02/02/26	03/27/26	3	P01	P21, P03
P03	Establish/Confirm - Layouts/Vert Circ/Envelope Matls & Distribution	40	02/02/26	03/27/26	1056	P02	
P04	Permitting - Excavation/Demolition	45	10/30/26	01/06/27	10	P42	C10
P05	Permitting - Structure & Envelope	60	03/19/27	06/11/27	4	P43	C14
P06	Permitting - Full Building Permit	85	08/04/27	12/03/27	628	P22	
Document Deliverables & Reviews							
P20	100% SD Documents	55	02/02/26	04/17/26	0	P01	P21
P21	100% DD Documents	85	04/02/26	07/31/26	0	P01, P02, P20	P41, P22
P22	100% CD Documents	255	08/03/26	08/03/27	0	P21	P23, P46
P23	100% Core & Shell Documents	0	10/30/26		0	P22	P25, P24
P24	DCAMM/Courts Review of MEP Systems & Finishes	30	11/02/26	12/15/26	874	P23	
P25	50% CD Documents	0	01/29/27		0	P23	P27, P43
P26	DCAMM/Courts Review of 50% CD Documents	30	02/01/27	03/12/27	813	P25	
P27	75% CD Documents	0	04/29/27		729	P25	P45, P28
P28	DCAMM/Courts Review of 75% CD Documents	30	04/30/27	06/11/27	749	P27	
Estimating/GMP's							
P41	100% DD Estimate	45	08/03/26	10/05/26	923	P21	
P42	Bid/Award - Site Prep & Demolition	30	10/30/26	12/14/26	0	P23	P04, LL1
P43	50% CD Estimate	35	01/29/27	03/18/27	4	P25	P05
P44	Bid/Award - Core & Shell (Site/Conc/Structure/Envelope)	50	01/29/27	04/08/27	0	P25	LL13, LI
P45	GMP #1 - Core & Shell (Off 75% CD Documents)	50	04/30/27	07/12/27	729	P27	
P46	GMP #2 - Interiors (Off 100% CD Documents)	65	08/04/27	11/03/27	648	P22	
P47	Bid & Award - Balance of Subcontracts	65	08/04/27	11/03/27	27	P22	LL14
Critical Procurement							
LL10	Demolition - Submittals/Approvals/Matl Procurement	20	12/15/26	01/13/27	5	P42	C10
LL11	Site & SOE - Submittals/Approvals/Matl Procurement	45	12/15/26	02/17/27	0	P42	C11
LL12	Steel - Mill Order/Shops/Fab/Deliver Steel	165	04/08/27	12/01/27	0	P44	C30
LL13	Concrete & Rebar - Submittals/Approvals/Matl Procurement	50	04/09/27	06/18/27	0	P44	C14
LL14	MEPFP Coordination - Submittals/Approvals/Matl Procurement	135	11/04/27	05/16/28	27	P47	C81
CONSTRUCTION							
Site & Foundations							
C10	Site Prep & Demolition	45	01/14/27	03/17/27	5	LL10, P04	C11
C11	SOE	45	02/18/27	04/21/27	0	C10, LL11	C14, C12
C12	Excavation	65	03/18/27	06/17/27	0	C11	C14, C13
C13	Place Tower Crane Mat/Erect Tower Crane	25	05/27/27	07/01/27	4	C12	C50
C14	Foundation Slabs	60	06/18/27	09/13/27	0	C11, C12, LL13, P05	C30, C1
C15	Concrete Core	80	07/02/27	10/25/27	24	C14	C30
C16	Foundation Walls incl Cure/Backfill	90	07/23/27	11/30/27	0	C14	C30



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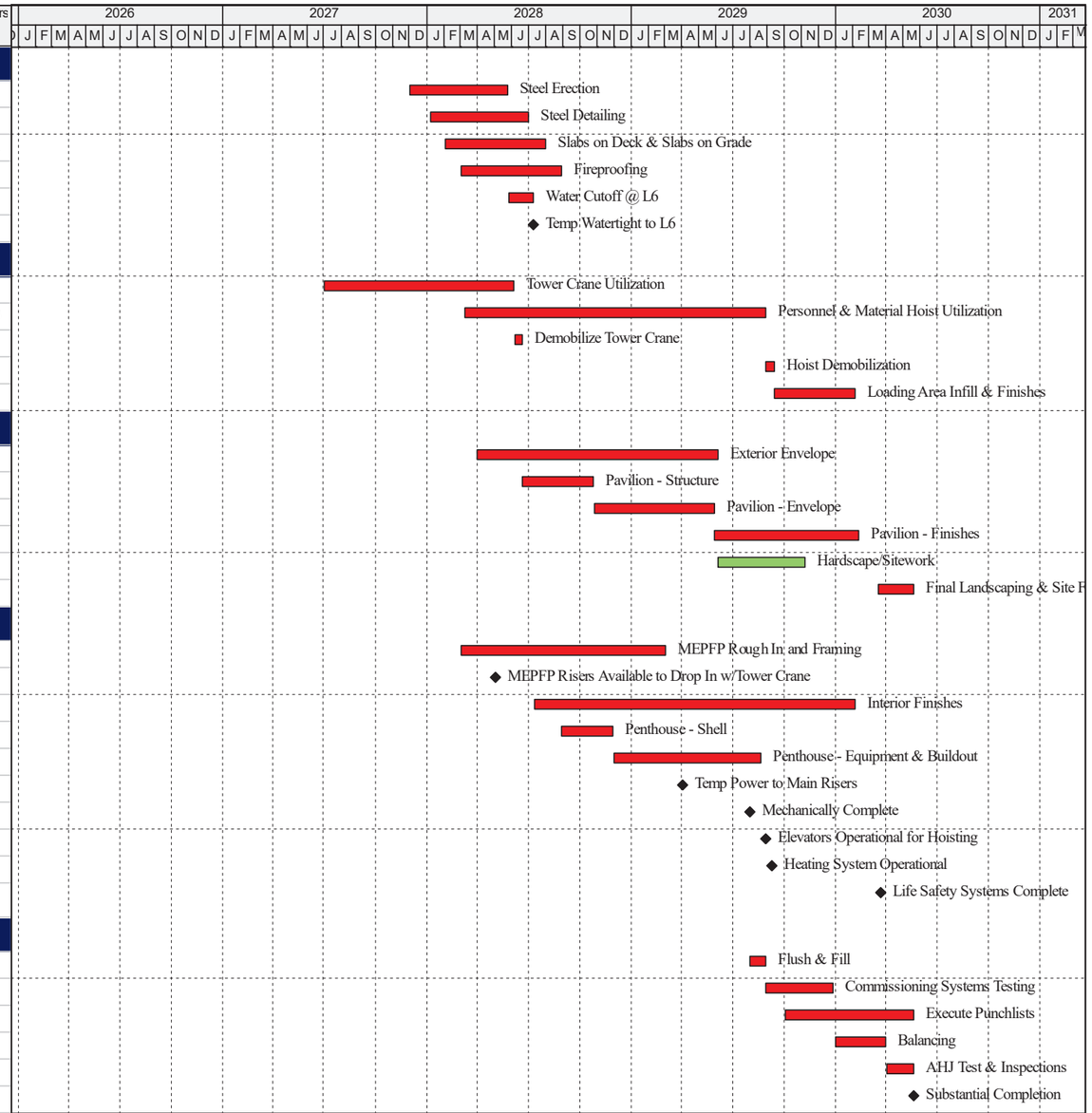
SPRINGFIELD REGIONAL JUSTICE CENTER

Preliminary Summary Schedule

Data Date: 09/15/25
Run Date: 10/01/25

Schedule ID : **864-25BID**

Activity ID	Activity Name	Dur	Start	Finish	Float	Predecessors	Successors
Steel/Slabs/Fireproofing							
C30	Steel Erection	125	12/01/27	05/25/28	0	C14, C16, LL12, C15	C31
C31	Steel Detailing	125	01/07/28	06/30/28	0	C30	C32
C32	Slabs on Deck & Slabs on Grade	125	02/04/28	07/31/28	0	C31	C33, C51
C33	Fireproofing	125	03/03/28	08/28/28	0	C32	C60, C8(
C34	Water Cutoff @ L6	30	05/26/28	07/10/28	0	C60	C35
C35	Temp Watertight to L6	0		07/10/28	0	C34	C82
Crane & Hoist							
C50	Tower Crane Utilization	235	07/02/27	06/05/28	4	C13	C52
C51	Personnel & Material Hoist Utilization	375	03/10/28	08/28/29	10	C32	C87, C53
C52	Demobilize Tower Crane	10	06/06/28	06/19/28	4	C50, C81	C61
C53	Hoist Demobilization	10	08/29/29	09/12/29	10	C51, C87	C54
C54	Loading Area Infill & Finishes	100	09/13/29	02/04/30	10	C53	CL3
Envelope/Pavilion/Site Improvements							
C60	Exterior Envelope	300	03/31/28	06/04/29	0	C33	CL3, C3
C61	Pavilion - Structure	90	06/20/28	10/25/28	4	C52	C62
C62	Pavilion - Envelope	150	10/26/28	05/29/29	4	C61	C63
C63	Pavilion - Finishes	180	05/30/29	02/12/30	4	C62	CL3
C65	Hardscape/Sitework	110	06/05/29	11/07/29	146	C60	
C64	Final Landscaping & Site Finishes	45	03/19/30*	05/20/30	0		CL6
Interiors/Penthouse							
C80	MEPFP Rough In and Framing	255	03/03/28	03/02/29	0	C33	C82
C81	MEPFP Risers Available to Drop In w/Tower Crane	0	05/03/28		27	LL14	C52
C82	Interior Finishes	400	07/11/28	02/04/30	0	C80, C35	CL3
C83	Penthouse - Shell	65	08/29/28	11/29/28	0	C33	C84
C84	Penthouse - Equipment & Buildout	185	11/30/28	08/21/29	0	C83	C86
C85	Temp Power to Main Risers	0		04/02/29*	290		
C86	Mechanically Complete	0		08/01/29	0	C84	CL1
C87	Elevators Operational for Hoisting	0	08/29/29		10	C51	C53
C88	Heating System Operational	0	09/10/29*		179		
C89	Life Safety Systems Complete	0		03/22/30*	42		
Closeout Process							
CL1	Flush & Fill	20	08/01/29	08/28/29	0	C86	CL2
CL2	Commissioning Systems Testing	85	08/29/29	12/28/29	0	CL1	CL4
CL3	Execute Punchlists	160	10/04/29	05/20/30	0	C82, C60, C54, C63	CL6
CL4	Balancing	65	12/31/29	04/01/30	0	CL2	CL5
CL5	AHJ Test & Inspections	35	04/02/30	05/20/30	0	CL4	CL6
CL6	Substantial Completion	0		05/21/30	0	CL3, C64, CL5	



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SPRINGFIELD REGIONAL JUSTICE CENTER

Preliminary Summary Schedule

Data Date: 09/15/25
Run Date: 10/01/25

Schedule ID : **864-25BID**

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REFERENCES

10.1 DCAMM'S RIGHT TO CONTACT OTHER PARTIES

NOTED

10.2 RENTAL AGREEMENT WITH THE COMMONWEALTH OF MA

CAPTURED IN LEASE PROPOSAL

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REQUESTED DOCUMENTS