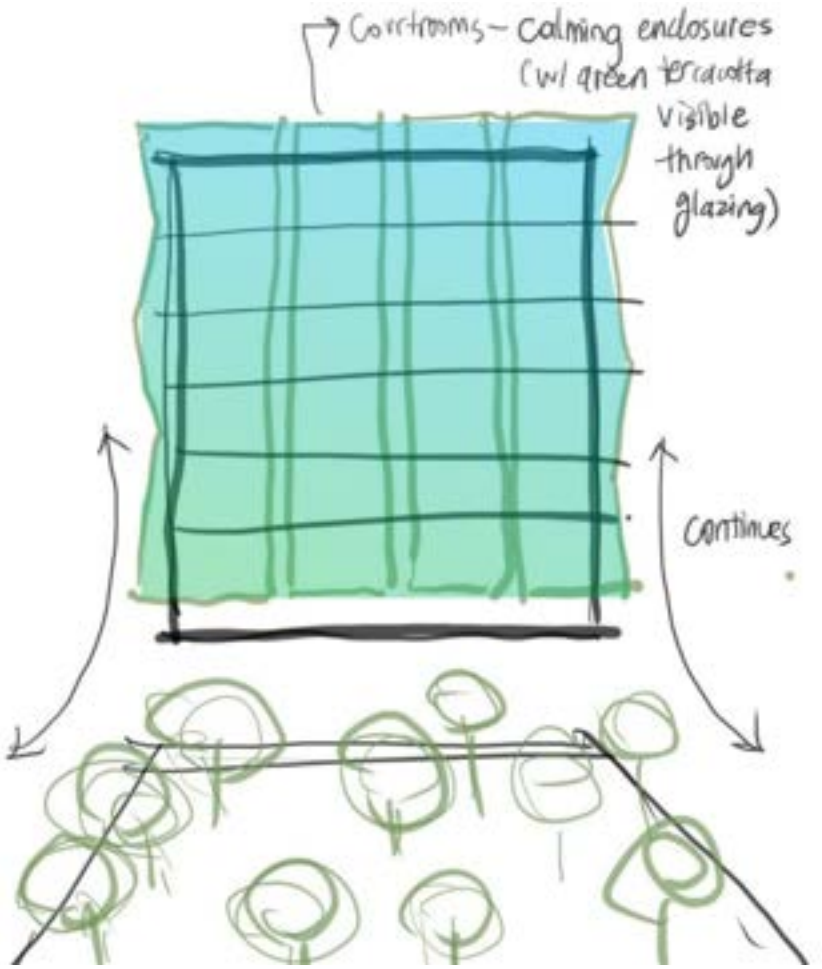
11.1 VERIFIED FLOOR PLANS IN CAD

ACCESS DESIGN DOCUMENTS IN LINK BELOW

Spring ield RJC - 55 State Street LLC Submission CAD Files.zip

DESIGN INSPIRATION

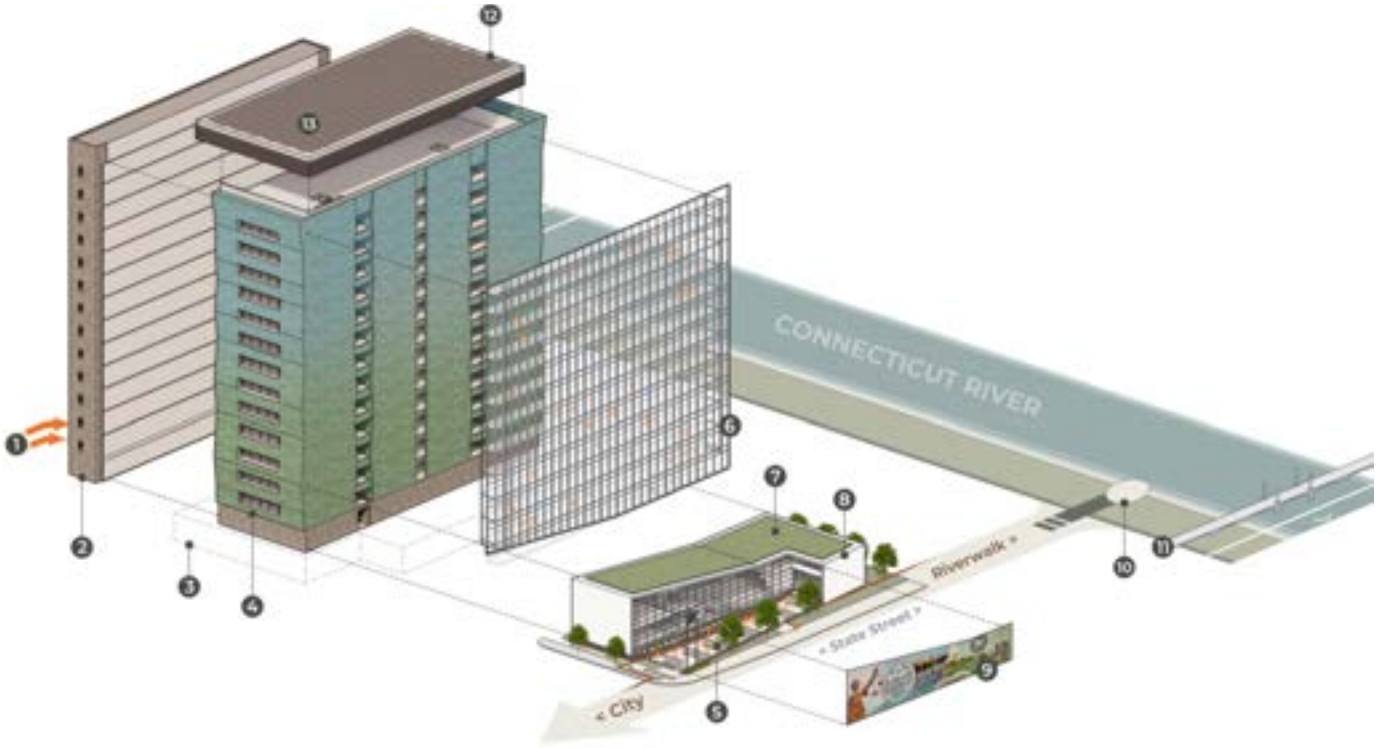
The inspiration for the design of the Springfield Regional Justice Center is taken from the cool blues and greens of the vegetation along the Connecticut River as you look towards Springfield from the Memorial Bridge. The regularity of the curtainwall grid creates a datum that contrasts the undulating sides of the tower.





BUILDING VOLUMES

The building is organized into two distinct zones: a two-story entry pavilion—human-scaled and contextual—that houses public amenities such as the Court Service Center, Law Library, and District Attorney's office; and a 14-story tower that accommodates the court departments and their courtrooms.



1 Access From MGM Way: Secure Parking / Service & Sally Port 2 Courthouse Support 3 Parking Garage 4 Courtroom Enclosures 5 Courthouse Plaza
6 Public Realm 7 Green Roof 8 Entry Vestibule 9 Public Artwork 10 9/11 Memorial 11 Memorial Bridge 12 Mechanical Penthouse 13 PV Array

MONARCH ENTERPRISES

RENDERINGS



FINEGOLD ALEXANDER ARCHITECTS

FONTAINE +DIMEO

Westmass

MONARCH ENTERPRISES

RENDERINGS



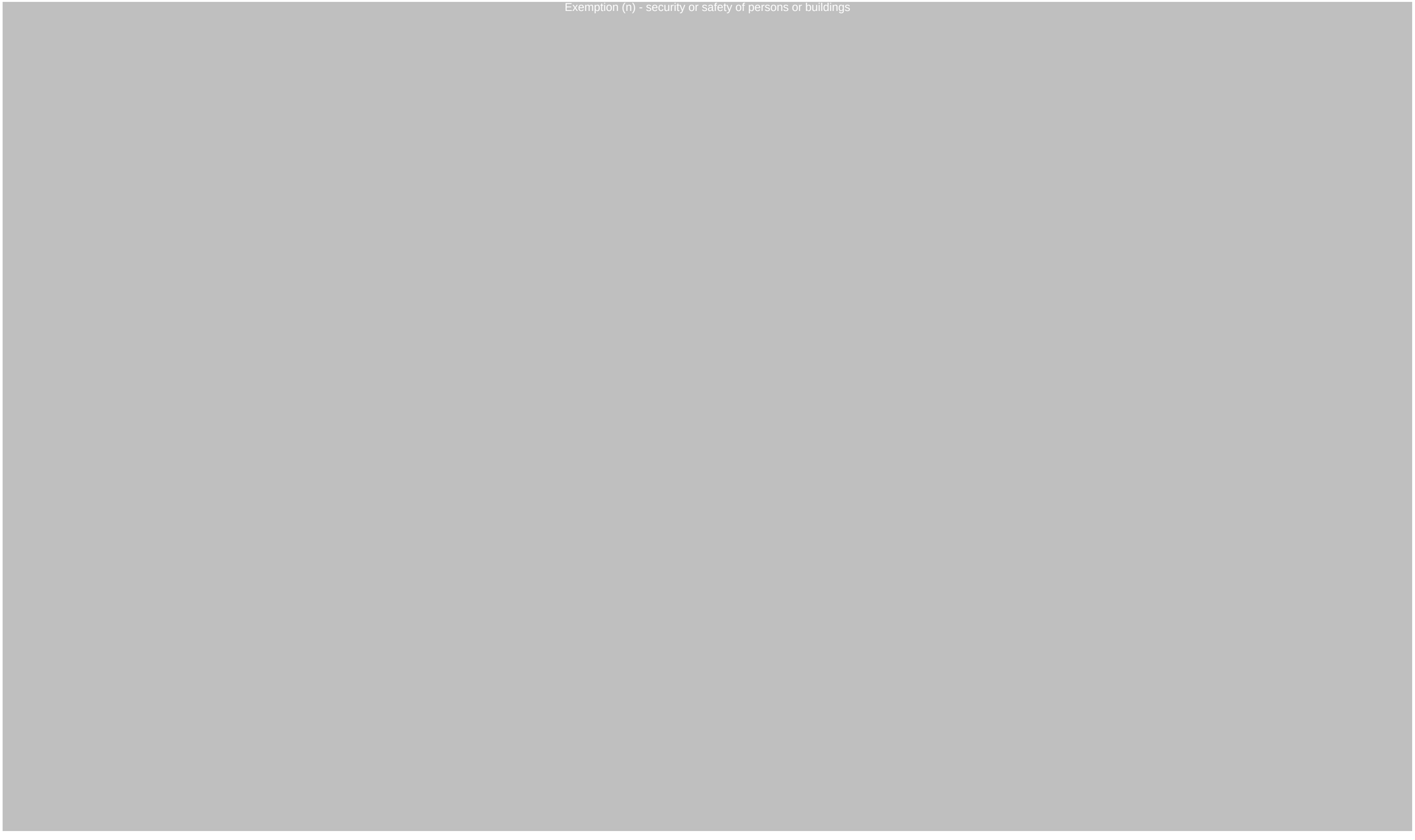
FINEGOLD ALEXANDER ARCHITECTS

FONTAINE +DIMEO

Westmass

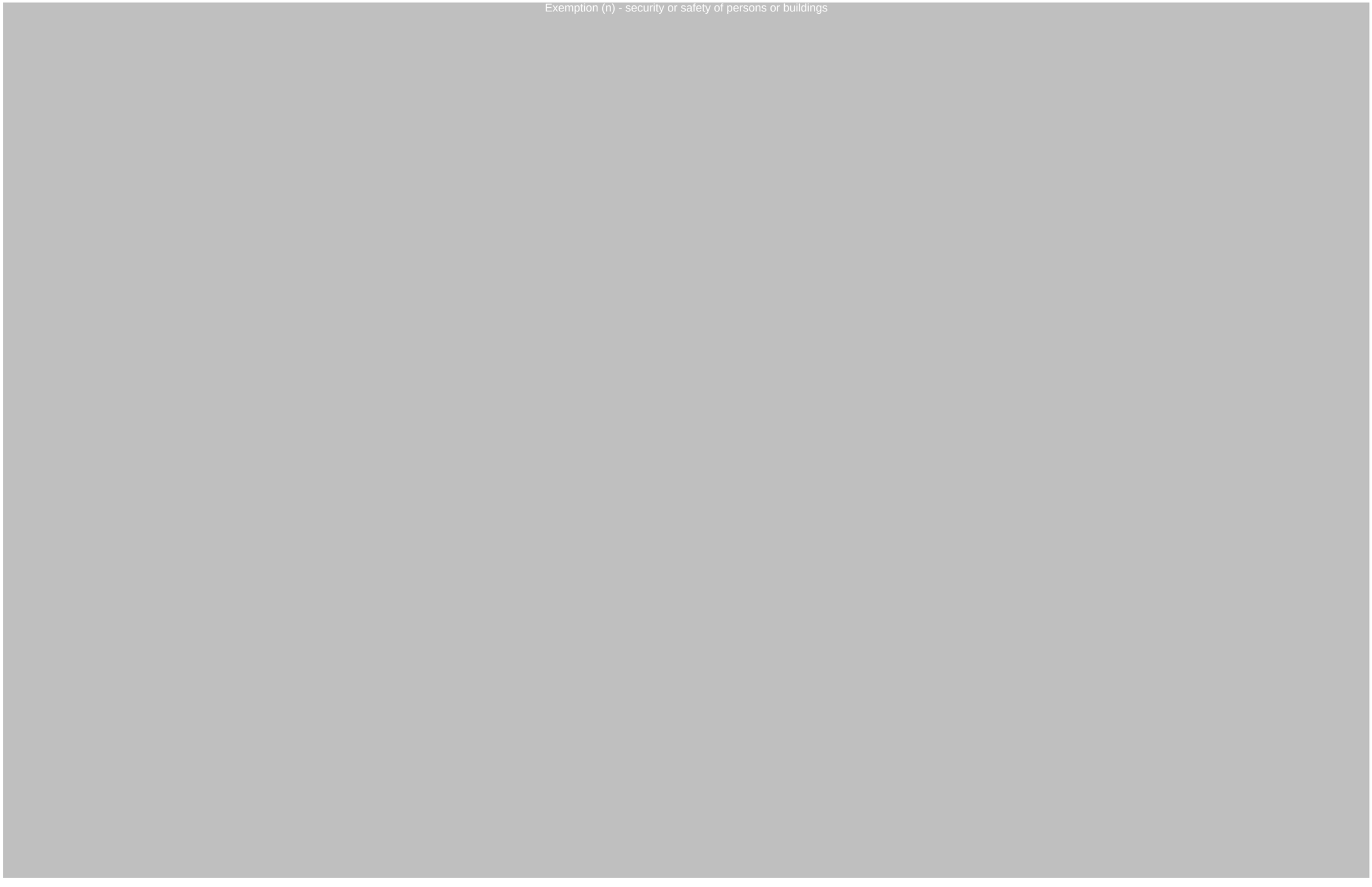
PLAN – LEVEL 00

SECURE PARKING, MECHANICAL

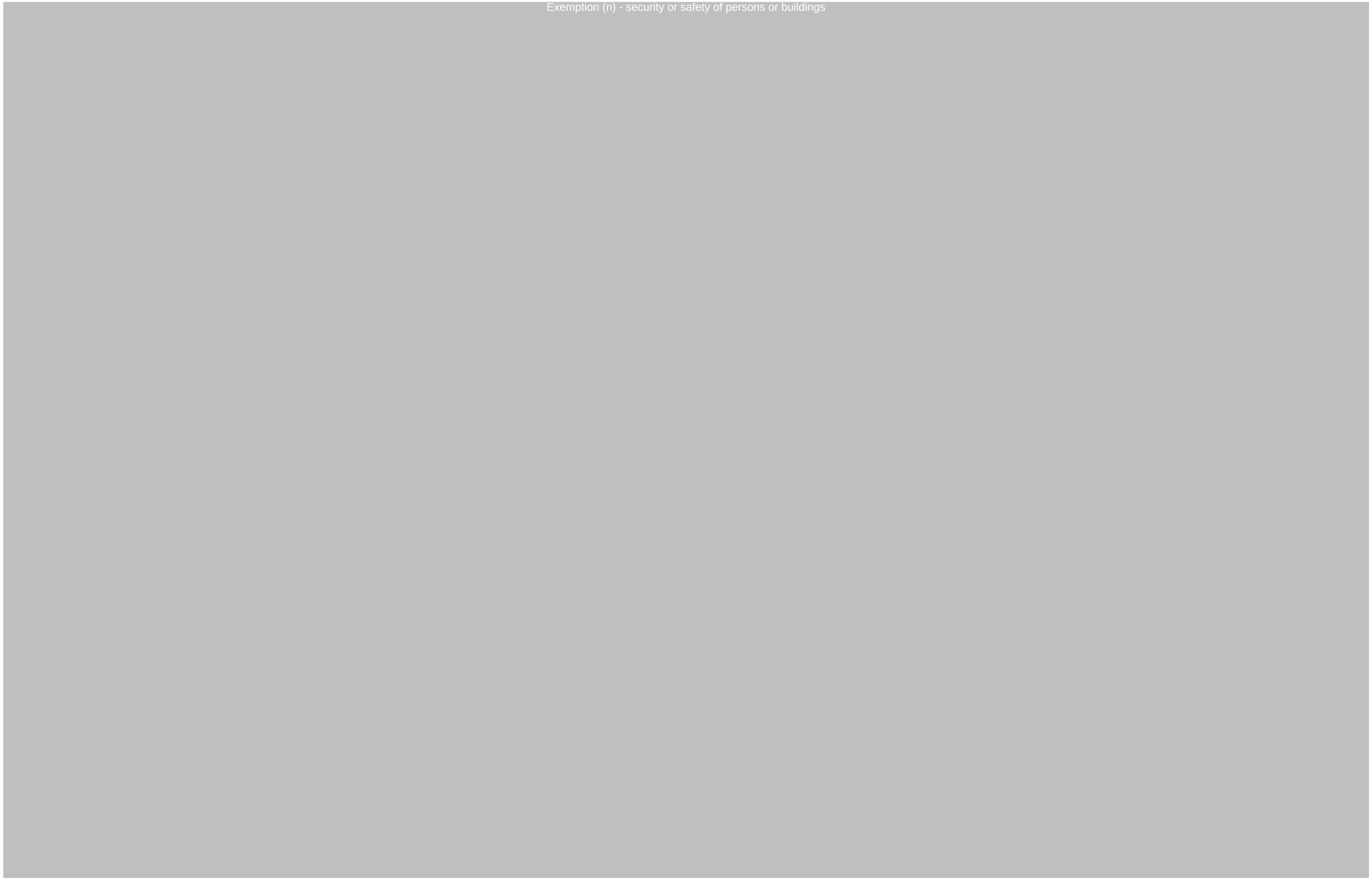


PLAN – LEVEL 01

ENTRY, SECURITY SCREENING, COURT SERVICE CENTER, PRIMARY DETENTION



PLAN – LEVEL 02



FINEGOLD ALEXANDER ARCHITECTS
FONTAINE +DIMEO
Westmass

PLAN – LEVEL 03

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

0 15 30 45 60 90 (ft)

PLAN – LEVEL 04

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

Springfield Regional Justice Center

Level 4 Plan

0 15 30 45 60 90 (ft)

Finegold Alexander Architects Inc

10/16/2025

FINEGOLD ALEXANDER ARCHITECTS

FONTAINE +DIMEO

Westmass

PLAN – LEVEL 05

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

Springfield Regional Justice Center

Level 5 Plan

0 15 30 45 60 90 (ft)

Finegold Alexander Architects Inc

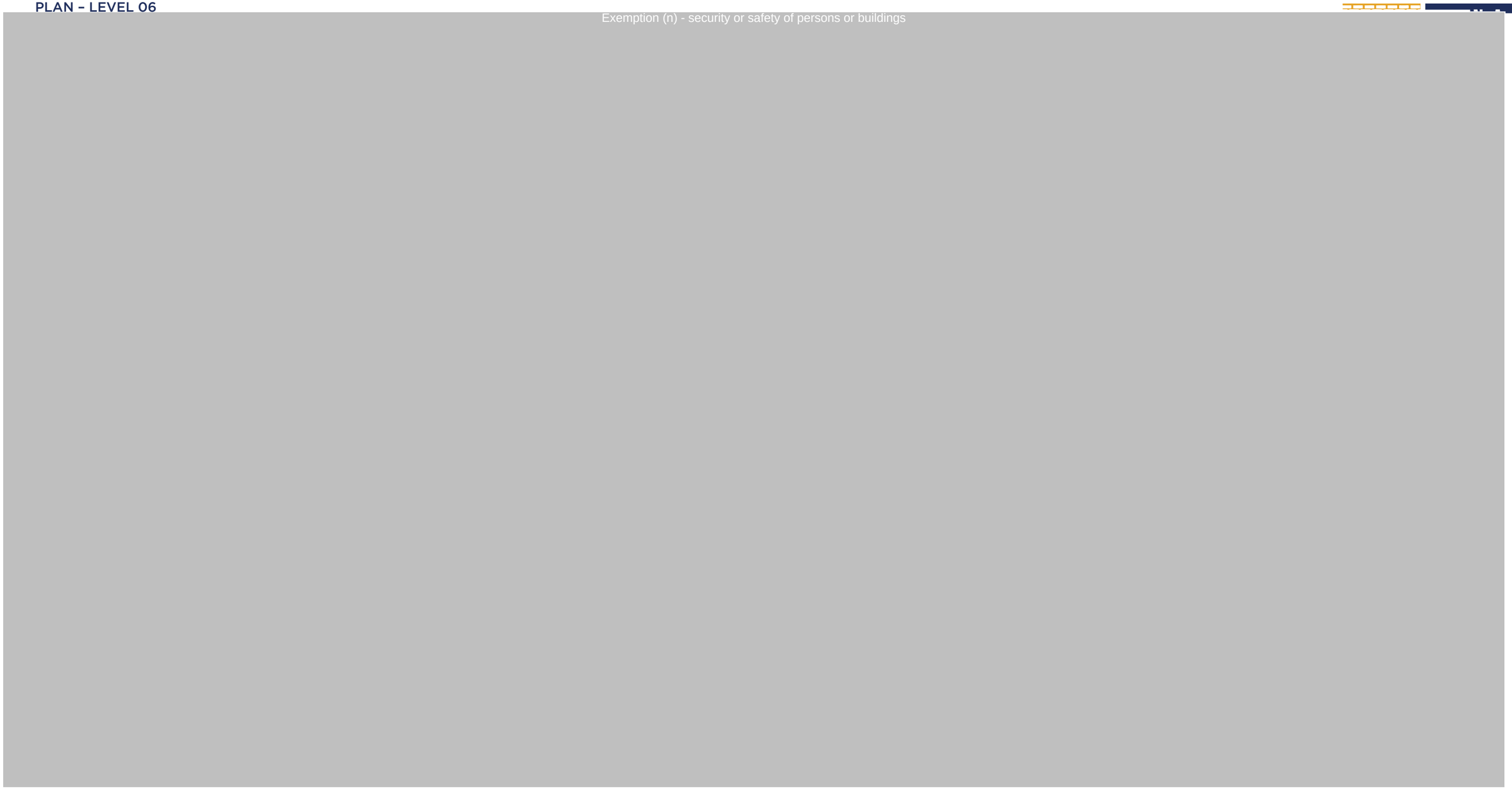
10/16/2025

FINEGOLD ALEXANDER ARCHITECTS

FONTAINE +DIMEO

Westmass

PLAN – LEVEL 06



Springfield Regional Justice Center

Level 6 Plan

0 15 30 45 60 90 (ft)

Finegold Alexander Architects Inc
10/16/2025

FINEGOLD ALEXANDER ARCHITECTS
FONTAINE +DIMEO
Westmass

PLAN – LEVEL 07

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

Springfield Regional Justice Center

Level 7 Plan

0 15 30 45 60 90 (ft)

Finegold Alexander Architects Inc

10/16/2025

FINEGOLD ALEXANDER ARCHITECTS

FONTAINE +DIMEO

Westmass

PLAN – LEVEL 08

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

Springfield Regional Justice Center

Level 8 Plan

0 15 30 45 60 90 (ft)

Finegold Alexander Architects Inc

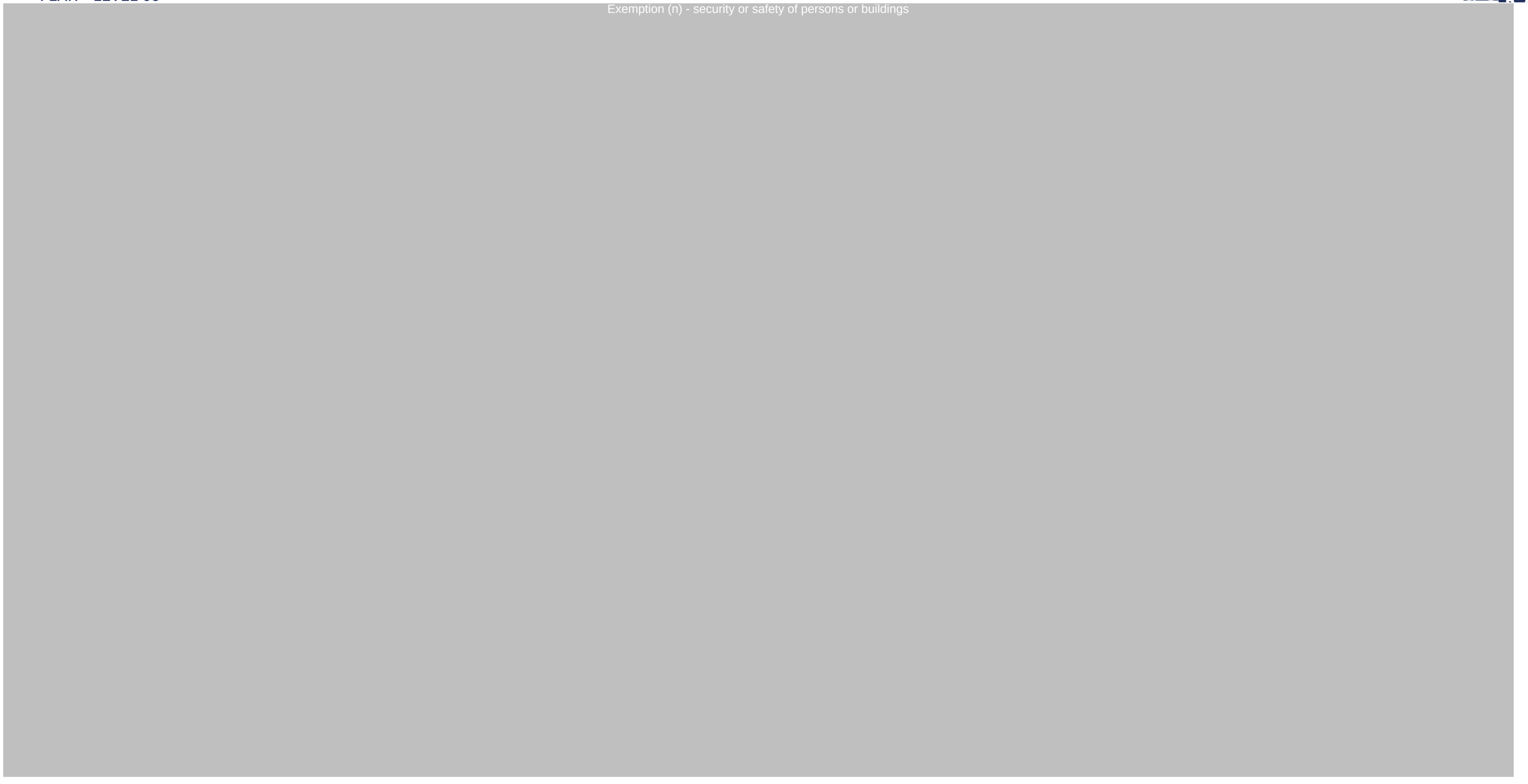
10/16/2025

FINEGOLD ALEXANDER ARCHITECTS

FONTAINE +DIMEO

Westmass

PLAN – LEVEL 09



Springfield Regional Justice Center

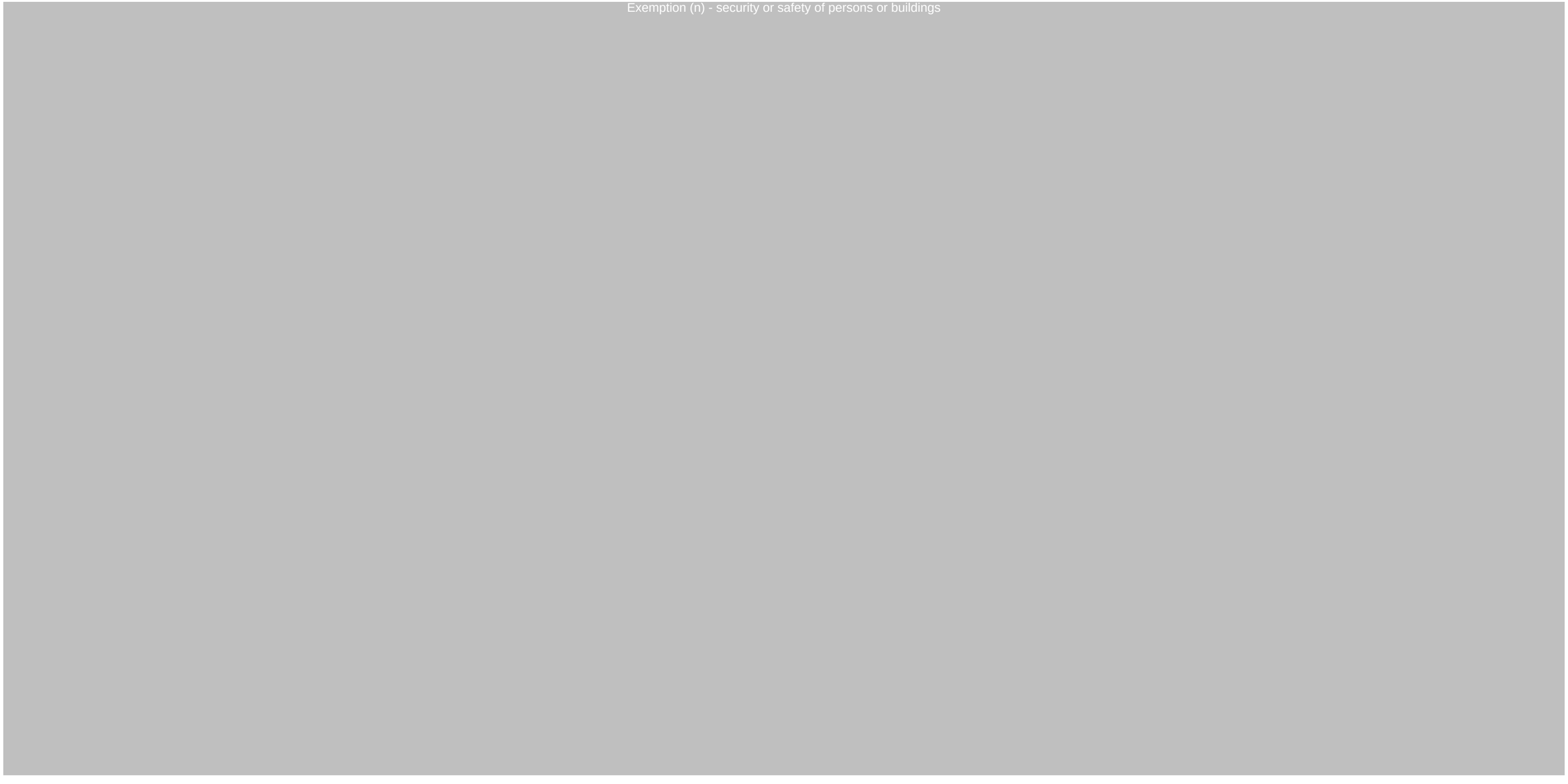
Level 9 Plan

0 15 30 45 60 90 (ft)

Finegold Alexander Architects Inc
10/16/2025

FINEGOLD ALEXANDER ARCHITECTS
FONTAINE +DIMEO
Westmass

PLAN – LEVEL 10



Springfield Regional Justice Center

Level 10 Plan

0 15 30 45 60 90 (ft)

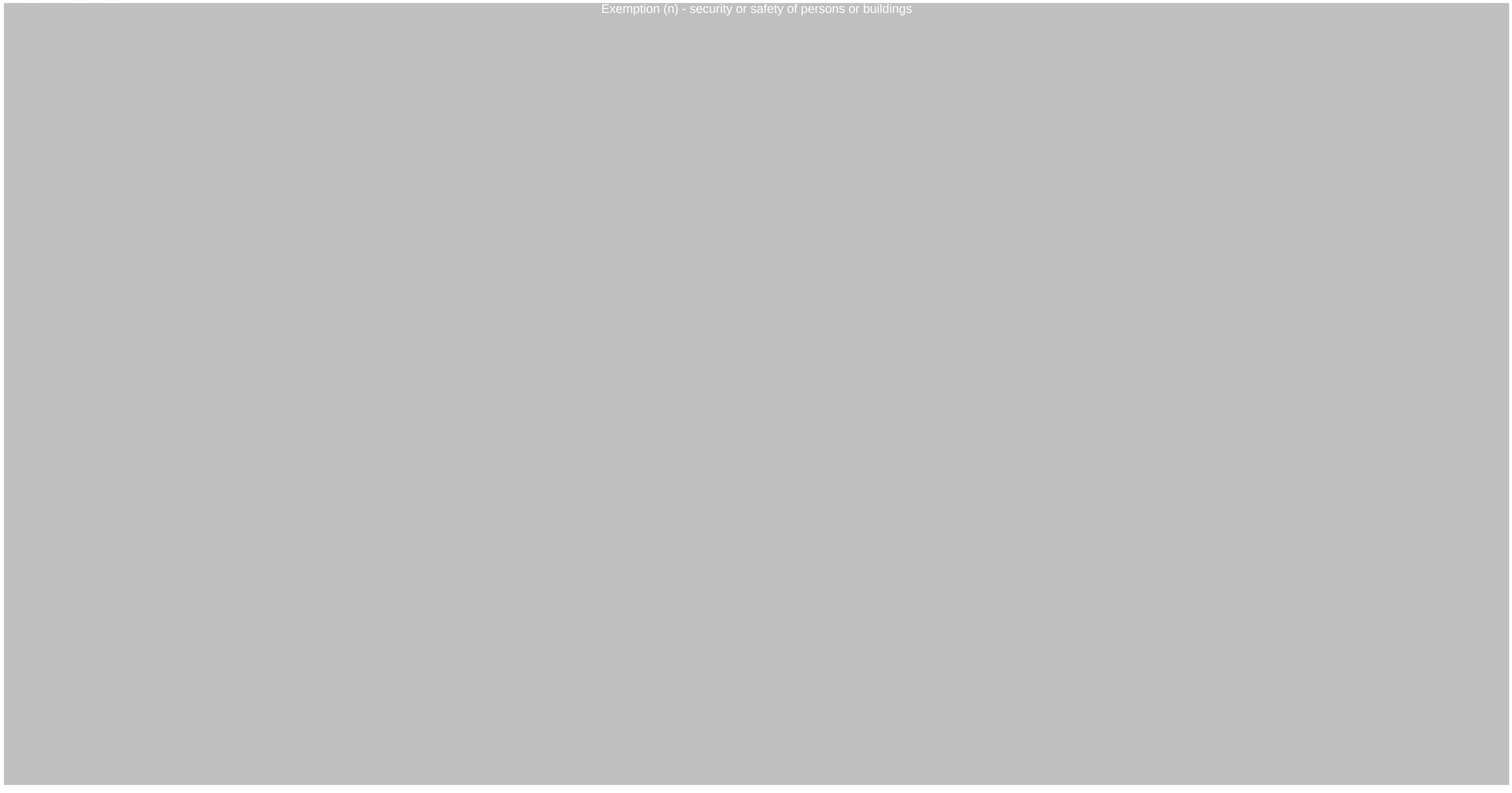
Finegold Alexander Architects Inc
10/16/2025

FINEGOLD ALEXANDER ARCHITECTS

FONTAINE +DIMEO

Westmass

PLAN – LEVEL 11



Springfield Regional Justice Center

Level 11 Plan

0 15 30 45 60 90 (ft)

Finegold Alexander Architects Inc
10/16/2025

FINEGOLD ALEXANDER ARCHITECTS
FONTAINE +DIMEO
Westmass

PLAN – LEVEL 12

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

Springfield Regional Justice Center

Level 12 Plan

0 15 30 45 60 90 (ft)

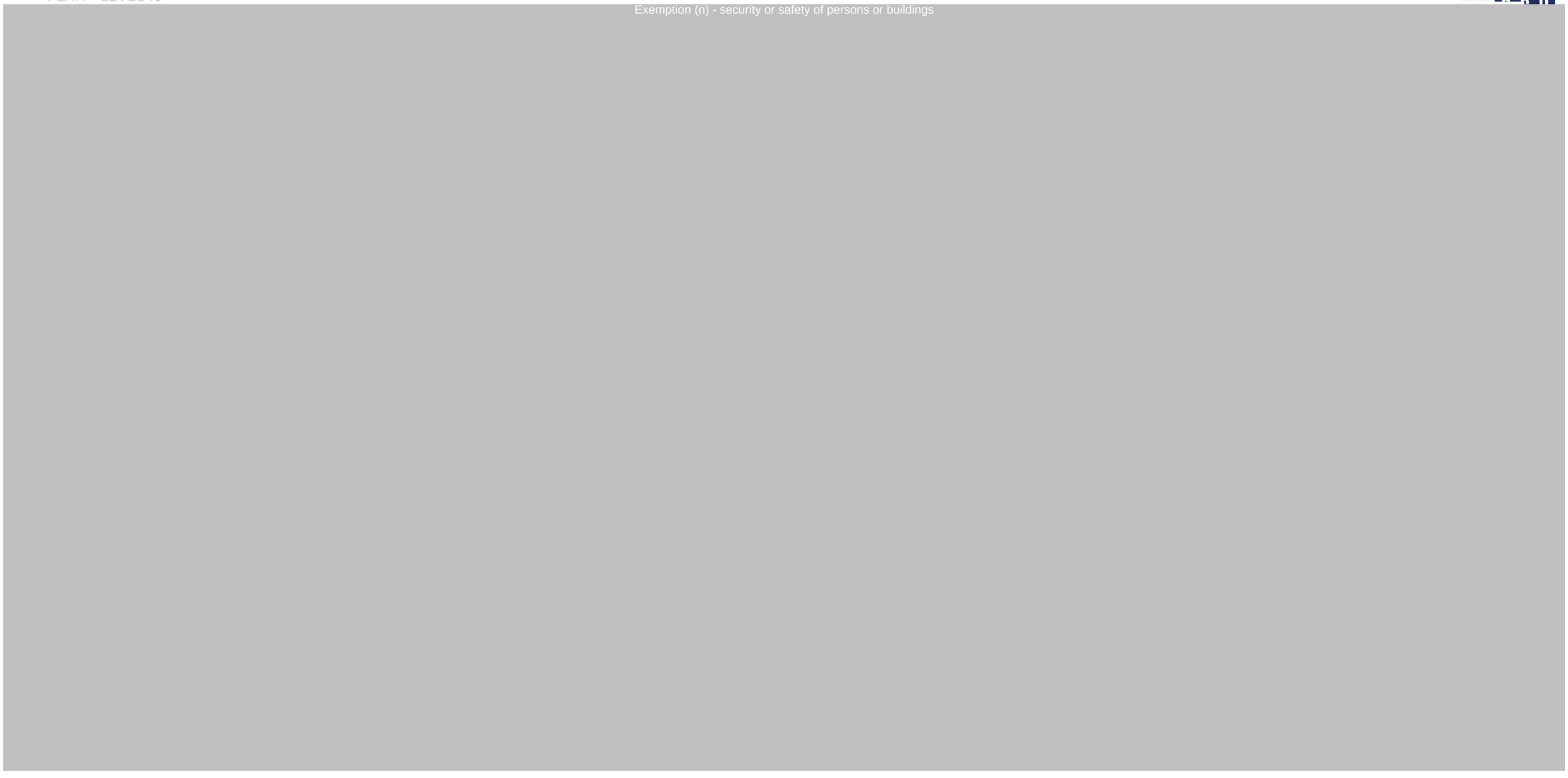
Finegold Alexander Architects Inc
10/16/2025

FINEGOLD ALEXANDER ARCHITECTS

FONTAINE +DIMEO

Westmass

PLAN – LEVEL 13



Springfield Regional Justice Center

Level 13 Plan

Finegold Alexander Architects Inc

10/16/2025

FINEGOLD ALEXANDER ARCHITECTS

FONTAINE +DIMEO

Westmass

PLAN – LEVEL 14

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

Springfield Regional Justice Center

Level 14 Plan

0 15 30 45 60 90 (ft)

Finegold Alexander Architects Inc
10/16/2025

FINEGOLD ALEXANDER ARCHITECTS
FONTAINE +DIMEO
Westmass

PLAN – LEVEL 15

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

Springfield Regional Justice Center

Level 15 Plan

0 15 30 45 60 90 (ft)

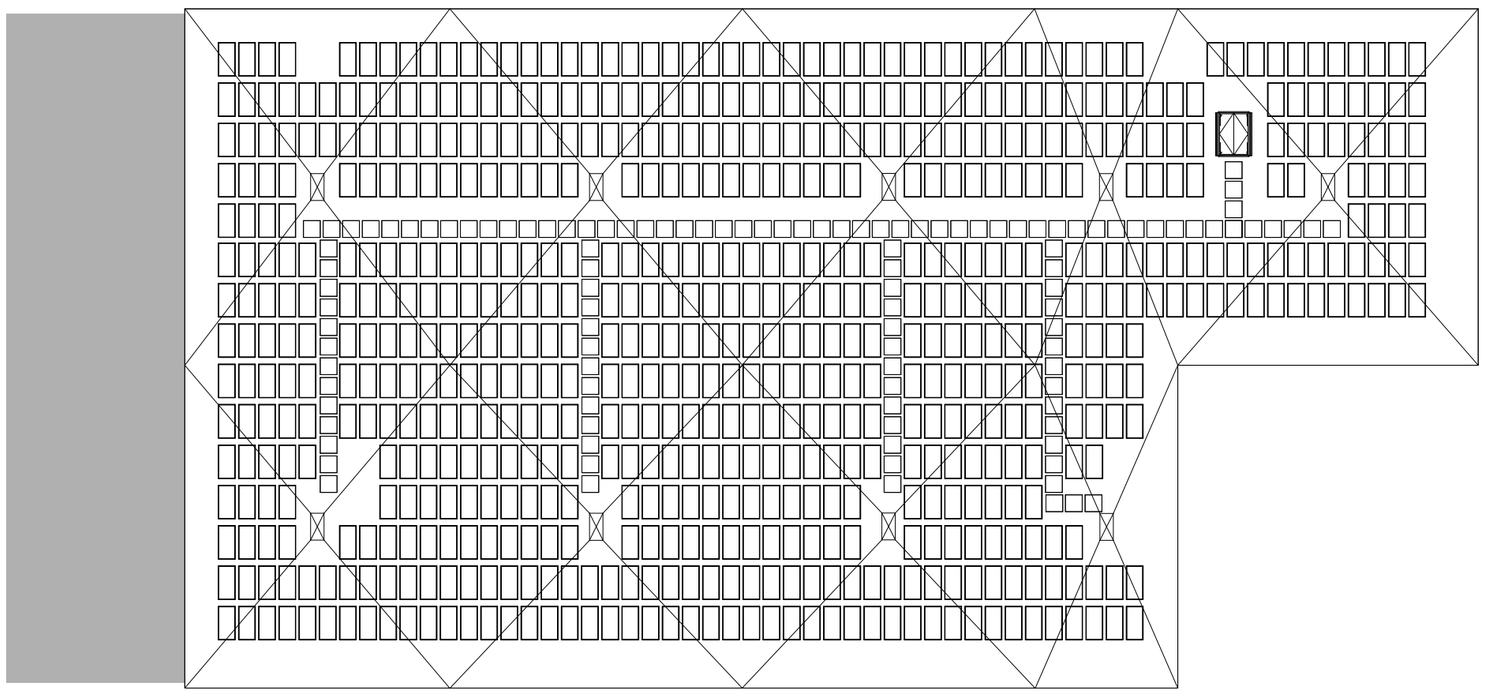
Finegold Alexander Architects Inc

10/16/2025

FINEGOLD ALEXANDER ARCHITECTS

FONTAINE +DIMEO

Westmass



Springfield Regional Justice Center

Roof Plan

0 15 30 45 60 90 (ft)

Finegold Alexander Architects Inc

10/16/2025

FINEGOLD ALEXANDER ARCHITECTS

FONTAINE +DIMEO

Westmass

MONARCH ENTERPRISES

NORTH ELEVATION



FINEGOLD ALEXANDER ARCHITECTS

FONTAINE +DIMEO

Westmass

MONARCH ENTERPRISES

EAST ELEVATION



FINEGOLD ALEXANDER ARCHITECTS

FONTAINE +DIMEO

Westmass

MONARCH ENTERPRISES

SOUTH ELEVATION



FINEGOLD ALEXANDER ARCHITECTS

FONTAINE +DIMEO

Westmass

MONARCH ENTERPRISES

WEST ELEVATION



FINEGOLD ALEXANDER ARCHITECTS

FONTAINE +DIMEO

Westmass

11.2 PURCHASE AND SALE OF EXISTING BUILDING

The proposed site is located in Springfield, Massachusetts at (i) 29-33 State Street, (ii) 55 State Street, (iii) 58-60 Bliss Street and (iv) Lot 2 of One MGM Way. The Proposer is the record owner of 55 State Street and 58-60 Bliss Street.

The Proposer has entered into a Purchase Agreement with Courthouse Park Trust (the "29-33 Purchase Agreement") whereby the Proposer will purchase 29-33 State Street, Springfield, MA ("29-33 State Street") from Courthouse Park Trust upon being awarded the Project. 29-33 State Street is subject to two existing leases: (1) Bacon Wilson, P.C. ("BW") and (2) M&T Bank ("M&T"). BW and Courthouse Park Trust have agreed to execute the attached Conditional Amendment to Lease which reduces the leased premises under the BW lease upon the conveyance of 29-33 State Street to the Proposer and a portion of such 29-33 State Street not necessary for the Project will be conveyed to BW. The portion leased by M&T is not necessary for the Project.

The Proposer has entered into a Conditional Sublease with Blue Tarp Redevelopment, LLC with respect to Lot 2 of One MGM Way pursuant to which Blue Tarp will sublease Lot 2 to the Proposer. The Proposer has also obtained an option to lease Lot 2 from the fee owner of Lot 2, VICI Properties, L.P. ("Lot 2 Fee Owner") in the event that the lease with Blue Tarp Redevelopment expires or terminates prior to the end of the lease with DCAMM. It is our intention to work with the Lot 2 Fee Owner to obtain the necessary third-party consents and approvals in order to be able to purchase the fee ownership of such Lot 2. Attached to this proposal are copies of 29-33 Purchase Agreement, the Conditional Amendment to Lease between BW and Courthouse Park Trust, the Conditional Sublease and an option to lease from the Lot 2 Fee Owner.

MONARCH ENTERPRISES

PURCHASE AND SALE CONTRACT

between

COURTHOUSE PARK TRUST

and

STATE STREET 55, LLC

23-39 STATE STREET

SPRINGFIELD, MASSACHUSETTS

as of October 3, 2025

FINEGOLD ALEXANDER ARCHITECTS FONTAINE +DIMEO Westmass

MONARCH ENTERPRISES

PURCHASE AND SALE AGREEMENT

THIS AGREEMENT (the "**Contract**" or "**Agreement**") made as of this 3rd day of October, 2025 (the "**Effective Date**"), by and between COURTHOUSE PARK TRUST, a Massachusetts Trust under a Declaration of Trust dated March 12, 1984 and recorded in the Hampden County Registry of Deeds in Bok 5579, Page 385 ("**Seller**"), and STATE STREET 55, LLC, a Massachusetts limited liability company having an address of One Monarch Place, 25th Floor, Springfield, Massachusetts ("**Buyer**").

RECITALS

A. Seller is the owner of the following real and personal property, which, taken together, is herein collectively called the "**Property**":

1. A certain parcel of land in Springfield, Hampden County, Massachusetts containing approximately one and thirty-two hundredths (1.32) acres, commonly known as the 23-39 State Street, as more particularly described in EXHIBIT A attached hereto and incorporated herein by reference (the "**Land**"), together with all easements, rights and privileges appurtenant thereto, including, without limitation, all minerals, oil or gas on or under such Land, development rights, land use entitlements, air rights, water rights, and all right, title and interest of Seller in and to all streets, gores, alleys, easements and rights of way in, on, across, in front of or adjoining thereto (all of the foregoing, the "**Real Property**");

2. All buildings and other improvements located on the Real Property (the "**Improvements**," and together with the Real Property, the "**Premises**");

3. All furniture, fixtures, equipment, machines, apparatus, appliances, supplies and personal property of every nature and description and all replacements thereof owned by Seller and located on the Premises or used in connection with the ownership or operation of the Premises, including without limitation those items listed on EXHIBIT B attached hereto and incorporated herein by reference (collectively, the "**Personal Property**"); and

4. Any intangible property now or hereafter owned by Seller and used in the ownership or operation of the Premises including, without limitation, any plans and specifications, surveys, equipment, title inspections, permits, licenses, approvals, guaranties, warranties, or other rights relating to the ownership, use or operation of the Premises (collectively, the "**Intangibles**").

B. Seller is prepared to sell, transfer and convey the Property to Buyer, and Buyer is prepared to purchase, pay for and acquire the Property from Seller, all for the Purchase Price (as hereinafter defined) and on the other terms and conditions hereinafter set forth.

AGREEMENT

In consideration of the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby, the parties hereto agree as follows:

ARTICLE 1. Agreement to Sell.

Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy the Property.

ARTICLE 2. Purchase Price and Payment.

The total purchase price (the "**Purchase Price**") for the Property is [redacted]. Subject to the terms and conditions of this Contract, the Purchase Price shall be paid as follows:

2.1 On or prior to the second (2nd) business days after the execution of this Contract, a non-refundable cash deposit by wire transfer of immediately available funds in the amount of [redacted] (together with any interest earned thereon, the "**Initial Deposit**") shall be paid to Bacon Wilson, P.C., as escrow agent ("**Escrow Agent**"), and the Deposit shall be held and paid in accordance with the terms of this Agreement. The Deposit shall be held by Escrow Agent in accordance with the terms of this Contract. Escrow Agent's duties and responsibilities are governed by the terms of ARTICLE 17 hereof.

2.2 On or before the Due Diligence Expiration Date, the Buyer shall provide an additional deposit of [redacted] (the "**Additional Deposit**" and collectively with the Initial Deposit, the "**Deposit**").

2.3 The balance of the Purchase Price, subject to adjustments and prorations provided for in this Contract, shall be paid by Buyer to Seller at the Closing (as hereinafter defined) by wire transfer of immediately available federal funds.

ARTICLE 3. Conveyance of Title.

3.1 The Premises shall be conveyed in fee simple absolute, by good and sufficient quitclaim deed (the "**Deed**"), running to Buyer or, subject to the provisions of Section 19.1 hereof, to such assignee as Buyer designates by notice to Seller as required by Section 19.1 hereof. The Deed shall convey good and clear record and marketable title to the Premises, free from all liens, encumbrances, and encroachments from or on the Premises except the Permitted Exceptions (as hereinafter defined). The following matters shall be deemed to be "**Permitted Exceptions**":

3.1.1 the lien of all ad valorem real estate taxes and assessments not yet due and payable as of the date of Closing, subject to adjustment as herein provided;

3.1.2 local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Premises; and

3.1.3 those matters which Seller is not obligated to remove as provided below.

3.2 The Personal Property shall be conveyed free of all encumbrances (other than the Permitted Exceptions) by one or more bills of sale (the "**Bill of Sale**").

3.3 Buyer shall obtain, to the extent Buyer elects to obtain, which election shall be made by Buyer in its sole discretion, the following at its own cost and expense (i) a current ALTA Survey of the Premises (the "**Survey**") certified to Buyer and a title insurance company selected by the Buyer (the "**Title Company**"); and (ii) a title insurance commitment for the Premises issued by the Title Company (the "**Title Commitment**"). Except as to any matters objected to by Buyer in a written notice to Seller on or before 5:00 P.M. on the Due Diligence Expiration Date set forth in ARTICLE 5 hereof (a "**Buyer's Title and Survey Notice**"), Buyer shall be deemed to have accepted any survey matter affecting the Premises and the state of title (and to have waived any objections thereto), and any such matter which is not objected to by Buyer on or before 5:00 P.M. on the Due Diligence Expiration Date shall be a Permitted Exception. Seller shall have two (2) business days following its receipt of a Buyer's Title and Survey Notice to notify Buyer by written notice as to whether or not Seller has elected to cure the matter or matters objected to by Buyer in such Buyer's Title and Survey Notice (a "**Seller's Title and Survey Notice**"). Failure of Seller to give the Seller's Title and Survey Notice shall be deemed an election by Seller not to cure such objection(s). If Seller elects or is deemed to have elected not to cure any matter objected to in such Buyer's Title and Survey Notice, Buyer shall elect within three (3) business days following the date of such election or deemed election either (i) to waive its objection or objections to the matter or matters not being cured by Seller, without reduction of the Purchase Price in which case such matter shall become a Permitted Exception; or (ii) to terminate this Contract by written notice to Seller and neither party shall have any further liability or obligation to the other hereunder except for the Buyer's obligations under Sections 5.3, 8.3, and Section 19.15 hereof, which shall remain in effect.

3.4 If Seller has elected to cure any matter, such matter shall be cured by Seller prior to Closing, and Buyer shall be given a reasonable opportunity prior to Closing to verify that such matter has been cured to Buyer's reasonable satisfaction. Notwithstanding the foregoing or anything contained herein to the contrary, Seller shall cause to be released any and all mortgages or encumbrances securing the payment of money which Seller has caused to be recorded against the Property (each, a "**Voluntary Monetary Encumbrance**").

3.5 Seller shall be entitled to use such portion of the Purchase Price as is necessary to pay off all such Voluntary Monetary Encumbrances and any title objection that Seller agrees to cure. Buyer hereby acknowledges that any instruments evidencing the release or discharge of any Voluntary Monetary Encumbrances may be recorded at or after the Closing in accordance with standard conveyancing practice reasonably acceptable to the Title Company.

3.6 Provided that Buyer has obtained the Survey and the Title Commitment prior to the deadline set forth in Section 3.3 for delivery of Buyer's Title and Survey Notice, Buyer may, prior to Closing, notify Seller in writing of any objection to title or survey (excluding objections to title and survey which have been waived by Buyer as hereinabove provided or that are or are deemed to be Permitted Exceptions) first arising after the date of the Survey (with respect to survey matters) or the Title Commitment (with respect to title matters) (each a "**New Encumbrance**") but not later than three (3) business days after discovery of the same. If Buyer does not object to any New Encumbrance as herein provided, such New Encumbrance shall be

deemed a Permitted Exception. In the event that Buyer gives written notice of objection to any New Encumbrance, Seller shall have the same options to cure and Buyer shall have the same options to waive its objections or to terminate this Contract, as set forth above in Section 3.3, in which event the Closing Date shall be extended in order to accommodate the process. If any New Encumbrance is a Voluntary Monetary Encumbrance, Seller must satisfy the same on or before the Closing.

ARTICLE 4. Closing.

4.1 Unless extended pursuant to the terms of this Contract, the closing of the transactions contemplated hereunder (the "**Closing**") shall take place on that date which is ninety (90) days after the satisfaction of all contingencies set forth in Article V herein (as such date may be accelerated or extended pursuant to the terms hereof, the "**Closing Date**") at the offices of the Escrow Agent in Springfield, Massachusetts, or at such other location in Springfield, Massachusetts as agreed by the parties provided that neither party has exercised its right to terminate this Contract. Buyer shall be entitled to extend the Closing Date one time (by written notice delivered to Seller at least two (2) business days before the then-scheduled Closing Date) for a period of up to thirty (30) days. Buyer shall also be entitled to accelerate the Closing Date one time (by written notice delivered to Seller) to a date that is at least fifteen (15) business days after the date the acceleration notice is delivered to Seller.

4.2 At the Closing, Seller shall deliver the following documents:

4.2.1 The Deed, duly executed by Seller and acknowledged as required;

4.2.2 The Bill of Sale, duly executed by Seller;

4.2.3 Originals or copies in Seller's possession or control of all warranties, guaranties and operating manuals, if any, with respect to the Property, including without limitation, any from any contractors, subcontractors, suppliers or materialmen in connection with any construction, repair or alteration of the Improvements, systems or any tenant improvements;

4.2.4 Originals or copies of all plans, permits, governmental approvals, land use, environmental, traffic and building permits in Seller's possession or control and originals of all certificates of occupancy, licenses, variances and the like relating to the Property in Seller's possession;

4.2.5 A certification of non-foreign status duly executed by Seller;

4.2.6 Evidence satisfactory to the Title Company that all necessary approvals and/or consents by Seller and any constituent person of Seller otherwise required under Seller's organizational documents have been delivered and such other evidence satisfactory to the Title Company of Seller's good standing, authority and the authority of the signatory on behalf of Seller to convey the Property pursuant to this Contract;

4.2.7 Originals or a copy of as built plans and specifications for the Improvements (if in Seller's possession or control);

4.2.8 Affidavits and indemnities reasonably sufficient for the Title Company to delete any exceptions for parties in possession and mechanics' or materialmen's liens from the owner's title insurance policy (the "**Title Policy**");

4.2.9 A certificate restating as of the Closing Date all of Seller's representations and warranties contained herein or, to the extent that such representations and warranties are no longer true and correct, a certificate setting forth all exclusions and exceptions to such representations and warranties then known to Seller, which certificate shall be subject to the same qualifications and limitations set forth in Section 10.2 hereof, duly executed by Seller;

4.2.10 An original of a closing statement setting forth the Purchase Price and the closing adjustments and prorations in form and substance satisfactory to Buyer and Seller (the "**Closing Statement**"), duly executed by Seller;

4.2.11 Such transfer tax, gains or other similar forms required by law, duly executed by Seller and acknowledged as required;

4.2.12 An original 1099 B Certification, duly executed by Seller;

4.2.13 Such other instruments as may be necessary to effectuate the transfer of any item of Personal Property and the Intangibles; and

4.2.14 All other documents reasonably required to effectuate this Contract and the transactions contemplated hereby.

4.3 At the Closing, Buyer shall deliver, or cause to be delivered, the following:

4.3.1 The Purchase Price as adjusted in accordance with the terms hereof;

4.3.2 A duplicate original of the Closing Statement, duly executed by Buyer;

4.3.3 Such other instruments as may be necessary in connection with the transfer of any item of Personal Property and the Intangibles;

4.3.4 A certificate restating as of the Closing Date all of Buyer's representations and warranties contained herein or, to the extent that such representations and warranties are no longer true and correct, a certificate setting forth all exclusions and exceptions to such representations and warranties then known to Buyer, which certificate shall be subject to the same qualifications and limitations set forth in Section 15.1 hereof, duly executed by Buyer; and

4.3.5 All other documents reasonably required to effectuate this Contract and the transactions contemplated hereby.

ARTICLE 5. Due Diligence Investigations by Buyer; Contingencies.

5.1 Seller acknowledges that, during the Due Diligence Period, Buyer intends to conduct an investigation of the Property, which may include but not be limited to inspections for any of the following if applicable: examination of the title to the Premises, obtaining a current as built survey thereof, determining the compliance of the Property with all applicable laws, rules, codes and regulations, and such other matters as Buyer may determine, in its sole discretion, subject to Section 5.3.

5.2 Notwithstanding anything to the contrary contained in this Contract, Seller acknowledges Buyer shall have the right in its sole and absolute discretion, for any reason whatsoever or for no reason, to terminate this Contract by giving notice of such election to Seller on any day prior to and including the date (the "**Due Diligence Expiration Date**"), which is October 16, 2025 (the period from the date hereof to such date being the "**Due Diligence Period**") and, except as expressly set forth herein, neither party shall have any further liability or obligation to the other hereunder. In the absence of such written notice, Buyer's option to terminate this Contract in accordance with this Section 5.2 shall no longer be applicable and except as otherwise expressly provided in this Contract, Buyer shall be deemed to have accepted all matters relating to the Property as of the expiration of the Due Diligence Period, and this Contract shall continue in full force and effect and Buyer shall provide the Additional Deposit.

5.3 Seller shall, during the Due Diligence Period, make the Property available at reasonable times to Buyer and its agents, consultants and engineers for such inspections and tests as Buyer deems appropriate, including for Buyer's engineering inspection(s), site evaluations, and such other inspections and tests as Buyer deems appropriate at no cost or expense to Seller and subject to this Section 5.3. In connection with its right to enter upon the Property set forth in this Section 5.3, Buyer hereby agrees (i) to restore the Property substantially to its prior condition after the performance of any such inspections and (ii) to indemnify and hold Seller harmless from and against any and all loss, cost or damage to the Property arising out of actions taken by Buyer or its agents, engineers or consultants or its failure to satisfy the conditions of subsection (i) above, but expressly excluding loss, cost or damage arising merely out of discovery of pre-existing conditions. Prior to any entry onto the Property, Buyer shall deliver to Seller evidence reasonably satisfactory to Seller that Buyer and all of Buyer's agents and contractors entering onto the Property have obtained commercial general liability insurance naming Seller and its agents and mortgagees as additional insureds, with such limits and written on such forms as are reasonably acceptable to Seller. No environmental samplings, invasive or destructive tests (including, without limitation, tests for mold and radon, boring, drilling and sampling of soils, air quality or water) shall be conducted without Seller's consent, which may be withheld in Seller's sole discretion. The indemnification, repair and restoration obligations of Buyer under this Section 5.3 shall survive the Closing and delivery of the Deed or any termination of this Contract notwithstanding any other provisions herein to the contrary. Buyer shall provide copies of all reports to Seller.

5.4 Buyer shall give Seller written notice at least two (2) business days before conducting any inspection or communicating with any on-site personnel, engineers or any government officials (directly or through third parties), and a representative of Seller shall have the right to be present when Buyer or its representatives conducts its or their investigations on the Property, or communicates with any government official. Notwithstanding anything to the contrary contained in this paragraph, this paragraph shall not apply to Buyer with respect to or in connection with Buyer's communications with government officials (directly or through third parties) to investigate and determine which licenses, permits and approvals may be necessary for Buyer's intended use of the Property, provided that Buyer shall keep Seller informed as to such communications and notices to allow Seller to coordinate with Buyer on any public statements regarding the Property.

5.5 In order to facilitate Buyer's investigations, Seller shall make available, during the Due Diligence Period, (at reasonable times and places or by providing Buyer access to an online database) for Buyer's review the following information relating to the Property to the extent in Seller's possession or control: maintenance records, environmental reports, Seller's title insurance policy, surveys, records of real property taxes, permits and licenses, but expressly excluding all documents and materials of a proprietary nature (collectively, the "**Property Information**").

5.6 The parties hereto acknowledge that the Buyer intends to submit a proposal to the Commonwealth of Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) Office of Leasing and State Office Planning in response to Request for Proposals - Project Number 202410900 (the "**Project**"). Buyer's obligations contained in this Agreement are expressly contingent on Buyer's proposal being selected by DCAMM and awarded the Project. If Buyer's proposal is not selected by DCAMM, Buyer shall be entitled to terminate the Contract by delivering written notice of termination to Seller on that date which is five (5) business days after DCAMM has awarded the Project to an entity other than the Buyer (the "**RFP Termination Date**"). Upon delivery of such written notice of termination, the Contract shall terminate, the Additional Deposit shall be returned to the Buyer and neither party shall have any further rights or liabilities hereunder other than those rights and obligations that specifically survive termination. Buyer shall provide Seller with any updates it receives from DCAMM concerning the awarding of the Project.

ARTICLE 6. Notwithstanding any provision contained herein to the contrary, the Seller shall have the right to terminate this Agreement if the Buyer has not satisfied the Contingencies set forth in Article 5 hereof by June 30, 2026 (the "Termination Date") by delivering written notice of such termination ("Termination Notice") to the Buyer after the Termination Date. Upon receipt of the Termination Notice, the Buyer shall have the right to extend the Termination Date for a period of up to two hundred seventy (270) days if the Project, as that term is defined in Section 5.6 hereof, has not yet been awarded by DCAMM by delivering a notice of extension to the Seller within ten (10) days of its receipt of the Termination Notice. If the Agreement is terminated by the Seller pursuant to the terms contained in this Article 6, the Additional Deposit

shall be returned to the Buyer and neither party shall have any further rights or liabilities hereunder other than those rights and obligations that specifically survive termination.

ARTICLE 7. Conditions to Closing; Extensions to Satisfy.

7.1 Buyer's Conditions. Without limiting any of the other conditions to Buyer's obligations to close set forth in this Contract, the obligations of Buyer under this Contract are subject to the satisfaction at the time of Closing of each of the following conditions (any one of which may be waived in whole or in part by Buyer at or prior to Closing):

7.1.1 All of the representations and warranties by Seller set forth in this Contract shall be true and correct in all material respects when made and shall be true and correct in all material respects as of the Closing.

7.1.2 Subject to the provisions of ARTICLE 9 hereof, the Property shall be in substantially the same condition as at the expiration of the Due Diligence Period, reasonable use and wear excepted; and

7.1.3 Seller shall have performed, observed, and complied in all material respects with all covenants and agreements required by this Contract to be performed by Seller at or prior to Closing.

7.2 Extension of Closing Date. If on or before the Closing Date any condition to Buyer's obligation to close set forth in Section 7.1 has not been satisfied, Seller may elect to attempt to satisfy any such unsatisfied condition, and if Seller so elects, the Closing Date shall be extended by written notice from Seller to Buyer for a period of up to thirty (30) days as specified in said notice.

7.3 Seller's Conditions. Without limiting any of the other conditions to Seller's obligations to close set forth in this Contract, the obligations of Seller under this Contract are subject to the satisfaction at the time of Closing of each of the following conditions (any one of which may be waived in whole or in part by Seller at or prior to Closing):

7.3.1 All of the representations and warranties by Buyer set forth in this Contract or any Exhibit attached hereto shall be true and correct in all material respects when made and shall be true and correct in all material respects as of the Closing; and

7.3.2 Buyer shall have performed, observed, and complied in all material respects with all covenants and agreements required by this Contract to be performed by Buyer at or prior to Closing.

7.4 Failure of Condition. If any condition to either party's obligation to proceed with the Closing is not satisfied at Closing (as the same may be extended), other than as a result of a

default by the other party (the remedies for which are provided in ARTICLE 8 below), such party may either (i) terminate this Contract by delivering written notice to the other party on or before the Closing Date, whereupon the Deposit together with all interest accrued thereon shall be immediately delivered to such party (and this shall be such party's sole and exclusive remedy at law and in equity as a result of such termination), or (b) elect to close, notwithstanding the non-satisfaction of such condition, in which event such party shall be deemed to have waived any such condition.

ARTICLE 8. Default.

8.1 Seller Default. In the event that Seller fails to fulfill any of its obligations hereunder in any material respect, Buyer's sole and exclusive remedy shall be the right to elect any one of the following rights and remedies:

8.1.1 Buyer shall have the right to terminate this Contract by notice to Seller, the Additional Deposit shall be returned to Buyer and thereupon all obligations of the parties under this Contract shall terminate (other than any party's obligations under Sections 5.3, 8.3,, and Section 19.15 hereof, which shall remain in effect).

8.1.2 Buyer shall have the right to waive the default or failure of conditions and proceed to Closing in accordance with the provisions of this Contract without any adjustment of the Purchase Price.

8.1.3 Buyer may seek specific performance for conveyance of the Property on the terms and conditions set forth in this Contract. Buyer must commence any suit for specific performance within one hundred twenty (120) days following the scheduled time of Closing.

8.2 Buyer Default. In the event of a default by Buyer of any of its representations, warranties, covenants or obligations hereunder, it would be extremely impracticable and difficult to estimate the damage and harm which Seller would suffer, and because a reasonable estimate of the total net detriment that Seller would suffer in the event of Buyer's failure to duly complete the acquisition hereunder is the amount of the Deposit, Seller shall be entitled to receive and retain the Deposit as and for Seller's sole and exclusive remedy for damages arising from Buyer's failure to complete the acquisition in accordance with the terms hereof, and Seller shall have no further recourse or remedy at law or in equity for any breach by Buyer hereunder; provided, however that, notwithstanding anything herein to the contrary, in addition to Seller's ability to retain the Deposit, Seller shall also have the right to enforce Buyer's obligations under Sections 5.3, 8.3, and Section 19.15 hereof.

8.3 Return of Property Information. Notwithstanding anything contained in this Contract to the contrary, if this Contract is terminated for any reason whatsoever, then Buyer shall promptly deliver to Seller all Property Information provided to Buyer by Seller, including copies thereof in any form whatsoever (including electronic form), along with any and all test results and studies performed by or on behalf of Buyer pursuant to ARTICLE 5 of this Contract, excluding any confidential or proprietary information or financial modeling or attorney work

product. The obligations of the Buyer under this paragraph shall survive any termination of this Contract.

ARTICLE 9. Damage or Destruction; Condemnation.

9.1 The risk of loss, damage or destruction to the Property by fire or other casualty or the taking of all or part of the Property by condemnation or eminent domain or by an agreement in lieu thereof until the Closing is assumed by Seller.

9.2 In the event of partial damage or destruction of the Property of a type which can, under the circumstances, reasonably be expected (based on the estimate of a licensed architect or engineer selected by Seller) to be restored or repaired at a cost of $500,000.00 or less, then Buyer shall (unless such damage has been repaired by Seller in a good and workmanlike manner prior to Closing), accept title to the Property in its destroyed or damaged condition. Buyer shall pay the full Purchase Price at Closing without reduction, and Seller shall pay over or assign to Buyer all rights to any proceeds of insurance payable with respect to such destruction or damage (less amounts reasonably expended by Seller in repairing the damage or collecting proceeds prior to the Closing Date) and Buyer shall have a credit against the Purchase Price in the amount of any deductible.

9.3 In the event that the Property shall have been damaged or destroyed, the cost of repair or restoration of which would reasonably be expected (based on the estimate of a licensed architect or engineer selected by Seller) to exceed $500,000.00, then at Buyer's election, Buyer shall, unless Seller has previously repaired or restored the Property to its former condition, either (a) terminate this Contract by delivering written notice to Seller, in which case all other obligations of the parties hereto shall cease except those set forth in Sections 5.3, 8.3, , and Section 19.15 hereof, and this Contract shall be void and without recourse to the parties hereto or (b) Buyer shall accept title to the Property in its destroyed or damaged condition and Buyer shall pay the full Purchase Price at Closing without reduction, and Seller shall pay over or assign to Buyer all rights to any proceeds of insurance payable with respect to such destruction or damage (less amounts reasonably expended by Seller in repairing the damage or collecting proceeds prior to the Closing Date) and Buyer shall have a credit against the Purchase Price in the amount of any deductible.

9.4 If prior to the Closing Date, all or a material portion of the Property is taken by condemnation, eminent domain or by agreement in lieu thereof, or any proceeding to acquire, take or condemn all or a material portion of the Property is threatened or commenced, Buyer may either terminate this Contract, the Additional Deposit shall be returned to Buyer, (in which event all other obligations of the parties hereto shall cease except those set forth in Sections 5.3, 8.3, and Section 19.15 hereof) or purchase the Property (less the portion that has been taken) in accordance with the terms hereof, without reduction in the Purchase Price, together with an assignment of Seller's rights to any award paid or payable by or on behalf of the condemning authority. If Seller has received payments from the condemning authority and if Buyer elects to purchase the Property, Seller shall credit the amount of said payments against the Purchase Price at the Closing (less amounts reasonably expended by Seller in repairing the damage or collecting the proceeds prior to the Closing Date). For purposes of this Section 9.4, a "material portion"

means that the remainder of the Property cannot be used by Buyer for its intended use, such determination to be made by Buyer in its reasonable discretion.

9.5 Seller shall promptly notify Buyer of any material damage or destruction to the Property or any notice received by it or information or awareness acquired by it regarding the threatening of or commencement of condemnation or similar proceedings.

ARTICLE 10. Representations and Warranties of Seller.

10.1 In order to induce Buyer to enter into this Contract and to consummate the purchase of the Property, Seller hereby represents and warrants to Buyer as of the date of this Contract as follows:

10.1.1 Authority. Seller is, and on the Closing Date shall be, a trust duly and validly organized and existing and governed by the laws of the Commonwealth of Massachusetts. This Contract and all documents executed by Seller that are to be delivered to Buyer at the Closing are, or at the time of Closing will be, duly authorized, executed and delivered by Seller, and all consents required under Seller's organizational documents or by law will have been obtained. All necessary third-party consents and approvals to the transactions contemplated hereby have been obtained. This Contract and such documents are, or at the Closing will be, legal, valid, and binding obligations of Seller enforceable in accordance with their terms, and do not, and at the time of Closing will not, violate any provisions of any agreement or judicial order to which Seller is a party or to which Seller or the Property is subject.

10.1.2 Condemnation. Seller has not received written notice of, and, to Seller's knowledge, there are no pending or threatened condemnation, eminent domain, zoning, environmental or other land use regulation proceedings with respect to the Property.

10.1.3 Leases. There are no leases or occupancy agreements affecting the Property other than those with Bacon Wilson, P.C. and M&T Bank. There are no leased fixtures on the Premises. None of the Personal Property is leased, and Seller has good, clear and marketable title to the Personal Property, free and clear of all liens, security interests, and other encumbrances.

10.1.4 Operating Contracts. Exhibit C attached hereto and incorporated herein by reference is a complete list of all of the service providers providing management, leasing, utility, maintenance, brokerage and listing services for the Property under contracts with Seller as of the date of this Contract (the "**Operating Contracts**"). Neither Seller nor, to Seller's knowledge, any other party to any Operating Contracts is in default of such Operating Contracts.

10.1.5 Violations of Law. Seller has not received any written notice from any governmental authority having jurisdiction that the Property is in violation of any law, ordinance, rule or regulation applicable to the Property which has not been cured. Seller has not received any written notice from any governmental authority having jurisdiction of any failure by Seller to obtain or be in compliance with any permit, license or other approval (collectively, the "**Licenses**") which is necessary in order to own, use, or operate the Property which has not been cured, or any intended revocation or modification of any such Licenses which would have a material adverse effect on the Property.

10.1.6 [Intentionally Deleted]

10.1.7 Litigation. Except as set forth on Exhibit D attached hereto and incorporated herein by reference, Seller has not been threatened with or received written notice of any legal action, suit or proceeding against Seller with respect to the Property before or by any federal or state court, commission, regulatory body, or administrative agency, domestic or foreign, which would, if determined adversely to Seller, materially and adversely affect the use or the value of the Property.

10.1.8 No Employees. There are no on-site employees of Seller employed in connection with the management, operation or maintenance of the Property. Buyer shall have no obligation, liability or responsibility with respect to charges, salaries, vacation pay, fringe benefits or like items subsequent to Closing, nor with respect to any management or employment agreements with respect to the Property.

10.1.9 Section 1445. Seller is not a "foreign person" as defined by the Internal Revenue Code (the "**Code**"), Section 1445, and Seller will execute and deliver to Buyer at Closing an affidavit or certification in compliance with Code Section 1445.

10.1.10 Patriot Act/Executive Order 13224. Seller is not in violation of any legal requirements, now or hereafter in effect, relating to money laundering, anti-terrorism, trade embargoes and economic sanctions, including, without limitation, Executive Order 13224 (as defined below) and the Patriot Act (as defined below). Seller (i) is not (a) a Blocked Person (as defined below) or (b) owned, in whole or in part, directly or indirectly, by any Blocked Person; and (ii) does not (a) conduct any business or engage in any transaction or dealing with a Blocked Person or (b) deal in, or otherwise engage in, any transaction or dealing relating to any property, or interests in property, blocked pursuant to Executive Order 13224.

As used herein, (i) "**Blocked Person**" is defined as any individuals or entities which (a) are owned or controlled by, or acting on behalf of, the

governments of countries currently listed under Section 6(j) of the Export Administration Act as supporting international terrorism, or (b) are owned or controlled by, are acting on behalf of, or are associated with international terrorism, as indicated by their listing on the Treasury Department's Specially Designated Nationals and Blocked Persons, as updated from time to time; (ii) "**Executive Order 13224**" is defined as Executive Order Number 13224, "Blocking Property Transactions with Persons who Commit, Threaten to Commit, or Support Terrorism," 66 Fed. Reg. 49079 (Sept. 23, 2001); and (iii) "**Patriot Act**" is defined as the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001, Pub. L. No. 107-56, 115 Stat. 272.

10.1.11 Tax Appeals. There is no tax appeal pending with respect to the Premises.

10.1.12 No Special Assessments. Seller has not received any written notice, whether levied, threatened or pending, of (i) any special assessments, (ii) moratoria affecting the availability of water, sewer or utility service, or (iii) annexation or condemnation proceedings (or private purchase in lieu thereof) against all or any portion of the Premises.

10.1.13 Seller has not received any written notices from any insurance companies or fire rating organizations requiring any repair work to the Premises, the terms of which have not been abated and addressed.

10.1.14 No Grant of Premises. Except as may be disclosed in the Title Commitment, Seller has made no commitments to any governmental or quasi-governmental entity, or to any third party, to dedicate or grant any portion of the Premises for easements, rights of way or similar purposes, or to subject the Premises to any restrictions that would be binding on a successor-in-title for the Property.

10.2 Seller shall indemnify and defend Buyer against and hold Buyer harmless from any and all claims related to losses, costs, damages, liabilities and expenses (including, without limitation, reasonable counsel fees) arising out of any breach by Seller of its representations and warranties hereunder or in any document, instrument or agreement delivered pursuant hereto ("**Claims**"). The representations and warranties of the Seller contained herein shall survive the Closing and delivery of the Deed for a period of twelve (12) months after Closing, and with respect to any written Claim made within such period, until final unappealable adjudication or settlement thereof. Any Claim must be delivered to Seller on or before that date which is twelve (12) months after the Closing Date, time being of the essence. No such notice of Claim shall be effective unless such notice identifies such Claim with reasonable specificity or sets forth the primary facts, circumstances, conditions or events then known to Buyer which gave rise to such Claim.

10.3 To the extent that, prior to the expiration of the Due Diligence Period, Buyer obtains actual knowledge or is deemed to know that the representations and warranties of the Seller made herein are inaccurate, untrue or incorrect in any way when made, such representations and warranties shall be deemed modified to reflect such actual or deemed knowledge as of the expiration of the Due Diligence Period. For purposes herein, Buyer shall be "deemed to know" anything reflected in the Property Information or in any documents delivered to Buyer with respect to the Property. If after the expiration of the Due Diligence Period but prior to Closing, Buyer first obtains actual knowledge that any of the representations or warranties made herein by Seller are inaccurate, untrue or incorrect in any material respect, then Buyer shall elect either to (a) waive such misrepresentations or breaches of representations and warranties and consummate the transaction contemplated hereby without any reduction of or credit against the Purchase Price, in which case Seller's representations and warranties shall be deemed to be revised to reflect such information or (b) to terminate this Contract by notice to Seller given within five (5) business days after Buyer's discovery of such matters, in which event the Additional Deposit shall be paid to Buyer and thereupon all obligations of the parties under this Contract shall terminate (other than Buyer's obligations under Sections 5.3, 8.3, and Section 19.15 hereof, which shall remain in effect), unless such matter is reasonably susceptible of being remedied and Seller has notified Buyer within such five (5) business day period that Seller is willing to remedy such matter (in which case such remedy shall be a condition to Buyer's obligations hereunder), and if such matter arises during the thirty (30) day period immediately prior to the Closing hereunder, then Seller may extend the Closing for up to thirty (30) days by written notice to Buyer.

ARTICLE 11. Seller's Covenants Prior to Closing. Between the date hereof and the Closing:

11.1 Maintenance of Premises; Certificate of Insurance. Subject to the provisions of hereof, Seller shall maintain the Premises or cause the Premises to be maintained consistent with its past procedures, including, without limitation, maintaining Seller's existing insurance coverage with respect to the Property, provided, however, that Seller shall not be obligated to make any improvements, repair or replacements prior to Closing.

11.2 Leases. Seller shall not enter into, modify or amend, any lease without the prior written consent of Buyer, which consent may be withheld, conditioned or delayed in Buyer's sole discretion. Any consent requested by Seller pursuant to the preceding sentence shall be deemed to have been given if Buyer fails to respond to such request within ten (10) business days after its receipt of such request.

ARTICLE 12. Apportionment of Taxes and Other Charges.

12.1 Prorations. All normal and customarily proratable items, including without limitation, real estate and personal property taxes and assessments, utility bills (except as hereinafter provided), and income shall be prorated as of the Closing Date, Seller being charged and credited for all of the same relating to the period up to the Closing Date and Buyer being charged and credited for all of the same relating to the period on and after the Closing Date. If the amount of any such item is not known at the time of the delivery of the Deed, such item shall be apportioned on the basis of the comparable period of the prior year with a reapportionment within ninety (90) days of the Closing Date or as soon thereafter as the amount of the item is

actually determined. All street, drainage, betterment and like assessments (or portions thereof) assessed against the Premises prior to Closing relating to periods prior to Closing, shall be paid by Seller at Closing.

12.2 Utilities. Final readings and final billings for utilities will be made, if possible, as of the Closing Date, in which event no proration shall be made at the Closing with respect to utility bills. Otherwise, a proration shall be made based upon the parties' reasonable good faith estimate and a readjustment made within thirty (30) days after Closing or such later date as shall be necessary so that such readjustment may be based upon actual bills for such utilities. Seller shall be entitled to receive a return of all deposits presently in effect with the utility providers, and Buyer shall be obligated to make its own arrangements for deposits with the utility providers.

12.3 Survival. The provisions of this ARTICLE 12 shall survive the Closing for a period of twelve (12) months, and in the event of any error in performing the prorations contemplated by this Contract or if information becomes available subsequent to the Closing indicating that the prorations performed at Closing were not accurate the parties hereto shall be obligated promptly to re-prorate the closing adjustments to correct such errors and to reflect such new information. A detailed statement shall be prepared at the Closing setting forth the manner of computation of the aforesaid pro ration adjustments.

ARTICLE 13. Closing Costs.

Except as hereinafter specifically provided, Seller and Buyer shall allocate all closing costs between them in accordance with standard practice in Springfield, Massachusetts. Each of Seller and Buyer shall be responsible for preparing such documents as it is obligated to deliver pursuant to ARTICLE 4 hereof and for its own legal expenses. Seller and Buyer agree to allocate closing costs as follows:

13.1 Transfer taxes, deed taxes, gains taxes or the like shall be paid by Seller.

13.2 Buyer's Title Policy expenses and premiums shall be paid by Buyer.

13.3 Survey expenses, if any, shall be paid by Buyer.

13.4 The cost of preparation and recordation of any releases and termination statements required to clear title to the Property shall be paid by Seller.

13.5 The cost of recordation of the Deed shall be paid by Buyer.

ARTICLE 14. [INTENTIONALLY DELETED].

ARTICLE 15. Representations and Warranties of Buyer.

Buyer hereby represents and warrants to Seller as of the date hereof and as of the Closing Date as follows:

15.1 Buyer is, and on the Closing Date shall be, a limited liability company duly and validly organized and existing and governed by the laws of the Commonwealth of Massachusetts. This Contract and all documents executed by Buyer that are to be delivered to Seller at the Closing are, or at the time of Closing will be, duly authorized, executed and delivered by Buyer, and all consents required under Buyer's organizational documents or by law will have been obtained. All necessary third-party consents and approvals to the transactions contemplated hereby have been obtained. This Contract and such documents are, or at the Closing will be, legal, valid, and binding obligations of Buyer enforceable in accordance with their terms, and do not, and, at the time of Closing will not, violate any provisions of any agreement or judicial order to which Buyer is a party or to which it is subject.

15.2 There are no proceedings pending or, to Buyer's knowledge, threatened against it in any court or before any governmental authority or any tribunal which, if adversely determined, would have a material adverse effect on its ability to purchase the Property or to carry out its obligations under this Contract.

15.3 Buyer is not in violation of any legal requirements, now or hereafter in effect, relating to money laundering, anti-terrorism, trade embargoes and economic sanctions, including, without limitation, Executive Order 13224 and the Patriot Act. Buyer (i) is not (a) a Blocked Person or (b) owned, in whole or in part, directly or indirectly, by any Blocked Person; and (ii) does not (a) conduct any business or engage in any transaction or dealing with a Blocked Person or (b) deal in, or otherwise engage in, any transaction or dealing relating to any property, or interests in property, blocked pursuant to Executive Order 13224.

ARTICLE 16. Further Assurances.

16.1 Seller and Buyer shall cooperate with one another at reasonable times and on reasonable conditions and shall execute and deliver such instruments and documents as may be necessary in order fully to carry out the intent and purposes of the transactions contemplated hereby. Except for such instruments and documents as the parties were originally obligated to deliver by the terms of this Contract, such cooperation shall be without additional cost or liability.

16.2 The provisions of this Article 16 shall survive the Closing.

ARTICLE 17. Duties and Responsibilities of Escrow Agent. Escrow Agent shall deliver the Deposit to Seller at the earlier of i) Closing or ii) the termination of this Agreement.

In the event that Escrow Agent shall be uncertain as to its duties or actions hereunder or shall receive instructions or a notice from Buyer or Seller which are in conflict with instructions or a notice from the other party or which, in the reasonable opinion of Escrow Agent, are in conflict with any of the provisions of this Contract, it shall be entitled to take any of the following courses of action:

Escrow Agent shall not be liable for any action taken or omitted in good faith and believed by it to be authorized or within the rights or powers conferred upon it by this Contract and it may rely, and shall be protected in acting or refraining from acting in reliance upon an opinion of counsel and upon any directions, instructions, notice, certificate, instrument, request,

paper or other documents believed by it to be genuine and to have been made, sent, signed or presented by the proper party or parties. In no event shall Escrow Agent's liability hereunder exceed the aggregate amount of the Deposit. Escrow Agent shall be under no obligation to take any legal action in connection with the Deposit or this Contract or to appear in, prosecute or defend any action or legal proceedings which would or might, in its sole opinion, involve it in cost, expense, loss or liability unless, in advance, and as often as reasonably required by it, Escrow Agent shall be furnished with such security and indemnity as it finds reasonably satisfactory against all such cost, expense, loss or liability. Notwithstanding any other provision of this Contract, Buyer and Seller jointly indemnify and hold harmless Escrow Agent against any loss, liability or expense incurred without bad faith on its part and arising out of or in connection with its services under the terms of this Contract, including the cost and expense of defending itself against any claim of liability.

Escrow Agent shall not be bound by any modification of this Contract affecting Escrow Agent's duties hereunder unless the same is in writing and signed by Buyer, Seller and Escrow Agent. From time to time on or after the date hereof, Buyer and Seller shall deliver or cause to be delivered to Escrow Agent such further documents and instruments that fall due, or cause to be done such further acts as Escrow Agent may reasonably request (it being understood that the Escrow Agent shall have no obligation to make any such request) to carry out more effectively the provisions and purposes of this Contract, to evidence compliance with this Contract or to assure itself that it is protected in acting hereunder.

Escrow Agent shall serve hereunder without fee for its services as escrow agent, but shall be entitled to reimbursement for expenses incurred hereunder, which expenses shall be paid and borne equally by Buyer and Seller, unless such expenses are associated with litigation between Buyer and Seller, in which event they shall be borne by the party that does not prevail in the litigation. Escrow Agent agrees that it will not seek reimbursement for the services of its employees or partners, but only for its actual and reasonably incurred out of pocket expenses. Escrow Agent executes this Contract solely for the purpose of consent to, and agreeing to be bound by the provisions of this ARTICLE 17, and to the extent applicable to Escrow Agent, ARTICLE 2.

ARTICLE 18. Notices.

Any notice, consent or approval required or permitted to be given under this Contract shall be in writing and shall be deemed to have been given upon (i) hand delivery, (ii) one business day after being deposited with Federal Express or another reliable overnight courier service for next day delivery, (iii) upon E-Mail transmission (except that if the date of such transmission is not a business day, then such notice shall be deemed to be given on the first business day following such transmission), or (iv) three business days after being deposited in the United States mail, registered or certified mail, postage prepaid, return receipt required, and addressed as follows:

To Seller: Courthouse Park Trust,
33 State Street
Springfield, MA 01103
Attention: Stephen N. Krevalin, Trustee

Phone: 413-781-0560
Email: skrevalin@baconwilson.com

To Buyer: State Street 55, LLC
One Monarch Place, 25th Floor
Springfield, MA 01114
Attention: Paul C. Picknelly, Manager
Phone: 413-427-1000
Email: paul@monarch-place.com

with a copy to: Doherty, Wallace, Pillsbury & Murphy, P.C.
One Monarch Place, Suite 1900
Springfield, MA 01144
Attention: Gregory M. Schmidt, Esq.
Phone: 413-233-9559
Email: gmschmidt@dwpm.com

or such other address as either party may from time to time specify in writing to the other. Any notice, consent, approval or extension of time hereunder may be given on behalf of a party by its attorney in accordance with the terms of this ARTICLE 18.

ARTICLE 19. Miscellaneous.

19.1 Assignment by Purchaser; Successors and Assigns. Without the prior written consent of Seller, which consent may be withheld by in Seller's sole discretion, Buyer shall not, directly or indirectly, assign this Contract or any of its rights hereunder. Notwithstanding the foregoing, Buyer shall have the right to assign this Contract to any entity which is wholly owned and controlled by Buyer or Buyer's principals; provided that Buyer gives Seller written notice of such assignment at least seven (7) days prior to Closing and such entity assumes the obligations of Buyer hereunder in writing. No such assignment shall release Buyer from its obligations hereunder. Subject to the terms of this paragraph, this Contract shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors, heirs, administrators and assigns.

19.2 Entire Agreement; Amendment. The parties understand and agree that their entire agreement is contained herein and that no warranties, guarantees, statements, or representations shall be valid or binding on a party unless set forth in this Contract. It is further understood and agreed that all prior understandings and agreements heretofore had between the parties are merged in this Contract which alone fully and completely expresses their agreement and that the same is entered into after full investigation, neither party relying on any statement or representation not embodied in this Contract. This Contract may be changed, modified, altered or terminated only by a written agreement signed by Buyer and Seller and, with respect to the provisions of ARTICLE 17 only, the Escrow Agent.

19.3 Governing Law. This Contract shall be governed by and construed in accordance with the laws of the Commonwealth of Massachusetts without regard to principles of choice of law or conflicts of law. For purposes of any suit, action or proceeding involving this Contract, Buyer and Seller hereby expressly submit to the jurisdiction of all federal and state courts sitting in the Commonwealth of Massachusetts and consent that any order, process, notice of motion or application to or by any such court or a judge thereof may be served within or without such court's jurisdiction by registered mail or by personal service, provided that a reasonable time for appearance is allowed, and the parties agree that such courts shall have exclusive jurisdiction over any such suit, action or proceeding commenced by either or both of said parties. In furtherance of such agreement, the parties agree upon the request of the other to discontinue (or agree to the discontinuance of) any such suit, action or proceeding pending in any other jurisdiction. Each party hereby irrevocably waives any objection that it may now or hereafter have to the laying of venue of any suit, action or proceeding arising out of or relating to this Contract brought in any federal or state court sitting in the Commonwealth of Massachusetts, and hereby further irrevocably waives any claim that such suit, action or proceeding brought in any such court has been brought in an inconvenient form.

19.4 Waiver of Trial by Jury. In recognition of the benefits of having any disputes with respect to this Contract resolved by an experienced and expert person, Buyer and Seller hereby agree that any suit, action or proceeding, whether claim or counterclaim, brought or instituted by any party hereto on or with respect to this Contract or which in any way relates, directly or indirectly, to this Contract or any event, transaction, or occurrence arising out of or in any way connected with this Contract or the Property, or the dealings of the parties with respect thereto, shall be tried only by a court and not by a jury. EACH PARTY HEREBY KNOWINGLY, VOLUNTARILY, EXPRESSLY AND INTENTIONALLY WAIVES ANY RIGHT TO A TRIAL BY JURY IN ANY SUCH SUIT, ACTION, OR PROCEEDING.

19.5 No Waiver. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by Seller or Buyer of the breach of any covenant of this Contract shall be construed as a waiver of any preceding or succeeding breach of the same or any other covenant or condition of this Contract.

19.6 Time of the Essence; Time Periods. Time is of the essence of this Contract. Any reference in this Contract to the time for the performance of obligations or elapsed time shall mean consecutive calendar or business days, months, or years, as applicable. As used in this Contract, the term "business day" shall mean any day other than a Saturday, Sunday, recognized federal holiday or a recognized state holiday in the Commonwealth of Massachusetts. If the last date for performance by either party under this Contract occurs on a day which is not a business day, then the last date for such performance shall be extended to the next occurring business day.

19.7 Severability. If any term, provision, covenant, or condition of this Contract, or the application thereof to any person or any circumstance, is held to be unenforceable, invalid or illegal (in whole or in part) for any reason (in any relevant jurisdiction), the remaining terms, provisions, covenants, and conditions of this Contract, modified by the deletion of the unenforceable, invalid or illegal portion (in any relevant jurisdiction), will continue in full force and effect, and such unenforceability, invalidity, or illegality will not otherwise affect the enforceability, validity or legality of the remaining terms, provisions, covenants and conditions

of this Contract so long as this Contract as so modified continues to express, without material change, the original intentions of the parties as to the subject matter hereof and the deletion of such portion of this Contract will not substantially impair the respective expectations of the parties or the practical realization of the benefits that would otherwise be enforced upon the parties. The parties will endeavor in good faith negotiations to replace the prohibited or unenforceable provision with a valid provision, the economic effect of which comes as close as possible to that of the prohibited or unenforceable provision.

19.8 Counterparts. This Contract may be executed in any number of counterparts (which counterparts may be executed by facsimile, PDF, DocuSign, or any electronic signature covered by the U.S. federal ESIGN Act of 2000, Uniform Electronic Transactions Act, the Electronic Signatures and Records Act or other applicable law (e.g., www.docusign.com)) each of which shall be deemed to be an original, but any number of which, taken together, shall be deemed to constitute one and the same instrument.

19.9 Construction of Agreement. This Contract shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared primarily by counsel for one of the parties, it being recognized that both Buyer and Seller have contributed substantially and materially to the preparation of this Contract.

19.10 No Personal Liability. Buyer acknowledges and agrees that no general or limited partner, officer, director, equity owner, employee, agent, member, manager or representative of Seller (or any partner, member or manager of such a partner, member or manager) shall ever have any personal liability under this Contract. Seller acknowledges and agrees that no general or limited partner, officer, director, member, manager, equity owner, employee or representative of Buyer (or any partner, member or manager of such a partner, member or manager) shall ever have any personal liability under this Contract.

19.11 Merger. Except as otherwise specifically provided herein or in any closing document, the acceptance of the deed by the recordation thereof shall be deemed to be a full and complete performance and discharge of every agreement and obligation of the Seller herein contained.

19.12 No Third-Party Beneficiaries. Nothing in this Contract is intended, nor will be deemed, to confer rights or remedies upon any person or legal entity not a party to this Contract.

19.13 Captions. The captions in this Contract are inserted only for the purpose of convenient reference and in no way define, limit or prescribe the scope or intent of this Contract or any part hereof.

19.14 Recording. It is agreed hereby that neither this Contract nor any notice or memorandum hereof shall be recorded or filed with the Hampden County Registry of Deeds or with any other governmental body.

19.15 Publicity and Confidentiality. Seller and Buyer each agree that, prior to the Closing, the terms of the transaction contemplated by this Contract, the existence of this Contract, any information discovered by Buyer during its due diligence and all information made available by one party to the other shall be maintained in strict confidence and no disclosure of

such information will be made by Seller or Buyer, whether or not the transaction contemplated by this Contract shall close, except to such attorneys, accountants, investment advisors, lenders and others as are reasonably required to evaluate and consummate that transaction. Nothing in this Article shall prevent Seller or Buyer from disclosing or accessing any information otherwise deemed confidential under this Article (a) in connection with that party's enforcement of its rights hereunder; (b) pursuant to any legal requirement, any statutory reporting requirement or any accounting or auditing disclosure requirement; (c) in connection with performance by either party of its obligations under this Contract (including, but not limited to, the delivery and recordation of instruments, notices or other documents required hereunder); or (d) to potential investors, participants or assignees in or of the transaction contemplated by this Contract. The provisions of this paragraph shall survive the Closing or the termination of this Contract.

19.16 No Offer. The submission of this Contract for review and execution shall not be deemed an offer by Seller to sell the Property nor a reservation or option for the Property on behalf of the Buyer. This Contract shall become effective and binding only upon the execution and delivery hereof by both Buyer and Seller.

19.17 IRS Real Estate Sales Reporting. Buyer, Seller and Escrow Agent hereby agree that Escrow Agent shall act as "the person responsible for closing" the transaction which is the subject of this Contract pursuant to Section 6045(e) of the Code and shall prepare and file all informational returns, including IRS Form 1099S, and shall otherwise comply with the provisions of Section 6045(e) of the Code.

19.18 Attorneys' Fees. In the event of a judicial or administrative proceeding or action by one party against the other party with respect to the interpretation or enforcement of this Contract, the prevailing party shall be entitled to recover reasonable costs and expenses including reasonable attorneys' fees and expenses, whether at the investigative, pretrial, trial or appellate level. The prevailing party shall be determined by the court based upon an assessment of which party's major arguments or position prevailed.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have executed this Contract as an instrument under seal as of the day and date first written above.

SELLER:

COURTHOUSE PARK TRUST,
a Massachusetts Trust

By: _____
Name: Stephen N. Krevalin
Title: Trustee

BUYER:

STATE STREET 55, LLC,
a Massachusetts limited liability company

By: _____
Name: Paul C. Picknelly
Title: Manager

ESCROW AGENT:

BACON WILSON, P.C.

By: _____
Name: STEPHEN N. KREVALIS
Title: _____

FINEGOLD ALEXANDER ARCHITECTS FONTAINE +DIMEO Westmass

MONARCH ENTERPRISES

EXHIBIT A

Description of Real Property

FINEGOLD ALEXANDER ARCHITECTS FONTAINE +DIMEO Westmass

MONARCH ENTERPRISES

9065 MASSACHUSETTS QUITCLAIM DEED INDIVIDUAL (LONG FORM) BOOK 5579 PAGE 383

KNOW ALL MEN BY THESE PRESENTS that I, JOHN E. MANN

of Longmeadow, Hampden County, Massachusetts

for consideration paid, and in full consideration of EIGHT HUNDRED FORTY THREE THOUSAND, THREE HUNDRED NINE and 69/100 Dollars Trust grant to Paul R. Salvage, Trustee of Courthouse Park/under a Declaration of Trust dated March 12, 1984 Hampden County, Massachusetts of 95 State Street, Suite 1100, Springfield, with quitclaim covenants recorded as Document No. 9066 with The Hampden County Registry of Deeds the land in

[Description and encumbrances, if any]

Certain real estate situated in Springfield, Hampden County, Massachusetts, bounded and described as follows:

Beginning at an iron pin on the northerly line of Bliss Street at a southwesterly corner of land now or formerly of Massachusetts Mutual Life Insurance Company; thence S 42° 14' 43" W along said northerly line of Bliss Street two hundred eighty-four and 59/100 (284.59) feet to a stone bound marking the intersection of said northerly line of Bliss Street with the easterly line of Columbus Avenue (also known as Interstate Route #91); thence N 49° 16' 47" W along the easterly line of said Columbus Avenue one hundred eighty-one and 36/100 (181.36) feet to an iron pin; thence running Northerly and Northeasterly along the curved line forming the intersection of said easterly line of Columbus Avenue with the southerly line of State Street an arc distance of forty-two and 07/100 (42.07) feet to an iron pin in said southerly line of State Street; thence running Easterly along the curved southerly line of State Street seventy-four and 87/100 (74.87) feet to an iron pin; thence running N 41° 57' 26" E along said southerly line of State Street one hundred forty-four and 24/100 (144.24) feet to an iron pin at a northwesterly corner of said land now or formerly of Massachusetts Mutual Life Insurance Company; thence S 48° 37' 42" E one hundred four and 95/100 (104.95) feet to an iron pin; thence N 45° 08' 52" E forty-three and 64/100 (43.64) feet to an iron pin; thence S 48° 20' 47" E one hundred twelve and 57/100 (112.57) feet to Bliss Street and the iron pin at the point of beginning; the last three courses being along said land now or formerly of Massachusetts Mutual Life Insurance Company.

PROPERTY ADDRESS: 29 and 39 State Street, Springfield, MA

Together with such right, title and interest of record or otherwise as the grantor may have in and to the fee in the public ways bounding the above described premises.

Subject to a mortgage from the grantor to Hampden Savings Bank and Third National Bank of Hampden County dated August 28, 1968 and recorded in the Hampden County Registry of Deeds, Book 3362 Page 338 on which there is a principal balance owing of $ 356,690.31 which mortgage the grantee herein assumes and agrees to pay.

Subject to two leases, one between the grantor as Lessor and Third National Bank of Hampden County of Springfield, Massachusetts as Lessee dated July 3, 1983 and the other between the grantor as Lessor and Massachusetts Life Insurance Company as Lessee dated April 1, 1978. The grantee herein assumes and agrees to perform the obligations of the Lessor under said two leases to the extent the time for performance of such obligations arises after the recordation of this deed.

Subject to boundary line agreement with Irving S. Wolper dated July 23, 1957 and recorded in Hampden County Registry of Deeds, Book 2557, Page 353.

Subject to taxes to the City of Springfield for the Fiscal Year 1985 and to the extent not yet due and payable, for the Fiscal Year 1984 which taxes the grantee herein assumes and agrees to pay.

Being the same premises conveyed to the grantor by a deed of Springfield Gas Light Company dated July 3, 1967 and recorded in the Hampden County Registry of Deeds, Book 3269, Page 441.

(*Individual — Joint Tenants — Tenants in Common.)

FINEGOLD ALEXANDER ARCHITECTS FONTAINE +DIMEO Westmass

BOOK 5579 PAGE 384

Witness my hand and seal this 12th day of March 1984

Robert E. Murphy

John E. Mann

John E. Mann

JEM 3/12/84

JEM 3/12/84

The Commonwealth of Massachusetts

Hampden ss. March 12, 1984

Then personally appeared the above named John E. Mann

and acknowledged the foregoing instrument to be his free act and deed, before me

Robert E. Murphy

Robert E. Murphy Notary Public — Justice of the Peace

My Commission Expires November 23 1984

RECEIVED

MAR 13 1984

AT 10:57 AM

REC'D FROM THE ORIGINAL

FINEGOLD ALEXANDER ARCHITECTS

FONTAINE + DIMEO

Westmass

MONARCH ENTERPRISES

EXHIBIT B

Personal Property

MONARCH ENTERPRISES

EXHIBIT C

Operating Contracts

FINEGOLD ALEXANDER ARCHITECTS FONTAINE +DIMEO Westmass

MONARCH ENTERPRISES

EXHIBIT D

Litigation

FINEGOLD ALEXANDER ARCHITECTS FONTAINE +DIMEO Westmass

CONDITIONAL AMENDMENT TO LEASE

This **Conditional Amendment to Lease** is made this 15th day of October, 2025 (the "**Conditional Amendment**"), by and between **COURTHOUSE PARK TRUST**, a Massachusetts realty trust, having its principal place of business at 33 State Street, Springfield, Massachusetts hereinafter referred to as "**Lessor**", and **BACON WILSON, P.C.**, a Massachusetts professional corporation, having its principal place of business at 33 State Street, Springfield hereinafter referred to as "**Lessee**". Capitalized terms used but not defined herein shall have the meaning ascribed thereto in the Lease.

WHEREAS, the Lessor is the owner of the real estate known as 29 and 33 State Street, Springfield, Massachusetts (the "Property") and has leased a portion of the Property to the Lessee as more fully set forth herein.

WHEREAS, the parties hereto entered into a lease agreement dated February 8, 1991 for the land and building known and designated as 33 State Street and a portion l of the land and lower level of the building known and designated as 29 State Street, both in Springfield, Massachusetts (the "1991 Lease"); and

WHEREAS, said lease agreement was amended by an Amendment of Lease dated August 23, 1993 (the "1993 Amendment"), as further amended by an Amendment and Extension of Lease Agreement dated August 31, 2000 (the "2000 Amendment"), as further amended by an Amendment and Extension of Lease Agreement dated June 9, 2003 which added the entire second floor of 29 State Street, Springfield, Massachusetts (the "2003 Amendment"); and

WHEREAS, the parties also entered into an additional lease agreement dated September 29, 2010 for a portion of the first floor of 29 State Street, Springfield, Massachusetts (the "2010 Lease Agreement") [the 1991 Lease, 1993 Amendment, 2000 Amendment, 2003 Amendment, and 2010 Lease being hereinafter collectively referred to as the "Leases"); and

WHEREAS, the parties also entered into an Amendment, Modification and Consolidation Agreement dated January 1, 2012 where by the parties consolidated the Leases into a single lease agreement (the "2012 Amendment"); and

WHEREAS, the parties also entered into an Amendment, Modification and Consolidation Agreement dated January 1, 2019 (the "2019 Amendment") whereby the parties amend modify and consolidate terms of the Leases.

WHEREAS, the Lessor and STATE STREET 55, LLC have entered into a Purchase and Sale Contract dated October 3, 2025 whereby the Lessor would convey the Property to STATE STREET 55, LLC upon the satisfaction of the terms and conditions contained therein (the "Sale") and the parties hereto desire to amend the Leases in accordance with the terms contained herein, but solely in the event that the Sale is consummated.

NOW, THEREFORE, in consideration of ONE HUNDRED DOLLARS ($100.00) and the mutual covenants contained herein, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. Reduction of the Leased Premises. Upon the conveyance of the Property to STATE STREET 55, LLC the Leased Premises shall be reduced to no longer include that area of the Property shown on Exhibit A attached hereto and the Lessee shall disclaim any right to use or occupy said area.

2. Other Terms and Conditions Unchanged. Except as amended herein, Lessor and Lessee agree that the Lease is ratified, adopted and confirmed all other terms and conditions of the Lease shall remain unchanged and in full force and effect.

[Signature page follows]

Signed as a sealed instrument as of the date first written above.

LESSOR:
COURTHOUSE PARK TRUST

By: _____
Name: STEPHEN N. KRUAL N
Its: TRUSTEE

LESSEE:
BACON WILSON, P.C.

By: _____
Name: JEFFRY PIALET
Its: PRESIDENT/MANAGING SHAREHOLDER

Docusign Envelope ID: 79F94347-67B2-4AAE-858F-C2517CA6333F

CONDITIONAL SUBLEASE

This Conditional Sublease ("Sublease")_is made as of this 16th day of October, 2025, by and between BLUE TARP REDEVELOPMENT, LLC, a limited liability company organized and existing under the laws of the Commonwealth of Massachusetts with an address of One MGM Way, Springfield, Massachusetts, hereinafter referred to as the "Sublessor", and STATE STREET 55, LLC, a limited liability company organized and existing under the laws of the Commonwealth of Massachusetts with an address of One Monarch Place, 25th Floor, Springfield, Massachusetts, hereinafter referred to as the "Sublessee".

Preliminary Statement

WHEREAS, the Sublessor, as subtenant, is subject to an Amended and Restated Master Lease dated as of April 29, 2022, as subsequently amended (the "Master Lease"). Pursuant to the terms of the Master Lease, the Sublessor subleases approximately 13.56 acres of land generally located in downtown Springfield, Massachusetts bordered by State Street to the North, Main Street to the East, Union Street to the South and East Columbus to the West as more fully described in the Master Lease (the "Leased Premises"). A Memorandum of Master Lease was recorded in the Hampden County Registry of Deeds in Book 22309, Page 149.

WHEREAS, subject to the satisfaction of those contingencies set forth herein, the Sublessor desires to sublease that portion of the Leased Premises as designated on Exhibit A attached hereto ("Lot 2") and the Sublessee is willing to sublease Lot 2 from the Sublessor subject to the terms and conditions hereinafter set forth.

WHEREAS, this Sublease shall only become effective if the proposal submitted by Sublessee, to the Commonwealth of Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) Office of Leasing and State Office Planning in response to Request for Proposals -Project Number 202410900 (the "Project") is selected by DCAMM and Sublessee is awarded the Project.

In furtherance of the foregoing and in consideration of the mutual promises contained herein and upon the satisfaction of the conditions precedent set forth below, the parties hereto agree as follows:

1. Condition Precedent. This Sublease Agreement shall not become effective unless and until the Project, as that term is defined herein, is awarded to Sublessee. In the event the Project is not awarded to Sublessee by March 26, 2027, this Sublease shall automatically terminate without any further action of either party hereto.

2. Sublease by Sublessor to Sublessee. The Sublessor hereby subleases Lot 2 to the Sublessee, and the Sublessee hereby subleases Lot 2 from the Sublessor, upon all of the terms and conditions set forth in the Master Lease and this Sublease. Sublessee hereby acknowledges receipt of the Master Lase, the terms and provision of which are incorporated herein by reference

Docusign Envelope ID: 79F94347-67B2-4AAE-858F-C2517CA6333F

as fully as if the terms and provisions thereof were set forth herein. In the event of any conflict between the Master Lease and this Sublease, Master Lease shall control. This Conditional Lease shall be subject to and subordinate to all of the terms and conditions of the Master Lease. Sublessee agrees to assume and be bound by the same responsibilities, obligations and duties that Sublessor has under the Master Lease and shall faithfully perform and observe all the terms, covenants and provision of the Master Lease as the same relate to Lot 2 during the Term (as defined herein). To the extent any action taken or proposed by Sublessee (including, but not limited to the effectiveness of this Sublease) require the approval of the landlord under the Master Lease or notice thereto, such action shall require the prior written consent of or notice to both Sublessor and the landlord under the Master Lease.

3. Condition and Use of Lot 2 by Sublessee. Sublessee shall accept the delivery of the possession of Lot 2 in its "AS IS" condition and without any representation or warranty by Sublessor. Sublessee shall use Lot 2 solely in connection with the Project. Use of Lot 2 shall not conflict with any legal requirement or provision of the Master Lease.

4. Term. The Term of this Sublease shall commence on the date set forth above and end on the last day of the Term (as defined in the Master Lease). The term shall include any Renewal Terms (as defined in the Master Lease), to the extent exercised by Sublessor in its sole and absolute discretion, subject to earlier termination as herein provided (the "Term"). In the event the Master Lease is terminated for any reason whatsoever, this Sublease shall terminate as of the date of termination of the Master Lease. Sublessor shall have no liability to Sublessee because of termination of this Sublease as a result of termination of the Master Lease.

5. Sublessee Rent. During the Term of this Sublease, the Sublessee shall pay to the Sublessor rent ("Sublessee Rent"), equal to One Thousand and 00/100 ($1,000.00) Dollars per year. Sublessee shall also bear the costs of insurance, taxes and all other costs and expenses associated with Lot 2 that Sublessor is required to pay under the Master Lease, including any costs of Sublessor and the landlord under the Master Lease associated with entering into this Sublease.

6. Assignment and Further Subletting. Sublessee shall have the right, with the prior written consent of Sublessor, not to be unreasonably withheld, conditioned or delayed, to assign this Sublease or to further sublease all or any portion of Lot 2.

7. Sublessee Insurance and Indemnification.

(a) The Sublessee agrees that during the Term of this Sublease, it shall obtain and maintain in full force and effect all of the insurance required by the Sublessor under the Master Lease.

(b) In additional to the other indemnities contained in the Master Lease, the Sublessee agrees to indemnify, defend and hold the Sublessor and the landlord under the Master Lease harmless from and with respect to any and all claims, liabilities, losses, damages, costs and expenses (including without limitation the reasonable fees and disbursements of counsel) related to or arising from, directly or indirectly, the Sublessee's use of Lot 2, or the use of the Lot 2 by

the Sublessee's respective agents, servants, employees, contractors, guests or invitees, beginning upon the date that Sublessee takes possession of Lot 2 (the "Sublessee Commencement Date"), and continuing through the end of the Term or earlier termination of this Sublease.

8. Sublessor's Restrictions.

(a) Sublessee shall prior to the commencement of construction, present its plan for the Project along with a timeline and plan of construction to Sublessor. Sublessor shall at all times use best efforts minimize any disruptions to the operations of Sublessor's business.

(b) During the duration of the Project, the Sublessee shall be required to install and maintain a protective fence as approved by the Sublessor along the southerly side of MGM Way. Said fence shall remain in place and in good repair until the Project is completed.

(c) The Sublessee further agrees that no construction equipment, materials or laborers serving the Project shall be allowed to park or stage equipment or materials on or at the street currently known as MGM Way or the parking garage located on the Leased Premises. If MGM Way or said parking garage is used in contravention of this Section 7, the Sublessee shall be subjected to immediate tow and to a fine equal to $100/per occurrence.

9. Default and Notices.

Any one or more of the following shall constitute an event of default under the Sublease:

a. Failure to pay any rent of other amounts due within 5 business day of when due and such failure is not cured within 10 business days after written notice from Sublessor
b. Any failure to perform or observe any other of the terms, provisions, conditions of this Sublease and such failure is not cured within 10 business days after written notice from Sublessor.
c. In the event sublessee shall (1) admit in writing its inability to pay its debts generally as they become due; (2) file a petition in bankruptcy or a petition to take advantage of any insolvency act: (3) make an assignment for the benefit of its creditors; (4) consent to the appointment of a receiver of itself or of the who or any substantial part of its property; or (5) file a petition or answer seeking reorganization under the US or state bankruptcy laws.
d. Any act or omission by Sublessee that results in an event of default under the Master Lease.

Upon any event of default, Sublessor shall have the right to terminate this Sublease, take back Lot 2 and recover such amounts as may be permitted by applicable law.

All notices given pursuant to this Sublease shall be in writing and shall be sent by a nationally recognized overnight courier service, at the addresses specified below. All notices shall be effective upon delivery (even if such addressee refuses delivery thereof).

Docusign Envelope ID: 79F94347-67B2-4AAE-858F-C2517CA6333F

The parties hereto may change their addresses/contact information by giving notice thereof to the other in conformity with this provision.

If addressed to the Sublessor:

Blue Tarp Redevelopment, LLC
One MGM Way
Springfield, MA 01103
Attn: Legal Department

with a required copy (which shall not constitute notice) to:

legalnotices@mgmresorts.com

with a required copy (which shall not constitute notice) to:

MGM Resorts International
Attn: Corporate Legal
6770 S. Edmond Street, Third Floor
Las Vegas, Nevada 89118

If addressed to the Sublessee:

Paul C. Picknelly, Manager
State Street 5, LLC
One Monarch Place, 25th Floor
Springfield, MA 01144
Email: paul@monarch-place.com

10. Subleasehold Mortgage. Sublessee (or any sublessor of the Sublessee) shall have the right to mortgage Lot 2 in accordance with the provisions of the Master Lease, subject to all terms and conditions contained in the Master Lease. The Sublessor agrees to work with the Sublessee to seek for the Sublessee's subtenants and/or lenders a subordination and non-attornment agreement pursuant to the Master Lease.

11. Privileged License. Sublessee acknowledges that Sublessor and its affiliates are engaged in businesses that are or may be subject to and exist because of privileged licenses or other permits issued by governmental authorities. If requested to do so by Sublessor or required to do so by applicable laws, Sublessee, and its agents, employees and subcontractors, shall obtain any registration, certification, license, qualification, clearance or the like which shall be requested or required of any of them by Sublessor or any such governmental authority, at Sublessee's cost and expense. If Sublessee, or its principals, agents, employees, or subcontractors, fails to satisfy such requirement or if Sublessor or its affiliates are directed to cease business with Sublessee or its principals, agents, employees or subcontractors, or if Sublessor shall in good faith determine, in its

reasonable judgment, that Sublessee, or any of its principals, agents, employees or contractors, (a) is or might be engaged in, or is about to be engaged in, any activity or activities, or (b) was or is involved in any relationship, either of which could or does jeopardize Sublessor's business or such licenses, or those of a parent company, subsidiary or affiliate, or if any such license is threatened to be, or is, denied, curtailed, suspended or revoked, this Sublease may be immediately terminated by Sublessor without further liability from Sublessor to Sublessee. In addition, Sublessee: (i) hereby acknowledges that it is illegal for an applicant to whom a license has been denied, a licensee whose license has been revoked, or a business organization under such a person's control ("**Denied Entity**"), to enter into, or attempt to enter into, a contract with Sublessor or its Affiliate, without the prior approval of certain gaming commissions or licensing authorities; (ii) represents and warrants that it is not a Denied Entity and is not under the control of a Denied Entity; and (iii) agrees that any breach of the foregoing representation and warranty will allow Sublessor to immediately terminate this Sublease without further liability from Sublessor to Sublessee. Sublessee agrees at all times to (x) keep its license current (if applicable) during the Term, and additionally (y) abide by all licensing and the applicable state gaming regulator and commission requirements and regulations.

12. Miscellaneous. This Sublease and the Master Lease constitute the entire understanding of the parties hereto with respect to the subject matter hereof, and no change or modification thereof shall be made except in writing signed by the Sublessor and the Sublessee. This Sublease shall be governed by and construed in accordance with the laws of the Commonwealth of Massachusetts.

END OF SUBLEASE SIGNATURE PAGES FOLLOW

Docusign Envelope ID: 79F94347-67B2-4AAE-858F-C2517CA6333F

Signed as a sealed instrument as of the first date written above.

BLUE TARP REDEVELOPMENT, LLC

By_____

Name: Jessica Cunningham

Its: Assistant Secretary



Docusign Envelope ID: 79F94347-67B2-4AAE-858F-C2517CA6333F

Signed as a sealed instrument as of the first date written above.

STATE STREET 55, LLC

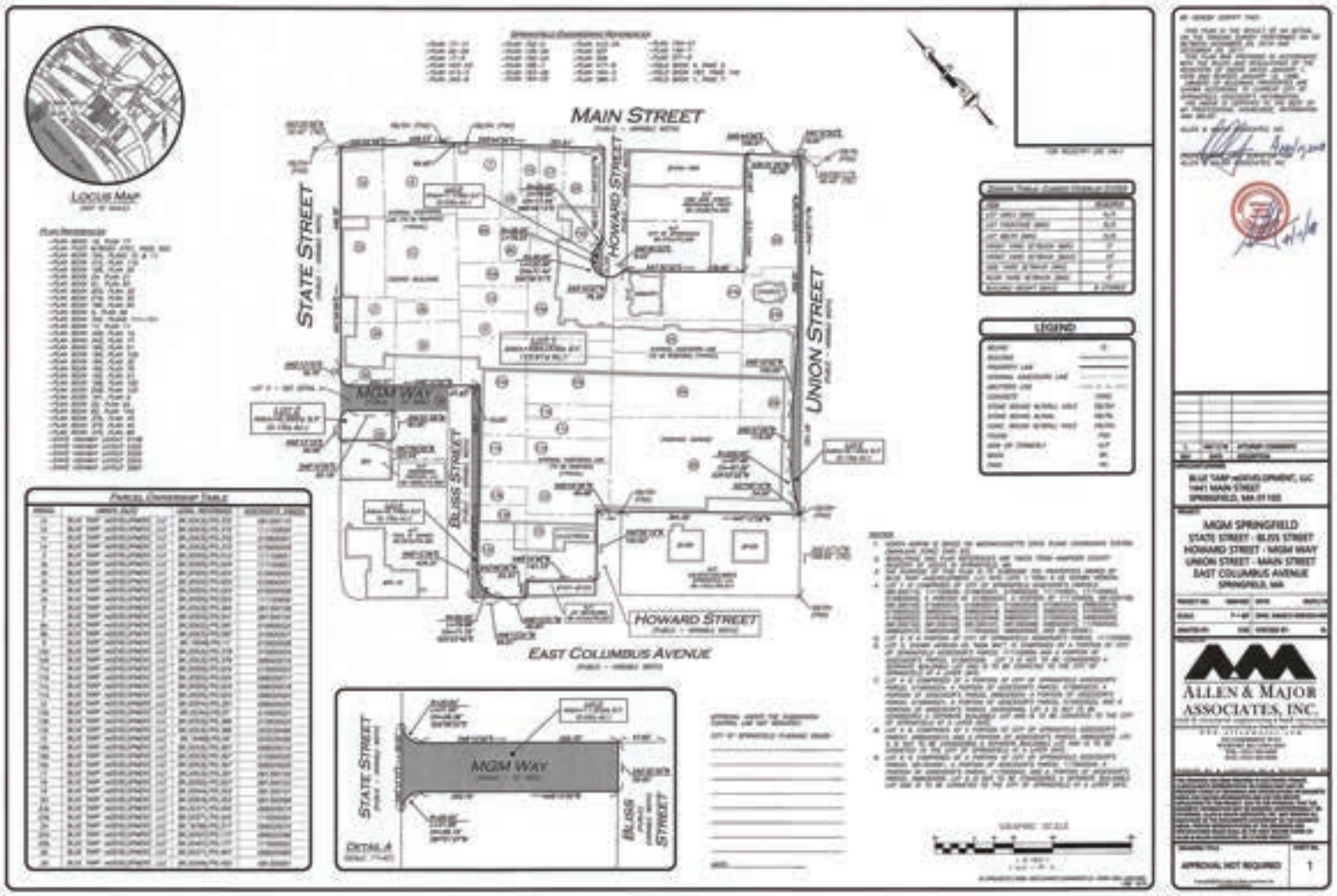
By_ Signed by: Paul Picknelly _____

Name: Paul C. Picknelly
Its Manager

Docusign Envelope ID: 79F94347-67B2-4AAE-858F-C2517CA6333F

EXHIBIT A

Docusign Envelope ID: 79F943A7-6792-4AAE-859F-C2517CA6333F



FINEGOLD ALEXANDER ARCHITECTS

FONTAINE +DIMEO

Westmass

Docusign Envelope ID: 79F94347-67B2-4AAE-858F-C2517CA6333F

MONARCH ENTERPRISES

VICI

October 15, 2025

State Street 55, LLC
c/o Monarch Enterprises, L.L.C.
One Monarch Place, 25th Floor
Springfield, Massachusetts 01144
Attention: Paul C. Picknelly

Subject: "Lot 2" of MGM Springfield

Dear Picknelly:

VICI Properties L.P. ("VICI" or "we") is very pleased to provide this letter (this "Letter") to State Street 55, LLC (the "Company" or "you") in support of the proposal (the "Proposal") to be submitted by the Company to the Commonwealth of Massachusetts Division of Capital Asset Management and Maintenance Office of Leasing and State Office Planning ("DCAMM") in response to Request for Proposals - Project Number 202410900 (the "Project").

Reference is hereby made to that certain Amended & Restated Lease Agreement (the "MGM Lease") by and between MGP Lessor, LLC, an affiliate of VICI, and MGM Lessee, LLC ("MGM"), dated as of April 29, 2022, whereby an affiliate of MGM, Blue Tarp Redevelopment, LLC ("Blue Tarp"), leases from VICI approximately 13.56 acres of land generally located in downtown Springfield, Massachusetts bordered by State Street to the North, Main Street to the East, Union Street to the South and East Columbus to the West as more fully described in the Lease (the "Leased Property").

It is our understanding that in the event you are awarded the Project in response to your Proposal that you will enter into a long-term sublease ("Sublease") with Blue Tarp that will provide the Company with access to the portion of the Leased Property known as "Lot 2" (as reflected on a plan recorded in the Hampden County Registry of Deeds in Plan Book 382, Page 83 ("Lot 2")). The MGM Lease permits such Sublease and permits the Company to further sublease such Lot 2 in its discretion, and we acknowledge the foregoing.

Our team at VICI understands the importance of Lot 2 to you in your plans for the Proposal and the redevelopment of the surrounding area and acknowledges that it is a condition to entering into any lease agreement with DCAMM for the Project (the "DCAMM Lease"). As a result and for good and valuable consideration, if the Project is awarded to you, prior to the execution of the DCAMM Lease, we agree to enter into a Subordination, Non-Disturbance, and Attornment Agreement with you and MGM with respect to the Sublease and provide you with a lease (that will be in form and substance substantially similar to the Sublease) that will be effective upon any termination or expirationwith respect to the MGM Lease or any successor lease thereto and will have a term consistent with the term of the DCAMM Lease (including any extensions thereof). VICI will also continue to work in good faith with you if the Project is awarded to you to enter into an arrangement that provides you with ownership of Lot 2.

VICI is an S&P 500® experiential real estate investment trust that owns one of the largest portfolios of market-leading gaming, hospitality and entertainment destinations, including the Mirage Hotel & Casino, Caesars Palace Las Vegas, MGM Grand Hotel & Casino and the Venetian Resort Las Vegas, four of the most iconic entertainment facilities on the Las Vegas Strip. The entry into and consummation of a transaction with respect to the Project is subject to third party approvals.

FINEGOLD ALEXANDER ARCHITECTS FONTAINE +DIMEO Westmass

MONARCH ENTERPRISES

VICI

We are excited about the Project and the continued revitalization of the City of Springfield. We wish you the best with your Proposal and we stand by to further assist you in the process.

Yours sincerely,

John Payne
President & Chief Operating Officer

Acknowledged and Agreed:

Paul C. Picknelly

FINEGOLD ALEXANDER ARCHITECTS FONTAINE +DIMEO Westmass

11.3 FEMA FLOOD PLAIN MAP AND RELATED DOCS

See Appendix 5.1

11.4 FINANCING DOCUMENTATION

As discussed previously, we will enter into a ground lease with a subsidiary of National Finance Authority (the "NFA Landlord"). The NFA Landlord intends to issue tax-exempt bonds to finance the construction and development of the Project. As a result of the proposed financing structure, certain modifications to the form of lease attached to the RFP will be necessary to obtain such financing as well as certain covenants agreed to by the Commonwealth to ensure that the bonds remain tax-exempt through maturity of such bonds. A relevant precedent for terms of the lease is the lease entered into between DCAAM and MassDevelopment/Saltonstall Building Redevelopment Corporation with respect to the Saltonstall Building. In that transaction, a portion of the project was funded with tax-exempt bonds issued via a conduit structure. The Commonwealth entered into a long-term lease for office space, and a ground lease arrangement provided the underlying security for municipal bond investors. See the proposed revisions in the form of a Lease Rider included in Appendix 1.3.

See Appendix 3.1

ENERGY STAR

The project is designed to achieve ENERGY STAR® certification, demonstrating a commitment to superior energy performance and environmental stewardship. The courthouse will incorporate ENERGY STAR guidelines to ensure that the building operates efficiently, minimizes energy consumption, and provides a comfortable, high-performing indoor environment for occupants.

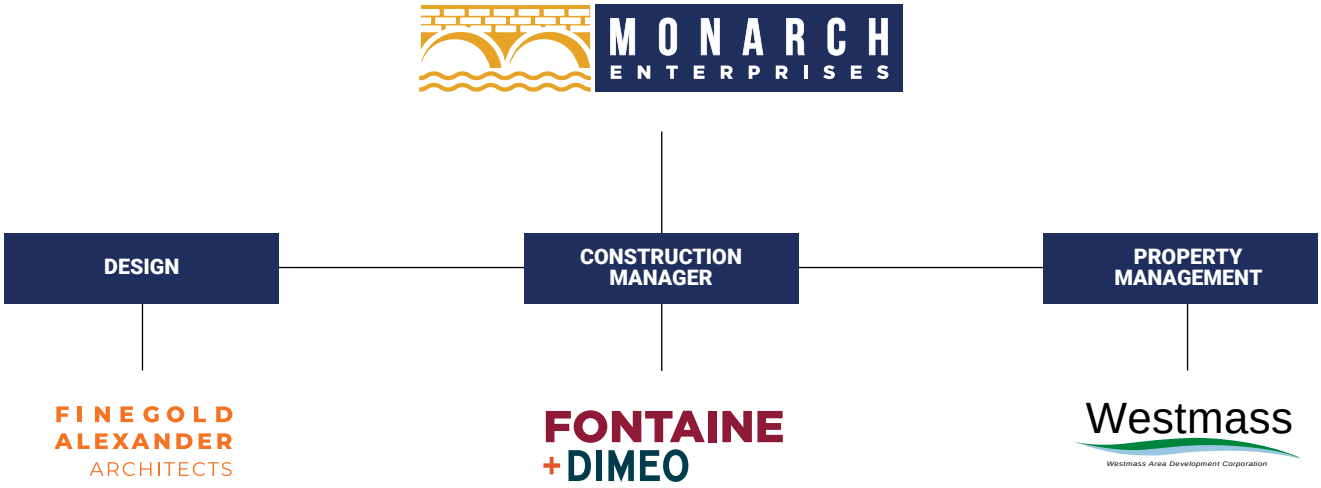
Achieving ENERGY STAR® certification will confirm that the project meets or exceeds EPA energy performance criteria, delivering long-term operational savings, reduced environmental impact, and recognition as a high-efficiency, sustainable building.

SEE SECTION 3.2 SUSTAINABILITY FOR LEED-NCV4.1 CERTIFICATION INFORMATION

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 designed the first State Courthouse LEED Platinum certification – The Lowell Justice Center – which opened in 2020.




MONARCH ENTERPRISES
DESIGN
CONSTRUCTION MANAGER
PROPERTY MANAGEMENT
FINEGOLD ALEXANDER ARCHITECTS
FONTAINE +DIMEO
Westmass
Westmass Area Development Corporation

DESIGN TEAM ORGANIZATION CHART

MONARCH ENTERPRISES

FINEGOLD ALEXANDER ARCHITECTS

Jeff Garriga, AIA
LEED AP MCCPO
Principal-in-Charge
MA No. 10357

Clair Colburn, AIA
LEED AP, LFA
Senior Project Manager
MA No. 31786

Megan Carriere, AIA
NCARB, CPHC, LEED Green Associate, CDT
Project Manager
MA No. 50560

Tony Hsiao, AIA
LEED AP
Design Principal
MA No. 6993

Özge Diler Himes, AIA
Design Manager
MA No. 954002

Megan Brown, AIA, CPHD, LEED AP BD+C
FA Energy Manager
MA No. 951675

CONSULTANTS

Thornton Tomasetti
RSE ASSOCIATES Inc.
STRUCTURAL ENGINEER

ARUP
MEP & FP/FA ENGINEER, ENERGY MODELING, SECURITY

FUSS & O'NEILL
LANDSCAPE ARCHITECT, CIVIL ENGINEER, TRAFFIC ENGINEER

Thornton Tomasetti
ENVELOPE, PARKING GARAGE, SUSTAINABILITY/LEED

SFIL
LIGHTING DESIGNER

CAVANAUGH TOCCI
ACOUSTICAL ENGINEER & AUDIO VISUAL

ARROWSTREET
ARCHITECTURE & DESIGN
INTERIOR DESIGN & SIGNAGE

JENSEN HUGHES
BUILDING CODE

RWDI
WIND ENGINEERING

OTO
GEOTECHNICAL ENGINEERING

Firm Profile

MONARCH ENTERPRISES

57+
YEARS OF DESIGN EXCELLENCE

35+
YEARS WITH DCAMM

11+
COURTHOUSE PROJECTS

MISSION + VISION

Where others see obstacles, we look through them, removing perceived barriers and finding opportunities to shape the future. We believe that our future and that of the planet depends on sustainable, interdisciplinary, and collaborative achievements.

Finegold Alexander Architects is a design collective focused on creating architecture for public, private and mission driven organizations. Our approach to transformative design is to push the realm of possibility. We do it without lines between you and us—your problem is ours; without favoring "what ifs" or "must haves"—it's both; without focusing on yesterday or tomorrow—it's all relevant.

Our projects, whether they are renovation or new construction, are integrated into their physical, cultural, and environmental contexts. As pioneers of the adaptive reuse movement, for decades we have extended the life of our historic fabric, preserving our common cultural, historical and physical heritage.



FIRM HISTORY + STRUCTURE

Finegold Alexander Architects was founded in 1967 and has been in business continuously since its inception. We have a single office in Boston that employs 40 professional staff including 29 registered architects, 17 architectural designers, and 5 administrative, finance, and marketing staff members. Our team includes 12 LEED Accredited Professionals. Finegold Alexander is an SDO-certified Women Business Enterprise (WBE).

COURTHOUSE EXPERIENCE

Finegold Alexander Architects has over 55 years of experience creating award-winning designs for new, renovated and historic preservation federal and state courthouses. Eight guiding principles derived from our collective experience of state and federal courthouse design, our participation in national justice conferences and our thought leadership inform our justice facilities: Functionality, Maintainability, Accessibility, Inclusion, Security, Sustainability, Dignity and Community. We believe these are the facets of architecture that, when properly honed, create design excellence.

Our firm completed the 264,000 SF Lowell Justice Center in Lowell, Massachusetts which is the first state courthouse in the country to achieve LEED Platinum. Completed in 2023, our design for the all-electric 118,000 SF York Judicial Center located in Biddeford, Maine consolidates four existing York County Courthouses into a single Judicial Center (District, Superior with jury, non-jury and family) and houses ten courtrooms.

Additionally, under a House Doctor Contract, Finegold Alexander is currently working with DCAMM on multiple courthouse renovations.



FRAMINGHAM REGIONAL JUSTICE CENTER

115,000 SF
New Construction
Est. Comp: 2029



YORK JUDICIAL CENTER

118,000 SF
New Construction
Completed: 2023



LOWELL JUSTICE CENTER

LEED PLATINUM CERTIFIED

246,000 SF
New Construction
Completed: 2020



FALL RIVER JUSTICE CENTER

LEED GOLD CERTIFIED

154,000 SF
New Construction
Completed: 2010



FALL RIVER TRIAL COURT

66,500 SF
Renovation / Adaptive Reuse
Completed: 1996



ADAMS COURTHOUSE

1,750 SF
Renovation/ Restoration
Completed: 2015



NORTHAMPTON JUSTICE CENTER STUDY

100,000 SF
Study, Renovation
Completed: 2013



U.S. FEDERAL COURTHOUSE, PROVIDENCE, RI

110,000 SF
Renovation
Completed: 1999



U.S. FEDERAL COURTHOUSE, SAN JUAN, PR

113,000 SF
Renovation / Restoration
Completed: 2015



BARNSTABLE COURTHOUSE

4,600 SF
Renovation
Completed: 2015

SUSTAINABLE DESIGN

HOLISTIC, SUSTAINABLE, STRATEGIC

Finegold Alexander is committed to creating high performance, sustainable and resilient design. This has been a corporate value since the foundation of our practice over 55 years ago; today we believe designing in an environmentally sustainable manner is a moral imperative of our time.

We work with our clients and project teams to evaluate a range of options and approaches to sustainability. We focus our attention on first-cost capital investment and projections for energy, cost and carbon savings to achieve the highest level of sustainable design with the available budget.

ACCREDITATIONS + MATERIALITY

Our firm is a signatory to the AIA 2030 Commitment; perhaps more importantly we have reported our project information every year since signing the Commitment. We have driven considerable reduction in our projects' EUIs and carbon footprints since becoming signatories. Our in-house Sustainability Team provides ongoing training and professional development in sustainable design. Many of our staff are LEED AP or Green Associate—the Firm reimburses for this credential. Members of Firm leadership are also CPHC and LFA accredited and others are in training. Sustainability reviews are integrated with quality assurance at key phases of the project design and development.

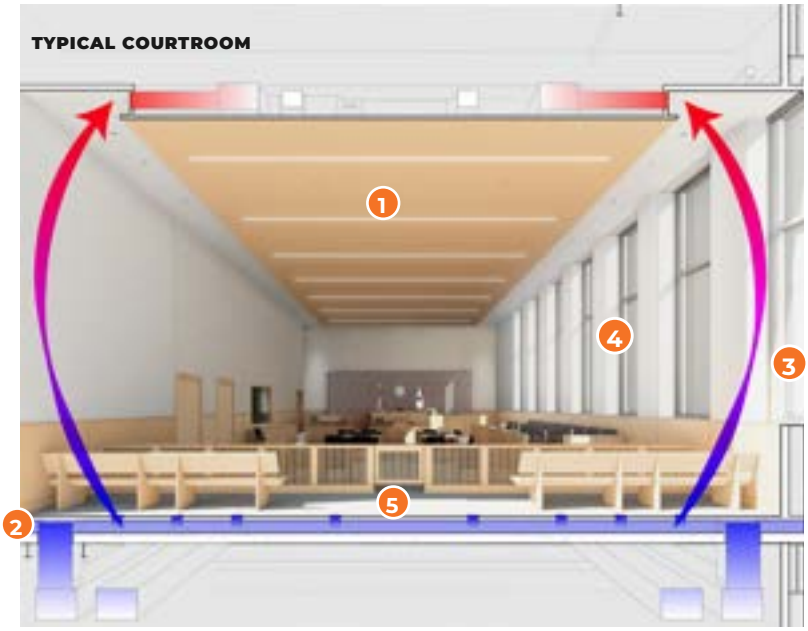
Our in-house sustainability team appoints a Sustainability Champion for every single project, no matter the scale, to review the client's goals for the project, how the project fits within the AIA 2030 Commitment, and to generally serve as a resource to the project team. We see third-party certifications, such as LEED, WELL, PHIUS or LBC, as useful benchmarks during design.

We have developed an in-house Green Specification that provides direction to our in-house project teams and consultants regarding products and means and methods that will provide for the most sustainable outcomes. These directions range from ensuring that our structural engineers allow concrete admixtures, to giving preference to products with EPDs and HPDs, products that are low embodied carbon, as well as how to avoid red-list items.

LOWELL JUSTICE CENTER

66%
REDUCTION IN ENERGY USE VERSUS THE MEDIAN COURTHOUSE USAGE

1. **ENERGY USE MANAGEMENT**
   LED fixtures, occupancy sensors, daylight-dimming systems and plug load controls monitor energy use.
2. **DISPLACEMENT AIR VENTILATION**
   Low velocity distribution of conditioned air for courtroom occupied zones provides thermal stratification and reduces background noise
3. **HIGH PERFORMANCE ENVELOPE**
   Highly insulated walls maximize energy savings.
4. **NATURAL LIGHT & VIEWS**
   Reduce lighting loads.
5. **LOW-EMITTING MATERIALS**
   Including paints, flooring, adhesives and sealants



FINEGOLD ALEXANDER ARCHITECTS
FONTAINE +DIMEO
Westmass







ABOVE: FALL RIVER JUSTICE CENTER
LEFT: LOWELL JUSTICE CENTER

Relevant Experience

MONARCH ENTERPRISES



LOWELL JUSTICE CENTER

Lowell, Massachusetts
client: City of Lowell

SIZE:
264,000 SF

CONSTRUCTION COST:
$147 Million

COMPLETION DATE:
March 2020

SCOPE:
New Construction

AWARD:
ACEC Award for Outstanding Professional Design Excellence for the Zero Net Energy Study

Built Environment Plus National Grid/Eversource Energy Optimization Award

MAJOR PROGRAM SPACES:
17 courtrooms
Judicial suites
Combined Clerk/ Probation areas
Detainee areas
District Attorney areas
Registry of Deeds areas

PROJECT DESCRIPTION:

Finegold Alexander's recently completed work at the Lowell Justice Center (LJC) demonstrates the firm's ability to work with numerous stakeholders, designing a timeless and innovative building that seamlessly accommodates a highly complex program. The design team worked with not only the Division of Capital Asset Management and Maintenance (DCAMM) and the Office of Courts Management, but also 10 individual court departments including: District, Superior, Housing, Probate and Family, Juvenile, Jury Commissioner, Executive Office of Trial Court, Mass Probation Services, Trial Court Law Library, and Court interpreter services. In addition, we worked with the District Attorney and the Registry of Deeds to create a comprehensive Justice Center. Multiple court services were brought under one roof—providing contemporary facilities for user groups that were previously located in scattered buildings that no longer served their intended function and lacked accessibility and appropriate security.

This project—that began as a certifiable study—has now yielded the first new state courthouse in the United States to be LEED Platinum certified. The building is 45% more energy efficient than code, utilizing a mix of passive and active energy strategies to achieve success. LJC was the second courthouse designed by Finegold Alexander and constructed by Dimeo Construction, the first being the Fall River Trial Court. We worked with Dimeo to

FINEGOLD ALEXANDER ARCHITECTS FONTAINE + DIMEO Westmass



ensure that every detail, from the sustainably-sourced materials, to the underfloor ventilation, to the incorporation of glass art celebrating the history of Lowell was executed in a manner that conveyed the importance of the justice system.

The main massing of LJC is an L-shaped configuration which is the ideal response for serving program requirements. The generous glass entry façades create a sense of transparency and offer light-filled circulation—providing a calming and healing environment. Courtroom spaces are also provided with generous natural light. The façade features a work of public art that represents the historical context of Lowell, creating a distinct civic presence in a historic zone.

AT LEFT: PUBLIC ART ENLIVENS THE LOBBY'S TWO-STORY GLAZED WALL. DESIGNED BY ARTIST MARTIN DONLIN, THE GLASS MURAL FEATURES SYMBOLS OF JUSTICE, RECALLS THE HISTORIC "MILL GIRLS," AND LOWELL'S NEW INDUSTRIES. MESSAGES IN FOUR LANGUAGES SPEAK TO THE DIVERSE ORIGINS OF LOWELL'S RESIDENTS.



MONARCH ENTERPRISES





Sustainability Highlights

33.93 SITE EUI

66% DECREASE FROM MEDIAN COURTHOUSE ENERGY USE

20-25% OF ANNUAL ELECTRICAL USAGE **OFFSET BY PV ARRAYS**

PV ARRAYS AND REFLECTIVE ROOFING **REDUCE HEAT ISLAND EFFECT**

EV CHARGING STATIONS PROVIDED

ALTERNATE TRANSPORTATION: BIKE RACKS & PUBLIC TRANSPORTATION PROVIDE OPTIONS

0 POTABLE WATER USED TO IRRIGATE SITE. RAIN GARDEN FILTERS WATER RUN OFF

50% OF BROWNFIELD SITE RESTORED WITH **NATIVE PLANTS**

COMPACT MASSING HAS HIGHEST IMPACT ON ENERGY SAVINGS

DISPLACEMENT AIR VENTILATION CONDITIONS AIR IN OCCUPIED ZONES ONLY AND PROVIDES HIGH INDOOR AIR QUALITY

ENERGY USE MANAGEMENT: LED FIXTURES, OCCUPANCY SENSORS, DAYLIGHT-DIMMING SYSTEMS AND PLUG LOAD CONTROLS MANAGE ENERGY USE.

EXTERIOR ENVELOPE

ROOF: R-VALUE OF **R-66**
GLAZING LIMITED TO 35% OF EXTERIOR
GLAZING UNIT: U-VALUE OF **.35**
EXTERIOR WALL: R-VALUE OF **R-27**

FINEGOLD ALEXANDER ARCHITECTS FONTAINE +DIMEO Westmass

MONARCH ENTERPRISES





"I know that each citizen of the Commonwealth has been well served by having FAA as one of the leading architectural forces in bringing top notch ability and design excellence to the Trial Court system."

RICHARD L'HEUREUX
MANAGER, PROGRAMMING, PLANNING AND DESIGN | RETIRED | COURT CAPITAL PROJECTS + FACILITIES MANAGEMENT

FINEGOLD ALEXANDER ARCHITECTS
FONTAINE +DIMEO
Westmass



YORK JUDICIAL CENTER

Biddeford, Maine
client: State of Maine Judicial Branch

SIZE:
118,000 SF

CONSTRUCTION COST:
$60 Million

COMPLETION DATE:
2023

SCOPE:
New Construction

PROJ. DELIVERY METHOD:
CM at Risk

PROGRAM ELEMENTS:
10 Courtrooms
- Arraignment
- Trial Court
- Civil Court
- Family Court
- Superior Court

Mediation Suite
Clerk Transaction Space
Jury Deliberation Rooms
Detention Areas
Judicial Suite
Resource Center
Jury Pool
Multipurpose Room

PROJECT DESCRIPTION:

Finegold Alexander's design for the York Judicial Center in Biddeford, Maine derives from sustainability goals and a desire to provide a sense of calm. The new facility is one of the largest judicial center in the state of Maine as it consolidates four District and Superior courthouses and provides 10 courtrooms, a mediation suite, clerk transaction spaces, a resource center, jury deliberation rooms, public conference rooms and detention areas.

The courthouse is free-standing in the meadowed portion of the site with separate points of entry for security. The public plaza is to the southeast and overlooks the public bus and car drop-off area. There is universal accessibility throughout the site. Delivery and detention vehicles arrive using a separate, ramped drive at the northern portion of the site. There are three separate parking areas with increasing levels of security: two public visitor and staff parking lots are located to the east of the building, and the secure Judges' parking is located to the north.

Sustainable aspirations for the project include LEED v4 Gold strategies. It is designed as a net zero energy ready building with no fossil fuel consumption and ground source heat exchangers with rooftop PVs. Visitor and Staff parking areas are prepped for trellis style PV arrays with integrated lighting.

MONARCH ENTERPRISES





FINEGOLD ALEXANDER ARCHITECTS

FONTAINE +DIMEO

Westmass



FALL RIVER JUSTICE CENTER

Fall River, Massachusetts
client: City of Fall River

SIZE:
154,000 SF

CONSTRUCTION COST:
$64 Million

COMPLETION DATE:
2010

SCOPE:
New Construction

PROJ. DELIVERY METHOD:
CM at Risk

PROGRAM ELEMENTS:
Nine Courtrooms
Clerk and Probation Offices
Law Library
Jury Pool
Detention Areas

PROJECT DESCRIPTION:

The Fall River Justice Center is located on historic South Main Street in Fall River, a former industrial town in Southeastern Massachusetts with beautiful views across Mt. Hope Bay. Located on a tight urban site in a dense low-rise neighborhood, initial concept studies suggested a compact L-shaped concept, which allowed for legible wayfinding and supported needed adjacencies. Externally, the building reflects the public importance of a courthouse and features a curving transparent façade, anchored by rough stone-faced stair towers at each end embracing a public plaza that makes a strong gesture to the main street. The building contributes to the urban fabric of downtown Fall River in dignity and quality of materials and the public plaza provides a gathering space and acts as a buffer from the busy street.

Internally, the building plan is clear and functional. Three separate circulation systems define movement for staff, detainees and the public. Courtrooms are paired around detainee cores on the upper two of the five floors. The public spaces are shaped by a curving glass wall creating an interior porch on each floor. This clarity of circulation eases wayfinding and provides the public with abundant light and views without the architectural and MEP/energy costs related to atrium spaces that are often included in civic buildings. All courtrooms have direct natural light, and continuous bands of windows provide an even distribution of natural light to all areas of the building while allowing flexibility for changes as new functional needs develop. The interior public spaces are finished in stone, metal, glass and wood. The courthouse was constructed by Dimeo.

MONARCH ENTERPRISES





FINEGOLD ALEXANDER ARCHITECTS
FONTAINE +DIMEO
Westmass



FRAMINGHAM REGIONAL JUSTICE CENTER

Framingham, Massachusetts
client: DCAMM

SIZE:
115,000 SF

CONSTRUCTION COST:
$131 M

COMPLETION DATE:
Est. 2029

SCOPE:
New Construction

PROJ. DELIVERY METHOD:
CM at Risk

PROGRAM ELEMENTS:
4 Court Departments
7 Courtrooms
5 Hearing Rooms
Jury Assembly
Jury Deliberation Suites
Clerk Magistrate & Probation
Housing Specialist
Register of Probate
8 Judicial Lobbies
Court Service Center
Central Holding
District Attorney
Housing Specialist

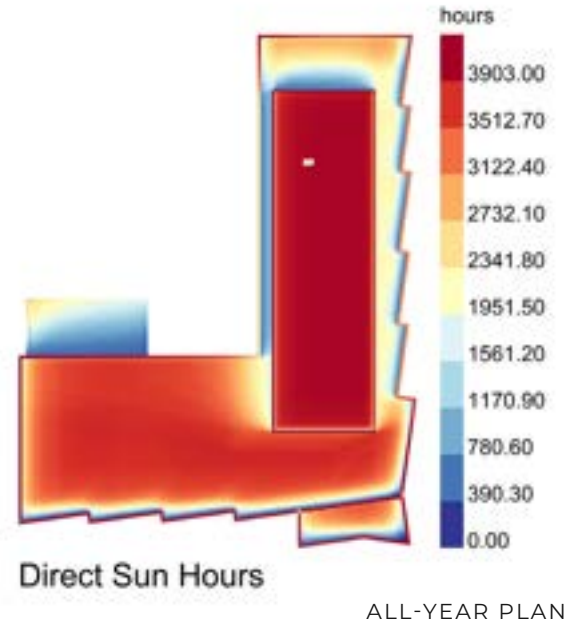
PROJECT DESCRIPTION:

Finegold Alexander recently completed the certified study for the new construction of the Framingham Regional Justice Center, consolidating the District, Juvenile, Probate & Family, and Housing Courts. After multiple design scheme options, the consenus solution engages the former Danforth building site, responding to the surrounding urban context and streetscape by maintaining setbacks along Union Avenue established by the adjacent buildings. The main entry is positioned to be clearly visible upon approach from Framingham's downtown, transit stations, and public parking, enhancing wayfinding and reinforcing the courthouse's civic presence.

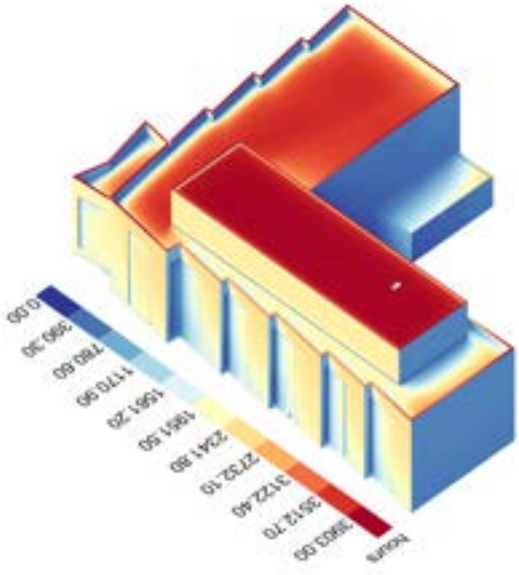
Feedback from both DCAMM and Court leadership feedback played a critical role in shaping the design, enhancing security while promoting transparency, and universal accessibility for the public. These inputs guided spatial planning, circulation strategies, and material choices.

As the façade design evolved, undulating brick panels were introduced to create a dynamic visual effect—appearing to open and shift as one moves along the street. The brick panel angles were analysed with the goal of reducing direct sun on the glazing and enhancing the quality of the interior environment. The orientation and articulation of the façade elements are designed to optimize daylight, improve visual comfort, and reduce the direct sun at the glazing along the public corridors along Union Ave (West) and Pearl Street (South).





ALL-YEAR PLAN



ALL-YEAR PLAN AXONOMETRIC SE

The sustainable, energy efficient design aligns with DCAMM's priority objectives and decarbonization goals by 2050, and Executive Order 594. The incorporation of biophilic materials to reference nature fosters a calm, respectful atmosphere.



ABOVE: LOWELL JUSTICE CENTER

Key Personnel

FINEGOLD ALEXANDER ARCHITECTS
FONTAINE +DIMEO
Westmass



Years of Experience: 31

EDUCATION

WENTWORTH INSTITUTE OF TECHNOLOGY
BACHELOR OF ARCHITECTURE, 1994

WENTWORTH INSTITUTE OF TECHNOLOGY
ASSOCIATE ARCHITECTURAL ENGINEERING, 1991

MIAMI DADE COMMUNITY COLLEGE
ASSOCIATE IN ARTS, 1989

REGISTRATIONS

REGISTERED ARCHITECT IN MA (NO. 10357)

NCARB CERTIFIED (NO. 841577)

LEED ACCREDITED PROFESSIONAL

MCPPO CERTIFIED

AFFILIATIONS

BOSTON SOCIETY OF ARCHITECTS

AMERICAN INSTITUTE OF ARCHITECTS

U.S. GREEN BUILDING COUNCIL

SPEAKING ENGAGEMENTS

FENWAY ALLIANCE LEADER2LEADER EVENT: "PUBLIC ART 2020: HOW ARCHITECTURE AND DESIGN CAN CONTRIBUTE TO SOCIAL ACTIVISM AND PUBLIC ART"

JEFFREY J. GARRIGA, AIA, LEED AP, MCCPO

Treasurer | Principal | Director of Technology

Jeffrey Garriga, AIA, LEED AP is a principal at Finegold Alexander and oversees the firm's public project work. He has lead a variety of restoration, adaptive use, and new construction projects which range from $1 million to $146 million in construction value. He has worked closely with the Executive Office of the Trial Court and DCAMM on programming, design and delivery of courthouses, notably the Lowell Justice Center, a 17 courtroom, 264,000 SF courthouse that is certified LEED Platinum and he is currently PIC for the Framingham Regional Justice Center.

Jeff is also the firm's Director of Technology, and has been instrumental in implementing Building Information Modeling (BIM) technology. The firm, largely due to his efforts, is highly skilled at the use of BIM within new and existing buildings.

RELEVANT EXPERIENCE

CIVIC

BEVERLY CITY HALL RENOVATION | BEVERLY, MA

BOSTON PUBLIC LIBRARY, MCKIM FOUNTAIN RENOVATION | BOSTON, MA

BOSTON PFD FY2013 – FY2015 HOUSE DOCTOR CONSULTING SERVICES FOR ARCHITECTURE AND HISTORIC PRESERVATION | BOSTON, MA

DCAMM STATE COURTS HOUSE DOCTOR | MA

- ADAMS COURTHOUSE AND CONFERENCE CENTER | BOSTON, MA
- BROCKTON COURTHOUSE STUDY | BROCKTON, MA
- BARNSTABLE COURTHOUSE STUDY | BARNSTABLE, MA
- MASSACHUSETTS STATE HOUSE, EXECUTIVE OFFICES OF THE GOVERNOR | BOSTON, MA
- MASSACHUSETTS STATE HOUSE LIBRARY | BOSTON, MA
- NORTHAMPTON JUSTICE CENTER FEASIBILITY STUDY | NORTHAMPTON, MA
- SAFE AND SECURE WAITING AREAS | BOSTON, MA

FALL RIVER JUDICIAL CENTER | FALL RIVER, MA

- LEED GOLD CERTIFIED

FRAMINGHAM REGIONAL JUSTICE CENTER | FRAMINGHAM, MA

LOWELL JUSTICE CENTER | LOWELL, MA

- LEED PLATINUM

MA STATE HOUSE INFRASTRUCTURE PLAN | BOSTON, MA

MENINO CENTER/HYDE PARK RESOURCE CENTER | BOSTON, MA

PARIS + VINE STREET COMMUNITY CENTER | BOSTON, MA

THE CAMBRIDGE FAMILY YMCA, MASTER PLAN | CAMBRIDGE, MA

UNION STATION INTERMODAL TRANSPORTATION CENTER | WORCESTER, MA

PUBLICATIONS

INFORMED INFRASTRUCTURE, 4/2019, "AIMING FOR NET ZERO IN PUBLIC BUILDINGS: 8 PRINCIPLES"

JEFFREY J. GARRIGA, AIA, LEED AP, MCCPO

Treasurer | Principal | Director of Technology

U.S. FEDERAL COURTHOUSE | SAN JUAN, PUERTO RICO

U.S. FEDERAL COURTHOUSE | PROVIDENCE, RI

YORK JUDICIAL CENTER | BIDDEFORD, ME

CULTURAL

BETH SHOLOM SYNAGOGUE | MEMPHIS, TN

BOSTON OPERA HOUSE | BOSTON, MA

CONGREGATION SHEARITH ISRAEL, ADDITION AND RENOVATION | DALLAS, TX

MOHAWK THEATER + PERFORMING ARTS CENTER | NORTH ADAMS, MA

TEMPLE EMETH | CHESTNUT HILL, MA

TEMPLE ISRAEL | OMAHA, NE

THE CAMPUS OF THE JEWISH COMMUNITY | SAN ANTONIO, TX

VALLEY BETH SHALOM | ENCINO, CA

HIGHER EDUCATION

NORTHEASTERN UNIVERSITY, MOOT COURTROOM RENOVATION | BOSTON, MA

K-12 EDUCATION

CARTER CENTER SCHOOL | BOSTON, MA

PHILLIPS ACADEMY, DRAPER HALL | ANDOVER, MA

THE WILLISTON NORTHAMPTON SCHOOL, REED CAMPUS CENTER | EASTHAMPTON, MA

LIBRARIES

HINGHAM PUBLIC LIBRARY | HINGHAM, MA

NORWELL PUBLIC LIBRARY | NORWELL, MA

DEVELPOMENT

45 E CENTRAL STREET NATICK | NATICK, MA

226 CAUSEWAY STREET, STRADA 234 | BOSTON, MA

CABLE MILL RESIDENCES, 160 WATER STREET | WILLIAMSTOWN, MA

DUCK MILL, ADAPTIVE USE STUDY | LAWRENCE, MA

DUTTON STREET MILL, ADAPTIVE USE STUDY | LOWELL, MA

LEVIS MILL, ADAPTIVE USE STUDY | LAWRENCE, MA

NEW ORCHARD HILL ESTATES | OXFORD, MA

STRATHMORE MILL, ADAPTIVE USE STUDY | MONTAGUE, MA



Years of Experience: 25

EDUCATION

UNIVERSITY OF MICHIGAN
MASTER OF ARCHITECTURE, 1999

HAVERFORD COLLEGE
BACHELOR OF FINE ART, 1991

REGISTRATIONS

REGISTERED ARCHITECT IN MA (NO. 31786)

LEED ACCREDITED PROFESSIONAL

ILFI LFA ACCREDITED PROFESSIONAL

AFFILIATIONS

AMERICAN INSTITUTE OF ARCHITECTS (AIA)

BOSTON SOCIETY OF ARCHITECTS (BSA)

USGBC, MEMBER

BELMONT LIBRARY BUILDING COMMITTEE
CHAIR 2018-PRESENT
SUB-COMMITTEES: OPM & ARCHITECT SELECTIONS

BELMONT LIBRARY FOUNDATION (BLF)
PRESIDENT, 2014-2017
BOARD MEMBER, 2014-PRESENT
BLF FEASIBILITY COMMITTEE MEMBER, 2016

PUBLICATIONS

"REIMAGINING COURTHOUSE DESIGN FOR BETTER ACCESS TO JUSTICE" IN LAW360 NOVEMBER 2021

CLAIR COLBURN, AIA, LEED AP BD+C, LFA

Associate Principal | Architect

Clair Colburn is an experienced architect who has worked extensively on highly sustainable civic, academic and institutional projects with a focus on state courthouses. She has experience renovating historically significant projects as well as designing newly constructed buildings. Her commitment to broadening access and inclusion runs deep as the Firm's mentoring director and in her advocacy for underrepresented stakeholders of the projects she leads.

Clair provides leadership from the early stages of program confirmation through project completion on complex projects like the Lowell Justice Center and York Judicial Center. She is currently working the new construction of the Framingham Regional Justice Center. Clair is actively involved in moving her town's public library into the 21st century by chairing the Belmonth Library Building Committee.

RELEVANT EXPERIENCE

CIVIC

BATON ROUGE PUBLIC LIBRARY | BATON ROUGE, LA *

DCAMM COURTS HOUSE DOCTOR, BROOKE COURTHOUSE | BOSTON, MA

FEASIBILITY DESIGN CONSULTATION HURLEY DEVELOPMENT | BOSTON, MA

FRAMINGHAM REGIONAL JUSTICE CENTER | FRAMINGHAM, MA

LEWISTON PUBLIC LIBRARY RENOVATION | LEWISTON, ME *

LOWELL JUSTICE CENTER | LOWELL, MA

LEED PLATINUM

MAINE HISTORICAL SOCIETY LIBRARY RENOVATION | PORTLAND, ME *

OLD EVERETT HIGH SCHOOL ADAPTIVE USE STUDY | EVERETT, MA

YORK JUDICIAL CENTER | BIDDEFORD, ME

K-12 EDUCATION

BELMONT HILL SCHOOL, MUSIC BUILDING | BELMONT, MA *

HOLLAND SCHOOL, FACADE RENOVATION | DORCHESTER, MA*

WORCESTER ACADEMY, WALKER HALL RENOVATION | WORCESTER, MA *

CLAIR COLBURN, AIA, LEED AP BD+C, LFA

Associate Principal | Architect

"INCLUSIVITY IN COURTHOUSE DESIGN" IN HIGH PROFILE, MAY 2020

"INCLUSIVITY IN COURTHOUSE DESIGN" IN CORRECTIONAL NEWS, MAY 2020

SPEAKING ENGAGEMENTS

AIA AAJ 2025: INCORPORATING ACCESS TO JUSTICE PRINCIPLES IN THE PLANNING AND DESIGN OF MODERN COURTHOUSES

AIA ACADEMY OF ARCHITECTURE FOR JUSTICE CONFERENCE 2022: "INCLUSIVE DESIGN: POLICIES, NEIGHBORHOODS, AND JUDICIAL CENTERS", IN COLLABORATION WITH RACHEL HELLER AND COLIN KILLICK

FENWAY ALLIANCE LEADER2LEADER EVENT: "PUBLIC ART 2020: HOW ARCHITECTURE AND DESIGN CAN CONTRIBUTE TO SOCIAL ACTIVISM AND PUBLIC ART", OCTOBER 2020

ABX 2019: BSA WOMEN IN DESIGN SPONSORED: "INCLUSIVITY IN COURTHOUSE DESIGN" IN COLLABORATION WITH ANNE BROCKELMAN AND RICHARD L'HEUREUX

THE BUILT WORLD, ST. ANDREW'S SCHOOL WOMEN'S NETWORK WEEKEND, PANEL SPEAKER; SEMINAR: "INCLUSIVITY IN DESIGN"

HIGHER EDUCATION

AMHERST COLLEGE | AMHERST, MA

- ENERGY AND FEASIBILITY STUDY (SUBCONSULTANT TO SALAS O'BRIEN)
- PHASE I DECARBONIZATION IMPLEMENTATION (SUBCONSULTANT TO SALAS O'BRIEN)

HARVARD UNIVERSITY | CAMBRIDGE, MA

- GRADUATE STUDENT CENTER RENOVATION FEASIBILITY STUDY
- OFA RENOVATION FEASIBILITY STUDY

NORTHEASTERN UNIVERSITY, MOOT COURTROOM RENOVATION | BOSTON, MA

PRINCETON UNIVERSITY | PRINCETON, NJ *

- ANDLINGER CENTER FOR HUMANITIES RENOVATION
- SCHEIDE CALDWELL HOUSE

SMITH COLLEGE | NORTHAMPTON, MA

- PHASE I CAMPUS DECARBONIZATION PLAN (SUBCONSULTANT TO SALAS O'BRIEN)
- ENERGY STUDY

WELLESLEY COLLEGE | WELLESLEY, MA

- CLAFLIN HALL RENOVATION
- LAKE HOUSE RENOVATION

COMPETITIONS

AIA VERMONT EMERGING PROFESSIONALS COMPETITION 2014: ENGAGING THE PUBLIC LIBRARY, "INFOTECHA" | AWARDED 2ND PLACE

"WORLD TRADE CENTER MEMORIAL" DESIGN COMPETITION IN COLLABORATION WITH NICO LARCO, 2003

BOSTON ARCHITECTURAL CENTER EDCO GRANT 2003, "POCHE CONDITIONS"

MAKING DOMAIN, "SUR'FACE" IN COLLABORATION WITH DEBORAH KULLY, 2002 | AWARDED 1ST PLACE

*Work completed prior to joining Finegold Alexander Architects



Years of Experience: 37

EDUCATION

MASTERS OF ARCHITECTURE, HARVARD GRADUATE SCHOOL OF DESIGN

BACHELOR OF SCIENCE, UNIVERSITY OF MICHIGAN

REGISTRATIONS

REGISTERED ARCHITECT IN MA (NO. 6993)

LEED ACCREDITED PROFESSIONAL

AFFILIATIONS

BOSTON SOCIETY OF ARCHITECTS

AMERICAN INSTITUTE OF ARCHITECTS

NATIONAL TRUST FOR HISTORIC PRESERVATION

ART DECO SOCIETY OF AMERICA

MID-CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION (CHAIR)

FORMER CHAIRMAN, BOSTON SOCIETY OF ARCHITECTS HONORS AND AWARDS COMMITTEE

DESIGN COMPETITION DIRECTOR

2014 AIA PA JURY MEMBER

UNION STATION 2010

GLYNDWR UNIVERSITY, WALES, UK

TONY HSIAO, AIA, LEED AP

Principal | Director of Design

Tony has been a driving force in the evolution of the design practice at Finegold Alexander, and he has had a leadership role on many of the most recent and significant projects at the firm. His creativity in design, translating complex program requirements across existing and new building fabric has ensured transformational projects for our clients.

Tony's role as Chair of the Mid Cambridge Neighborhood Conservation Commission, as well as his past role as the chair of the BSA Honors and Awards Committee, reflects a deep commitment and passion for design excellence and a sensitivity to the historic nature of this effort.

RELEVANT EXPERIENCE

CIVIC

BOSTON PUBLIC LIBRARY, RARE BOOKS RENOVATION | BOSTON, MA

CHRISTA MCAULIFFE BRANCH LIBRARY | FRAMINGHAM, MA
LEED SILVER

FALL RIVER JUDICIAL CENTER | FALL RIVER, MA
LEED GOLD CERTIFIED

FALL RIVER TRIAL COURT | FALL RIVER, MA

FRAMINGHAM REGIONAL JUSTICE CENTER | FRAMINGHAM, MA

HINGHAM PUBLIC LIBRARY | HINGHAM, MA

HOLYOKE PUBLIC LIBRARY | HOLYOKE, MA

JONES PUBLIC LIBRARY FEASIBILITY STUDY | AMHERST, MA

J.V. FLETCHER LIBRARY FEASIBILITY STUDY | WESTFORD, MA

LOWELL JUSTICE CENTER | LOWELL, MA
LEED PLATINUM

LOWELL TRIAL COURT FACILITIES MASTERPLAN | LOWELL, MA

LOWER BASIN BARRACKS, MASSACHUSETTS STATE POLICE | BOSTON, MA

LYNCH VANOTTERLOO YMCA | SALEM, MA

MILTON PUBLIC LIBRARY FEASIBILITY STUDY | MILTON, MA

NEWBURYPORT PUBLIC LIBRARY | NEWBURYPORT, MA

NEWTON POLICE HEADQUARTERS | NEWTON, MA

OLD EVERETT HIGH SCHOOL ADAPTIVE USE STUDY | EVERETT, MA

PROJECT HOPE | ROXBURY, MA

ROSIE'S PLACE | BOSTON, MA



Years of Experience: 15

EDUCATION

SYRACUSE UNIVERSITY SCHOOL OF ARCHITECTURE BACHELOR OF ARCHITECTURE | 05.2009

MINOR | ENGLISH & TEXTUAL STUDIES

REGISTRATIONS

REGISTERED ARCHITECT MA LICENSE #50560

NCARB CERTIFICATE

PHIUS CERTIFIED CONSULTANT (CPHC ®)

LEED GREEN ASSOCIATE

CSI CONSTRUCTION DOCUMENTS TECHNOLOGIST (CDT)

AFFILIATIONS

AMERICAN INSTITUTE OF ARCHITECTS (AIA)

BOSTON SOCIETY OF ARCHITECTS (BSA)

NATIONAL COUNCIL OF ARCHITECTURAL REGISTRATION BOARDS

ACE MENTOR PROGRAM, GREATER BOSTON AREA (MENTOR 2010-2023)

MELROSE ZONING BOARD OF APPEALS, ASSOCIATE MEMBER (2021-2024)

MEGAN Y. CARRIERE, AIA, NCARB, CPHC®, LEED GREEN ASSOCIATE, CDT

Megan is a technical and detail-oriented architect, with significant experience in all stages of the design process. She is especially skilled in leading and managing teams for large and complicated project types, including educational and civic institutions, as well as courthouses. She was Project Architect on the recently completed, highly sustainable, York Judicial Center. Megan led the design documentation, building systems coordination and the overall realization of the exterior design of the building. Megan is also currently the Project Architect for Framingham Regional Justice Center.

RELEVANT EXPERIENCE

CIVIC

BEVERLY CITY HALL | BEVERLY, MA

DCAMM STATE COURTS HOUSE DOCTOR | MA

- BARNSTABLE PROBATE AND FAMILY COURT
- FENTON JUDICIAL CENTER
- EDWARD BROOKE COURTHOUSE, ADMINISTRATIVE
- OFFICE OF THE DISTRICT COURT, DEPARTMENT RENOVATIONS (BOSTON, MA)
- FALL RIVER TRIAL COURT FACILITIES

FRAMINGHAM REGIONAL JUSTICE CENTER | FRAMINGHAM, MA

YORK JUDICIAL CENTER | BIDDEFORD, ME

EDUCATION K - 12 SCHOOLS

KIPP ACADEMY LYNN COLLEGIATE | LYNN, MA*

HILDRETH ELEMENTARY SCHOOL (MSBA) | HARVARD, MA*

HIGHER EDUCATION

PROVIDENCE COLLEGE | PROVIDENCE, RI

- CHAPEY FIELD AT ANDERSON STADIUM*
- SCHNEIDER ARENA ADDITION & RENOVATIONS*
- HARKINS HALL RENOVATIONS*
- CAMPUS CLASSROOM UTILIZATION STUDY*
- INSTITUTIONAL MASTER PLAN UPDATE 2012*
- ARTHUR AND PATRICIA RYAN CENTER FOR BUSINESS STUDIES*

PRIVATE DEVELOPMENT

415 BROADVIEW AVENUE | TORONTO, CANADA

ORA SEAPORT/HYATT PLACE | BOSTON, MA*

HYATT CENTRIC BOSTON | BOSTON, MA*

*Work completed prior to joining Finegold Alexander Architects



Years of Experience: 19

EDUCATION

CARNEGIE MELLON UNIVERSITY, MASTER OF URBAN DESIGN, (2011)

MIDDLE EAST TECHNICAL UNIVERSITY, BACHELOR OF ARCHITECTURE (2009)

AWARDS

2020 BUILDING DESIGN + CONSTRUCTION, 40 UNDER 40 HONOREE

PUBLICATIONS

"ADAPTING ARCHITECTURE FOR CONTEMPORARY CONDITIONS," IN BANKER & TRADESMAN

"CHOREOGRAPHYING ANKASA'S AIRPORT ROAD," FAILED ARCHITECTURE, MAY, 2017

"THREATEN(ING/ED) LANDMARK," CLOG 14: LANDMARK, SEPTEMBER 2015

"PLANET REM" (WITH ADAM HIMES), CLOG 11: REM, JUNE 2014

TEACHING EXPERIENCE

BOSTON UNIVERSITY, LECTURER

CARNEGIE MELLON UNIVERSITY, ADJUNCT TEACHING PROFESSOR

CARNEGIE MELLON UNIVERSITY ADJUNCT RESEARCHER

CARNEGIE MELLON UNIVERSITY TEACHING ASSISTANT

ÖZGE DILER HIMES, AIA

Associate | Design Manager

Özge Diler Himes is the Design Manager at Finegold Alexander Architects playing a central role in the design dialogue at the firm. Özge has previously worked on projects ranging from the large urban scale to small architectural interventions in both large and small office settings. In all endeavors, she is passionate about architectural detail, material, and craftsmanship. Her professional interests include repurposing existing buildings and experimenting with graphic representation techniques. In addition to her professional experience, Özge was a lecturer in Architectural Design at Boston University and she taught studios previously at Carnegie Mellon University. She is passionate about architectural detail, materials, and craftsmanship.

RELEVANT EXPERIENCE

CIVIC

BOSTON PUBLIC LIBRARY, SPECIAL COLLECTIONS RENOVATION | BOSTON, MA

FRAMINGHAM COURTHOUSE | FRAMINGHAM, MA

STOUGHTON PUBLIC LIBRARY | STOUGHTON, MA

DEVELOPMENT

581 BOYLSTON ST | BOSTON, MA

19 HIGHLAND AVE | NEWTON, MA

260 HIGH PARK | TORONTO, CA

727 MASSACHUSETTS AVE | CAMBRIDGE, MA

BOYLSTON STREET | BROOKLINE, MA

CASCADE RESIDENCES | WAYLAND, MA

MEDALLION CAPITAL GROUP OFFICE, 45 JUTLAND ST | TORONTO, CANADA

UNION POINT DEVELOPMENT, HANGAR ADAPTIVE REUSE | SOUTH WEYMOUTH, MA

HIGHER EDUCATION

BABSON COLLEGE | WELLESLEY, MA

THE COMMONS AT HORN LIBRARY

HORN LIBRARY RENOVATIONS

K-12 EDUCATION

CONCORD MIDDLE SCHOOL FEASIBILITY STUDY | CONCORD, MA

CULTURAL

THE FIRST CHURCH OF CHRIST, SCIENTIST, CONGREGANT EXPERIENCE UPGRADES | BOSTON, MA

DESIGN COMPETITION

727 MASSACHUSETTS AVE (WINNING ENTRY) | CAMBRIDGE, MA

L STREET POWER STATION REDEVELOPMENT | SOUTH BOSTON, MA

ARUP Firm Profile

Arup is the force at the heart of many of the world's most prominent projects. Arup's Boston office was founded over 20 years ago; we connect to an internal network of over 18,500 staff working in 95 offices in 34 countries. Our engineers, planners, designers, and consultants deliver innovative projects across the world with creativity and passion. With the support of our local, national, and international network, we bring knowledge and experience of global best practices to our work in Massachusetts and worldwide. We are committed to creating and contributing to equitable spaces and systems and fostering an inclusive culture. As leaders across the built environment, it is our shared responsibility to bring about meaningful change for good through the projects we do and the people we choose to work with. We believe that fostering an inclusive workplace where members feel a sense of belonging at Arup is a business imperative.

Arup has partnered with government clients on a broad range of projects, including courthouses, defense facilities, federal offices, public infrastructure, public safety systems, border patrol structures, custodial centers, prisons and postal buildings. In recent years, we have worked with the Division of Capital Asset Management and Maintenance and the Administrative Office of the Trial Court on acclaimed projects such as the Lowell Judicial Center and Fall River Justice Center. Additional notable projects include Western Trial Courts, Framingham Regional Justice Center, York Judicial Center, and Tweed Courthouse.

Arup brings a unique blend of technical expertise, civic responsibility, and design innovation to the justice sector. We have decades of experience delivering courthouse facilities that balance functionality, security, and community impact. Arup focuses on engineering courthouse environments that prioritize human experience, safety, and sustainability.

Arup Americas Project Experience:

- Benton Federal Courthouse Renovation, Benton, IL
- Denver Federal Courthouse, Denver, CO
- Fall River Justice Center, Fall River, MA
- Federal Courthouse Special Studies, Phoenix, AZ
- Framingham Regional Justice Center, Framingham, MA
- Governor George Deukmejian Courthouse
- Indio Juvenile and Family Courthouse, Riverside, CA
- Lowell Judicial Center, Lowell, MA
- Madera Courthouse, Madera, CA
- Middlesex County Courthouse, Cambridge, MA
- Milwaukee Federal Building and U.S. Courthouse, Milwaukee, WI
- Multnomah County Courthouse Pedestrian Study, OR
- San Diego Federal Courthouse, San Diego, CA
- Santa Rosa Criminal Courthouse, Santa Rosa, CA
- Southeast Los Angeles Courthouse, Los Angeles, CA
- Stockton Courthouse Post Occupancy Evaluation, Stockton, CA
- Tweed Courthouse, New York, NY
- Western Trial Courts, Massachusettts
- Whatcom County Courthouse, Bellingham, WA
- York Judicial Center, York, ME



York Judicial Center, Biddeford, ME



Lowell Judicial Center, Lowell, MA

Lowell Judicial Center
Lowell, MA



© Finegold Alexander



© Finegold Alexander

Client
Finegold Alexander

Project owner
Division of Capital Asset Management and Maintenence

The Administrative Office of the Trial Court

Key facts
265,000ft² facility housing six courts and 27 courtrooms

$146m construction cost

LEED Platinum certified

Completed May 2020

Key services provided
Mechanical and plumbing engineering

Fire/life safety consulting

Security consulting

Selected awards
Green Building Showcase, National Grid/Eversource Energy Optimization Award, 2021

BSA Accessible Design Award, 2021

Building off previous work, Arup collaborated to create a high-performance courthouse that is functional, welcoming, beautiful, and accessible.

Sitting on a 3.2-acre site within Lowell National Historical Park, the nine-story, 265,000ft² judicial center combines the operations of Lowell's Superior, District, Housing, Juvenile and Probate, and Family Courts. It houses 17 courtrooms as well as a Court Service Center, Law Library, the Registry of Deeds, Office of the District Attorney, and a Grand Jury Room.

Following previous studies by Arup, the facility was able to be designed to maximize energy efficiency. It uses a chilled beam HVAC system, photo-voltaic panels, high-performance mechanical and lighting systems, and a highly insulated building envelope. These measures allow the center to achieve performance targets 40% better than those required by code. The new courthouse received a LEED Platinum certification, the first state courthouse in the country to do so.

www.arup.com

Fall River Justice Center
Fall River, MA



© Enter copyright credit here

Client
Finegold Alexander + Associates

Project owner
Division of Capital Asset Management and Maintenence

The Administrative Office of the Trial Court

Key facts
160,000ft² superior and district court facility

Key services provided
Mechanical, electrical, and plumbing engineering
Fire/life safety consulting
IT and communications consulting
Security consulting

LEED Gold certified, the Fall River Justice Center saves 28% in energy costs compared to a baseline building.

The 5-story Fall River Justice Center has nine courtrooms, a law library, administrative offices, jury rooms and the Bristol County District Attorney's office.

The design incorporates high efficiency lighting and occupancy sensors with an emphasis on maximizing natural daylight. Low flush water fixtures and carbon dioxide control of outside air intake help contribute to the 25% in energy user savings and 28% energy cost savings, compared to a building designed to a code-compliant energy baseline.

The project received a Massachusetts Renewable Energy Trust grant for additional sustainable and renewable energy studies.



Profession
Mechanical Engineering

Current position
Principal

Joined Arup
1987

Years of experience
37

Qualifications
BSc (Hons), University of Dundee, 1987

Professional Engineer (PE): Massachusetts (2011)

Chartered Engineer

LEED Accredited Professional

Professional associations
Board Member, A Better City

Member, Boston Green Ribbon Commission

Board Member, ULI Advisory Committee

Mark Walsh-Cooke

Mark has experience in sustainable, health and wellness, zero net energy, and environmentally responsible design: enhancing the performance of new and existing buildings.

Mark Walsh-Cooke is a principal in Arup's Boston office and leads Arup's Property business in the East Geography. Mark has experience in mechanical engineering design, analysis, and construction. Mark is responsible for managing multi-disciplinary project teams and designing a range of building typologies. These include courthouses, offices, commercial laboratories, multifamily housing, retail, art galleries, museums and a wide range of academic buildings.

Project experience

Lowell Judicial Court, Lowell, MA

Project Director for the new 265,000ft² Trial Court Judicial Center. The Judicial Center contains 16 courtrooms with state-of-the-art security and technology. LEED Platinum certified, the first state courthouse in the country to do so.

Fall River Justice Center, Fall River, MA

Project Director for a 145,000ft² courthouse that includes courtrooms, offices, and support spaces. LEED Gold certified.

State House Infrastructure Plan, Boston, MA

Project Director for the engineering team collaborating with Finegold Alexander. The project involves the infrastructure assessment and planning, including a comprehensive facility conditions assessment (site, systems, security, and envelope), comparative cost modeling, and life cycle costing to evaluate and recommend alternative approaches to address infrastructure needs.

Lowell Trial Court Zero Net Energy Feasibility Study, Lowell, MA

Project Director for sustainability and energy services for this Massachusetts "Vanguard Project" study in response to the Governor's Executive Order for Zero Net Energy.

DCAMM Springfield State Office, Springfield, MA

Mechanical Engineer for the mechanical, electrical, and plumbing engineering renovations including energy efficiency upgrades. The project scope involved a study analysis/schematic design for the replacement of HVAC equipment.

York Courthouse, York, ME

Project Director for a new courthouse facility consolidating the District and Superior Courts into one facility in York County. The facility will be approximately 130,000ft² in size, four to six stories in height, and will accommodate jury, non-jury, and family matter courtrooms.



Hilary Williams

With over 20 years of broad international experience, Hilary's strengths are in complex building design and analysis.

Hilary Williams is the mechanical team leader in Arup's Boston office. Hilary's work is particularly focused on sustainable technologies, energy analysis, and decarbonization strategies. She has extensive experience in renovation, refurbishment, and energy optimization projects as well as courthouses, government, healthcare, and educational facilities.

Profession
Mechanical Engineering

Current position
Associate

Joined Arup
2001

Years of experience
24

Qualifications
MEng, Mechanical Engineering, University of Newcastle upon Tyne, 2001

Professional Engineer, MA #55379 (2019)

LEED AP BD+C

OSHA 10-hour training – Nov 2009

Professional Engineer: MA, ME, NH, RI, PA

Professional associations
Secretary of the I2SL New England Chapter

IMechE Mentor

ACE Mentor 2017-2020

Publications
"Best Practices Guide: Manifolding Laboratory Exhaust Systems," International Institute for Sustainable Laboratories, May 2021

Project experience

Lowell Judicial Court, Lowell, MA

Lead Mechanical Engineer for the new 265,000ft² Trial Court Judicial Center. The Judicial Center contains 16 courtrooms with state-of-the-art security and technology. LEED Platinum certified, the first state courthouse in the country to do so.

Framingham Regional Justice Center, Framingham, MA

Engineer of Record for the consolidation of multiple court departments into a new highly sustainable and all electric courthouse in downtown Framingham, MA with Finegold Alexander Architects.

DCAMM Springfield State Office, Springfield, MA

Mechanical Engineer for comprehensive mechanical, electrical, and public health engineering renovations, including energy efficiency upgrades. This project was part of the DCAMM Study and Design of Mechanical and Electrical System Repairs, Multiple State and County Facilities contract.

York Judicial Center, York County, ME

Project Manager for a new courthouse facility consolidating the District and Superior Courts into one facility in York County. The facility will be approximately 130,000ft² in size, four to six stories in height, and will accommodate jury, non-jury, and family matter courtrooms. It will also provide consolidated Court Clerk spaces, and secure parking for judges and staff, with separate public parking. The new courthouse has a zero-net energy goal.

Western Regional Trial Courts, Massachusetts

Lead Mechanical Engineer for Schematic Design and performance specification development for the refurbishment and energy optimization of five court houses in western Massachusetts including boiler and chiller replacement and controls improvement.

ARUP

www.arup.com



Profession
Fire

Current position
Associate Principal

Joined Arup
2001

Years of experience
24

Qualifications
PE, Fire Protection Engineering, Massachusetts (FP 47339)

BS, Civil Engineering, Worcester Polytechnic Institute

LEED Accredited Professional

MS, Fire Protection Engineering, Worcester Polytechnic Institute

PE, Fire Protection Engineering, Missouri (PE-2012005389)

Professional associations
Member, United States Green Building Council

Member, National Fire Protection Association

Associate Member, Society of Fire Protection Engineers

Publications
Egress Design Solutions.

John Wiley and Sons, 2007. Chapter Author.

Extreme Event Mitigation in Buildings: Analysis and Design.

National Fire Protection Assoc., 2006. Associate Editor.

Building Design for Extreme Events – 5-Part Article Series

STRUCTURE magazine, June 2006 – August 2007. Lead Author.

ARUP

www.arup.com

Matt Johann

Matt brings experience in advanced fire protection engineering and life safety consulting, combined with a broad knowledge of SMEP/FP systems for complex buildings.

Matt is an Associate Principal and Project Manager in Arup's Boston office. Matt has been involved in complex projects involving courthouses, government, laboratories, industrial facilities, hazardous occupancies, university buildings, transportation facilities, and mixed-use developments. Matt specializes in building, fire, and accessibility code consulting, fire alarm and fire protection design, and multi-disciplinary engineering project management for new and existing facilities across a wide range of projects.

Project experience

Lowell Judicial Court, Lowell, MA

Fire Protection Engineer for the new 265,000ft² Trial Court Judicial Center. The Judicial Center contains 16 courtrooms with state-of-the-art security and technology. LEED Platinum certified, the first state courthouse in the country to do so.

Framingham Regional Justice Center, Framingham, MA

Project Manager and Fire Engineer of Record for the consolidation of multiple court departments into a new highly sustainable and all electric courthouse in downtown Framingham, MA with Finegold Alexander Architects.

State House Infrastructure Plan, Boston, MA

Fire Protection Engineer for the engineering team collaborating with Finegold Alexander. The project involves the infrastructure assessment and planning, including a comprehensive facility conditions assessment (site, systems, security, and envelope), comparative cost modeling, and life cycle costing to evaluate and recommend alternative approaches to address infrastructure needs.

York Courthouse, York, ME

Fire Protection Engineer for a new courthouse facility consolidating the District and Superior Courts into one facility in York County. The facility will be approximately 130,000ft² in size, four to six stories in height, and will accommodate jury, non-jury, and family matter courtrooms. It will also provide consolidated Court Clerk spaces, and secure parking for judges and staff, with separate public parking. The new courthouse has a zero-net energy goal.

Western Regional Trial Courts, Massachusetts

Code Consultant for Schematic Design and performance specification development for the refurbishment and energy optimization of five court houses in western Massachusetts including boiler and chiller replacement and controls improvement.



Profession
Electrical Engineering

Current position
Associate

Joined Arup
2016

Years of experience
20

Qualifications
BS, Electrical Engineering, Rochester Institute of Technology, Rochester, NY, 2003

Professional Engineer, State of Massachusetts (2014) #51154

Matt Chan

Matt has particular interests and experience working on complex projects with diverse, multi-disciplinary teams.

Matthew Chan is an associate electrical engineer and project manager in Arup's Boston office. He has over 20 years of electrical engineering experience and four years in instrumentation and controls. Matt leads electrical engineering design teams on projects covering a wide range of building types in the public and private sectors including courthouses, government, higher education, commercial, residential, aviation, and health care. Matt is committed to understanding his client's needs and delivering projects specifically aimed at satisfying these requirements.

Project experience

Framingham Regional Justice Center, Framingham, MA

Electrical Engineer and Engineer of Record for the consolidation of multiple court departments into a new highly sustainable and all electric courthouse in downtown Framingham, MA with Finegold Alexander Architects.

York Judicial Center, York County, ME

Electrical Engineer for a new courthouse facility consolidating the District and Superior Courts into one facility in York County. The facility will be approximately 130,000ft² in size, four to six stories in height, and will accommodate jury, non-jury, and family matter courtrooms. It will also provide consolidated Court Clerk spaces, and secure parking for judges and staff, with separate public parking. The new courthouse has a zero-net energy goal.

First Church Christ Scientist, Boston, MA

Electrical Engineer for the Phase 1 conceptualization planning for the restoration of The Mother Church Original and The Mother Church Extension. The ultimate goal of the Church is to define and implement a plan that will allow the two facilities to reach a "steady state" where annual maintenance will be relatively predictable and affordable.

Springfield College Babson Library Renovation, Springfield, MA

Electrical Engineer for the renovation and transformation of the Babson Library into a "Learning Commons." The current building is a four-story, 63,000ft² building which houses the library, IT department and other Springfield College programs.

Yale University Peabody Museum of Natural History, New Haven, CT

Electrical Engineer for the expansion and renovation of the historic Yale Peabody Museum. The project includes 55,000gsf of new construction and 86,000gsf of renovation, as well as site work around the buildings. Targeting LEED v4 Gold or higher.

ARUP
www.arup.com

MONARCH ENTERPRISES

Site/Civil Engineering

FUSS & O'NEILL



Civil/site engineering transforms communities by providing opportunities for growth. Collaborating with developers, architects, municipalities, and land owners puts our site/civil engineers at the nucleus of project execution.

Our transformative designs account for all stages of a project lifecycle. We advocate for our clients, representing them at public meetings and explaining the numerous project parts to stakeholders. We are an invested partner who understands the economic and community benefits that come from these impactful projects.

SITE/CIVIL SERVICES

- Building Adaptive Reuse
- Geographic Information Systems (GIS)
- Green Infrastructure/LID Design
- Master Planning
- Permitting
- Pre-development Site Assessment
- Site Planning
- Utility Infrastructure

REPRESENTATIVE PROJECTS:

Central High School - Springfield, MA
Six Corners Roundabout - Springfield, MA
Pope Francis High School - Springfield, MA
State of Connecticut Judicial On-Call, CT
Gardiner Elementary School - Gardner, MA
Shutesbury Library - Shutesbury, MA
UMass Morrill Science Center - Amherst, MA
UMass PVTA Garage Facility - Amherst, MA
UMass Visitors Center Solar Canopy - Amherst, MA
Williams College Art Museum - Williamstown, MA



Pope Francis High School Site Design - Springfield, MA

FINEGOLD ALEXANDER ARCHITECTS FONTAINE +DIMEO Westmass

MONARCH ENTERPRISES

Landscape Architecture and Planning

FUSS & O'NEILL



Fuss & O'Neill's licensed landscape architects, designers, and certified planners create enduring designs that support our clients' visions while providing co-benefits of increased economic opportunities, improved accessibility, and resilience to climate change impacts.

Our landscape architects and planners spearhead major development projects and provide integrated support to other Fuss & O'Neill projects. Their enduring designs transform outdoor spaces, are protective of the natural environment, and preserve historic sites. They practice context-sensitive design, ensuring that the final product is welcoming, safe, inclusive, and true to the site.

LANDSCAPE ARCHITECTURE AND PLANNING SERVICES

- Climate Adaptation and Resilience
- Community Engagement and Grant Support
- Design Workshops
- Master Planning
- Open Space Programming
- Permitting
- Sustainable Design

REPRESENTATIVE PROJECTS:

Central High School Turf Fields - Springfield, MA
City-wide Parks Improvements Everett, MA
Downtown Revitalization - Lexington, MA
Eaglebrook Campus Design Master Plan - Deerfield, MA
Moran Square - Fitchburg, MA
Mount Holyoke College Campus Design - S. Hadley, MA
Reconnecting Revere - Revere, MA
UMass Morrill Science Center Courtyard - Amherst, MA
Vulnerability Action Plan - Manchester-by-the-Sea, MA
Wilbraham & Monson Academy Quad - Wilbraham, MA
Winnekenni Castle Concept Plan - Haverhill, MA



UMass Gloucester Marine Station - Gloucester, MA

FINEGOLD ALEXANDER ARCHITECTS FONTAINE +DIMEO Westmass

Central High School Sports Complex

Springfield, MA



Fuss & O'Neill was contracted by the City of Springfield to improve athletic field conditions (multi-purpose synthetic turf) for Springfield Central High School, which is one of the largest high schools in western Massachusetts.

Two major concerns were the impetus for the fields' redesign. The turf sports field complex did not meet the needs of the competitive high school level sports teams that were utilizing them. Additionally, the amenities between the different sports were not equitable; the softball field had little extra room, while the baseball fields had full conveniences.

Fuss & O'Neill's design team reconfigured the baseball outfield dimensions to provide adequate and equitable space for the adjacent varsity softball field's dugouts, bullpens, and bleachers. The reconfiguration of the outfield fence and the expanded outfield depth made the playability of the outfield more dynamic (increasing the likelihood of triples).

Fields feature lighting for night games and are interconnected with a sidewalk system that provides ADA access to spectator areas for all sporting events.

> **The design improvements created a more equitable division of space and are reflective of the students' high caliber of athleticism of Springfield Central High School's teams.**





FINEGOLD ALEXANDER ARCHITECTS

FONTAINE + DIMEO

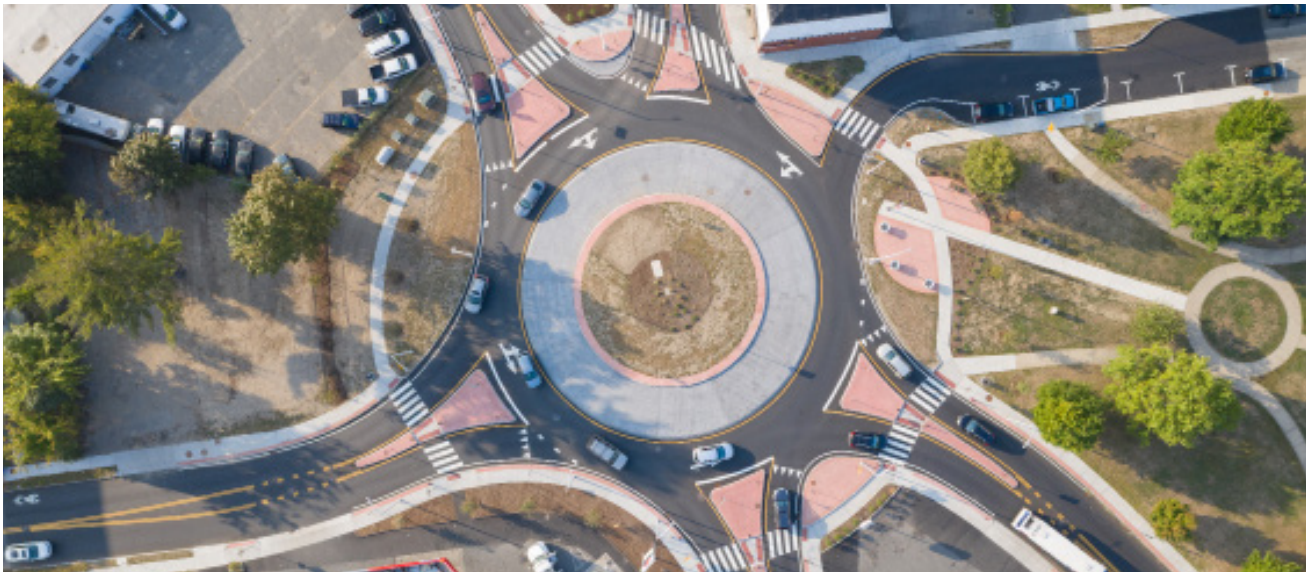
Westmass

MONARCH ENTERPRISES

FUSS & O'NEILL

Six Corners Roundabout

Springfield, MA



A rare tornado ripped through western Massachusetts and downtown Springfield suffered major damage. Its landmark Six Corners neighborhood was particularly hit hard, including the namesake six-legged intersection in the center of the neighborhood.

In the wake of this natural disaster, the City addressed a redesign of the intersection, which was plagued with confusing geometry, numerous accidents, long delays, and concerns for pedestrians. They looked for ways to maximize the limited funding with a sensible and cost-effective approach to the intersection.

Fuss & O'Neill evaluated potential solutions to the many issues posed by the unique intersection. Initially, more than a dozen conceptual designs were developed and reviewed. The uniqueness of this location resulted in the design of a six-legged roundabout, the first of its size in New England in a condensed urban area, balanced complex geometry challenges that resulted from the locations of four streets, surrounding properties and businesses, and the adjacent Gerrish Park. Right-of-way and space in general were severely limited in this urban area.

massDOT Transportation Innovation Conference

Award Winner 2022

WINNER ACEC

American Council of Engineering Companies of Massachusetts

2021 Engineering Excellence Silver Award

> **Fuss & O'Neill created a design that was supported by the community and one that would make their neighborhood safer, more assessable, and more aesthetically pleasing.**





FINEGOLD ALEXANDER ARCHITECTS

FONTAINE +DIMEO

Westmass

Daniel Delany, PE

Project Manager



Dan designs on all facets of site planning and civil engineering. His background includes the design and management of large, multidisciplinary civil engineering and site planning projects including site layout, grading, as well as utility and stormwater analysis and design.

Dan is experienced in local, state, and federal regulatory and permitting processes, including the Massachusetts Wetlands Protection Act (MEPA) and U.S. Army Corps of Engineers permitting. He has designed and managed projects through all stages of regulatory review.

FIRM ROLE

Vice President
Office Manager

EDUCATION

Bachelor of Science, Civil Engineering - 2000
Rensselaer Polytechnic Institute

EXPERIENCE

25 Years with Fuss & O'Neill
25 Years Professional Experience

LICENSES AND REGISTRATIONS

Professional Engineer CT
Professional Engineer MA

daniel.delany@fando.com
413.333.5463

www.fando.com

REPRESENTATIVE PROJECTS:

Six Corners Intersection - Springfield, MA

Project Manager for improvements to a prominent intersection of the Six Corners neighborhood in the heart of Springfield. This six-legged intersection was plagued with long delays, high accident rates, and unsafe pedestrian accommodations. Fuss & O'Neill worked with the City to develop an urban roundabout design for the intersection. The design balanced the complex geometry challenges while meeting the City's integrated goal of improved traffic circulation, improved safety, and creation of a public space connecting the neighborhood. Funding was provided through a combination of sources including CDBG grants, FEMA disaster recovery grants, and a grant through the MassWorks Infrastructure Program. Construction costs were approximately $2.8 million.

Springfield Armory - Springfield, MA

Project Manager for the site-wide drainage and roadway improvement project at the Springfield Armory National Historic Site. The project began with an evaluation of the existing pavement, drainage system, and sewer system in the 20-acre site. Fuss & O'Neill was contracted to design a complete replacement of the 140-year-old combined drainage and sewer system with separate drainage and sewer lines. All existing pavement was replaced and traffic calming, parking, and pedestrian improvements were incorporated into the final design.

151 Chestnut Street Housing Redevelopment - Springfield, MA

Working with a local developer, Fuss & O'Neill provided site design and civil engineering services for the redevelopment of a former Willys Jeep facility into 60 unit market rate housing. Dan was the project manager for this project.

Police Station and Municipal Campus Feasibility Study - Shrewsbury, MA

Provided civil engineering services to support a feasibility study associated with the planning, construction, and modifications to the Town's Municipal Campus (including the Police Station, Town Hall, and Senior Center) located at 100 Maple Avenue. Services included: Phase I ESA, HazMat Inspection, wetlands assessment, preliminary geotechnical investigations, and a schematic site plan.

Emily Wright, RLA

Landscape Architect



Emily is a Senior Project Manager in Fuss & O'Neill's Community Development Business Line. She leads interdisciplinary teams and fosters collaboration among architects, builders, and engineers to deliver exceptional results. Her combination of forward-thinking design with adept project management skills, focuses on clear communication and active listening.

She has has been recognized for her design excellence by the American Society of Landscape Architects and is a respected lecturer at the University of Massachusetts at Amherst.

FIRM ROLE

Senior Project Manager

EDUCATION

Master of Art, Landscape Architecture - 2011
University of Massachusetts at Amherst

Bachelor of Science, Landscape Architecture
2009 - University of Kentucky

EXPERIENCE

2 Year with Fuss & O'Neill
15 Years Professional Experience

LICENSES AND REGISTRATIONS

Registered Landscape Architect MA
Registered Landscape Architect NY

emily.wright@fando.com
413.333.5871

www.fando.com

REPRESENTATIVE PROJECTS:

Cooley Brook Stream Restoration Design - Longmeadow, MA
Senior Landscape Architect supporting the assessment, public engagement, and development of 60% permitting level design for the restoration/rehabilitation of Cooley Brook from its headwaters in Bliss Park through its reach downstream to the Longmeadow Street culvert on the western boundary of Laurel Park. The project seeks to rehabilitate Cooley Brook, which is currently experiencing severe erosion and exhibiting unsafe conditions around deteriorating dams. Work will encompass dam removal, channel restoration, trail and park amenity improvements, stormwater management, and possible culvert improvements. This project includes a visioning workshop with the community and a "walk and talk" that includes tours of the project site to experience the site and context of the area firsthand, and brainstorm about challenges and possibilities for the project.

Pine Grove Golf Course Restoration - Northampton, MA
Senior Landscape Architect for this MA DER-funded project to rewild a former golf course with the goals of preserving open space, improving ecological function/ habitat, enhancing climate resilience, and providing for passive recreation accessibility. Collaborated with team members to develop graphic renderings depicting the character of the proposed design while demonstrating dynamic changes as a result of flooding and beaver activity. Assisted with materials selection and permit documentation.

Trout Brook Resilience - Brockton, MA
Senior Landscape Architect for this MVP Action Grant-funded project to reduce flooding impacts to neighborhoods through the implementation of nature-based solutions. Developed a design concept for a former railyard along Trout Brook, integrating flood storage, a trail network, and park space into a currently underutilized site. Proposed improvements would reduce flooding within the adjacent residential neighborhood and allow residents access to open space and trail connections to other parks and open spaces along Trout Brook.

Nicholas Lapointe, PE

Traffic Engineer



Nick's experience includes preliminary and final geometric design of highways and intersections, preparation of construction plans and cost estimates for large highway projects, bike path/rail trail design, complete streets implementation and design, parking lot design, municipal and college campus parking studies, traffic signal design, traffic impact studies, and highway design projects. Nick is highly versed in MassDOT design procedures and has coordinated many projects through the state review process into construction. He has assisted numerous communities in acquiring TIP funding and MassWorks infrastructure grants.

Firm Role

Associate

Education

Bachelor of Science, Civil / Environmental Engineering - 2008
University of Massachusetts Amherst

Experience

17 Years with Fuss & O'Neill
18 Years Professional Experience

Licenses and Registrations

Professional Engineer MA

nick.lapointe@fando.com
413.333.5474
www.fando.com

Representative Projects:

The "X" Corridor Project - Springfield, MA

Providing engineering support on the "X" Corridor project in Springfield. Rated as the 16th most dangerous intersection in the State, the City of Springfield sought solutions to address public safety issues, decrease the number of accidents, ease traffic congestion, and create an enhanced "sense of place" by making the area a more walkable environment. The improvements included widening parts of Sumner Avenue to five lanes, adding bike lanes, introducing left turn lanes, installing four new traffic signals, and creating mini-roundabouts at two intersections to create a more aesthetically pleasing pedestrian environment while balancing the needs of motor vehicles.

Ricciuti Drive Design - Quincy, MA

Traffic Engineer for two potential roundabout options to improve conditions at the intersection of Ricciuti Drive and Willard Street. These sketch-level designs were determined to be the optimal long-term solution after quantitative and qualitative analyses of stop-controlled revised geometry, full signalization, addition of a roundabout, and addition of a roundabout with a bypass lane as potential improvements to reduce crashes, to improve vehicular flow, and to add pedestrian and cycle facilities.

Intersection Improvements on Route 28 at Spring Street and Harrison Boulevard, MassDOT - Avon, MA

Project Manager for MassDOT pre-25% design for two closely spaced intersections with defined safety issues. The work included a road safety audit, concept development, early environmental impact assessment, and alternatives analysis. Coordinated signals were selected as the preferred alternative and progressed to 25% design.

University Drive Corridor Improvements - Amherst, MA

Project Manager for the design of intersection and corridor improvements along University Drive, including the expansion of Parking Lot #33. Key features included a single-lane roundabout at Amity Street, a compact roundabout at Fearing Street, separated bike lanes, pavement rehabilitation, and granite curb installation. The bituminous multi-use path north of Fearing Street was replaced with a concrete path to enhance pedestrian and cyclist access.



Prepared for

Lauren Hickey
Associate | Director of Marketing and Business Development
Finegold Alexander Architects
LHickey@FAAInc.com

Prepared by

Daniel Clark
Vice President
Thornton Tomasetti, Inc.
T +1.617.250.4117 | M +1.617.633.7914
DPClark@ThorntonTomasetti.com
www.ThorntonTomasetti.com

October 9, 2025

On the cover: GSA, John Joseph Moakley U.S. Courthouse Renovation and Modernization, Boston, MA

PROPOSAL FOR INTEGRATED SERVICES

Springfield Courthouse (202410900)

Springfield, MA

Thornton Tomasetti

MONARCH ENTERPRISES

Thornton Tomasetti

ABOUT THORNTON TOMASETTI

We're an international firm of 1,800+ problem solvers, integrating multidisciplinary expertise to forge enduring solutions for complex challenges. Our engineers, scientists, architects and sustainability experts collaborate to design, analyze and optimize structures, infrastructure and neighborhoods, as well as systems, materials and tools, while fostering a culture of growth and inclusivity. Our commitment to sustainability and innovation drives us to build a better, more resilient future.

Federal goverment expertise

Government projects come in all shapes and sizes. So government clients require excellence in more than just one kind of engineering. They require a firm with broad expertise – one that can step up to any plate and cost-effectively meet or exceed their design expectations.

Our experts have long-standing relationships with many government clients. We work with government agencies, including the Division of Capital Asset Management and Maintenance, General Services Administration, Department of Defense, Veterans Administration and Department of State, to ensure the safe and comfortable functioning of every structure we design. We're versed in the full spectrum of delivery methods, from conventional design-bid-build to design-build and integrated project delivery. We can also incorporate green solutions, helping achieve LEED, BREEAM and other sustainability certifications. Our civic projects encompass a variety of building types including libraries, city halls, courthouses and administrative centers, transportation facilities and monuments, schools and correctional facilities.

Integrated services

We offer a range of services that yield benefits greater than the sum of their parts. Our integrated Structural and Façade Engineering and Sustainability Consulting services are provided to clients at all project stages. Our suite of specialty analyses can be provided either as standalone services or as part of a broader scope. Together, they solve complex design challenges, improve constructability, maximize energy efficiency. By providing an integrated team of experts in low carbon, complex structural systems, façade design, energy analysis, high performance mechanical systems and sustainable design, we deliver elegant, cost-effective buildings where structure and skin perform together and advance sustainability goals.

CAPABILITIES

Structural engineering

Façade engineering

Sustainability & resilience consulting

Acoustics, noise & vibration control

Restoration & renewal

Protective design & security

Transportation & infrastructure

Forensics

Applied science

75+

YEARS IN BUSINESS

40+

OFFICES WORLDWIDE

12+

PROJECTS WITH DCAMM



Our Structural Engineering Principal, Brent G. Vollenweider, provided structural engineering, façade access, protective design and acoustics consulting for the renovation and modernization of John Joseph Moakley U.S. Courthouse in Boston, MA.

FINEGOLD ALEXANDER ARCHITECTS

FONTAINE +DIMEO

Westmass

MONARCH ENTERPRISES

Thornton Tomasetti

JOHN JOSEPH MOAKLEY U.S. COURTHOUSE RENOVATION AND MODERNIZATION

Boston, Massachusetts

The John Joseph Moakley U.S. Courthouse is undergoing a major renovation to extend its service life and enhance performance. Originally designed by Henry Cobb of Pei Cobb Freed & Partners and completed in 1998, the courthouse is home to the U.S. Court of Appeals First District and the U.S. District Court for Massachusetts. Its most iconic feature, a sweeping 32,700-square-foot curved glass wall, frames dramatic views of Boston Harbor and the downtown skyline.

Here's how

Thornton Tomasetti is providing structural engineering, protective design, façade access, and acoustics consulting services to support a wide range of upgrades, including modernization of building systems and improvements to the building envelope and conveyance systems.

To support the mechanical system replacement and modernization, our engineers are evaluating the impacts of new rooftop equipment on the structure. The added loads increase wind and seismic demands, requiring upgrades to the building's lateral force-resisting system. The acoustic team is assessing the new equipment for noise and vibration impacts. Our façade access engineers are designing updates to the fall protection and façade access systems to accommodate the roof membrane and insulation replacement.

All work is taking place while the courthouse remains fully occupied, requiring careful planning and coordination to maintain the site's physical and technical security.

Owner
General Services Administration

Client / Architect
Smithgroup

Completion date
2027

Construction cost
$150 million

Total area
945,000 sf

Services
Structural engineering; protective design; façade access; acoustics consulting

FINEGOLD ALEXANDER ARCHITECTS FONTAINE +DIMEO Westmass

Thornton Tomasetti

MONARCH ENTERPRISES

SYLVIA H. RAMBO U.S. COURTHOUSE

Harrisburg, Pennsylvania

Thornton Tomasetti provided structural engineering, protective design and façade engineering services for a 150,000-square-foot courthouse consisting of a 12-story tower and three-story podium.

Here's how

The building features a double-height public lobby, courtrooms, judges' chambers, and jury assembly rooms. The public lobby boasts architecturally exposed structural steel (AESS) members. The exterior envelope of the building consists of large expanses of glazed façade and architectural concrete panels. The project conforms to the 2016 Interagency Security Committee (ISC) Security Design Criteria and was designed to LEED Gold criteria.

Client / Owner
General Services Administration

Architect
Ennead Architects

Completion date
2018

Construction cost
$143 million

Total area
150,000 sf

Certification
LEED Gold (target)

Services
Structural, façade engineering; protective design and security consulting







FINEGOLD ALEXANDER ARCHITECTS

FONTAINE +DIMEO

Westmass

MONARCH ENTERPRISES

Thornton Tomasetti

BRENT G. VOLLENWEIDER, P.E., LEED AP

Senior Principal, Boston Office Co-Director



Project role

Structural Engineering Lead

Summary

Brent Vollenweider joined Thornton Tomasetti in 2004 and is a Co-Director of the Boston Office. He specializes in structural engineering and physical security/blast engineering for a wide range of clients, including institutions, private developers, property owners, and public agencies. Brent combines a background in architectural and structural engineering with knowledge of construction techniques to develop practical, constructible, and economical engineering solutions. For all his projects, he collaborates closely with his clients to develop innovative structural design solutions to help realize the architect's and owner's vision.

Education

- M.S. Structural Engineering, 2004, University of California, Berkeley
- B.S. Architectural Engineering, 2002, University of Colorado, Boulder

Registrations

- Licensed Professional Engineer in MA, CA, ME, PA, NC
- LEED AP

Professional affiliations

- Member, Boston Society of Civil Engineers Section, Structural Engineering Institute, 2014 – Present; Secretary, 2018 - 2019

Awards

- ENR New England Top Young Professionals Award, 2018
- GSA Design Award for the Federal Parking Garage in San Juan, Puerto Rico, 2010

Select project experience

Massachusetts DCAMM Camp Edwards Readiness Center, Camp Edwards, MA. Structural engineering and resilience and AT/FP consulting for a 60,000-square-foot readiness center. The center includes facilities for heated and unheated storage, controlled waste, flammable materials and building systems spaces. Resilience scope includes evaluating the site's risks to extreme heat and floods and designing strategies that meet RMAT Climate Resilience Design Standards and the DCAMM Climate Resilience Assessment checklist. AT/FP scope includes compliance with UFC 4-010-01 for the site layout as well as the building façade, structure and MEP systems. Structural scope includes evaluating multiple structural systems. A hybrid steel and mass timber system was ultimately selected to meet the project's embodied carbon goals.

GSA, John Joseph Moakley U.S. Courthouse Renovation and Modernization, Boston, MA. Structural engineering, protective design, façade access, and acoustics consulting services for the renovation of a 945,000-square-foot federal courthouse. Scope of work includes structural upgrades to support new rooftop mechanical equipment, evaluation of increased wind and seismic loads, analysis of rooftop equipment for noise and vibration impacts, and modifications to fall protection and façade access systems as part of the roof replacement. The building features a 32,700-square-foot curved glass wall offering panoramic views of Boston Harbor and the downtown skyline.

GSA, Ashley Federal Courthouse and New Annex, Toledo, OH. Structural engineering, protective design and façade consulting services to renovate the approximately 100,000-square-foot historic 1932 courthouse and design a 96,000-square-foot addition. The new annex will provide six more courtrooms and eight chambers. The renovation involves replacing the elevator, accessibility and MEP upgrades, tenant improvements, façade repairs and a roof replacement. The design-build project is designed using GSA Design Excellence guidelines.

GSA, Charles R. Jonas Federal Courthouse Annex & Alteration, Charlotte, NC. Structural and blast engineering services for the renovation of the 134,000-square-foot courthouse built in 1918 and expanded in 1933, and a new 213,000-square-foot addition. Scope involved developing practical and economical protective design measures while minimizing adverse impacts on the historic structure. The new addition uses structural steel moment frames with sideplate connections to comply with both the lateral and progressive collapse design criteria. The Design Excellence project provides 10 new courtrooms and seeks LEED Gold certification.

FINEGOLD ALEXANDER ARCHITECTS FONTAINE +DIMEO Westmass

MONARCH ENTERPRISES

Thornton Tomasetti

DANIEL CLARK

Vice President



Project role

Façade Engineering Lead

Summary

Dan Clark joined Thornton Tomasetti in 2023 with more than 15 years of experience managing a diverse portfolio of projects related to building enclosure systems, historic building rehabilitation, and construction administration. He has the proven ability to lead teams, develop proposals, and ensure successful project delivery from conception to completion. Dan is adept at generating innovative solutions and collaborating effectively with stakeholders to meet project goals.

Education

- B.S., Engineering Science and Mechanics, 2010, Pennsylvania State University

Select papers, lectures and publications

- "Landmark Restoration: Comprehensive Repair of Michigan University Fountain", *Construction Specifier,* March 2020
- "Designing for the Challenges of Zinc Roofing – Minimizing Leakage and the Risk of Backside Corrosion", *Building Enclosure Magazine,* June 2018
- "Restoring Kahn's Gateway to Michigan's Central Diag", *Building Enclosure Magazine,* February 2017

Select project experience

Harvard University, A.R.T Center for Theater Research and Performance, Allston, MA. Building envelope and sustainability consulting for a new 90,000-square-foot, American Repertory Theater. The envelope scope consists of consulting services on elements of the façade and waterproofing design and engineering the façade systems. The sustainability scope includes compliance with Harvard's Green Building Standard, charrette facilitation, energy analysis, natural ventilation design, LEED consulting and life cycle analysis. During design development, our sustainability team revised the whole building life cycle assessment (LCA) to identify the carbon "hot spots" in the façade and structure, which led to the use of a hybrid timber-steel structure. The project targets LEED Gold certification.

Beverly City Hall, **Addition and Renovation**, Beverly, MA. Façade engineering and building envelope services for the renovation of a three-story, 20,000-square-foot historically significant public building. The scope includes the basis of design input for the new addition construction, building envelope assessments, design development for façade improvements and construction administration to ensure building integrity and historical accuracy. FAA

Framingham Regional Justice Center, Framingham, MA. Building envelope and sustainability consulting services for a new three-story, 120,000-squre-foot regional facility with a penthouse and a surface parking. The building envelope scope includes exterior glazing and cladding systems, metal and glass storefronts, roofing and waterproofing. The sustainability scope includes sustainable strategies to achieve LEED Silver certification. FAA

The Masters Academy International, Building Upgrade, Stow, MA. Structural engineering and building envelope consulting to convert a 70,000-square-foot, steel-framed office building completed in 1981 into dormitories, faculty apartments and academic spaces to serves grades six to 12. The project includes design of a new 3,600-square-foot courtyard at the second level of the two-story building. In addition to new design, structural scope includes verifying and reinforcing the existing gravity and lateral structural systems to support the increased loading. Building envelope scope includes design of exterior walls and waterproofing system for the new courtyard and a comprehensive building assessment for envelope remediation work and a full roof replacement.

White Plains Hospital, New Inpatient Building, White Plains, NY. Structural and façade engineering for a 450,000-square-foot, nine-story facility. The building contains six private inpatient floors with 52-bed units, a first-floor emergency department, and central sterile processing space. It also includes a second-floor main entrance and drop-off area for inpatient pediatrics, and a third-floor surgery expansion with nine operating rooms and associated pre and post-recovery spaces. The project also includes the construction of a mechanical central plant. This building is a part of a long-term campus development plan and a new arrival point for the hospital's campus.

FAA Completed in collaboration with Finegold Alexander Architects.

FINEGOLD ALEXANDER ARCHITECTS FONTAINE +DIMEO Westmass

REBECCA RAHMLOW, AIA, LEED AP BD+C, CPHC, ENV SP, LFA, FITWEL AMB.

Vice President



Project role

Sustainability Lead

Summary

Rebecca Rahmlow joined Thornton Tomasetti in 2022. She leverages her expertise in architectural design, sustainability, and certifications to guide clients in informed decision making regarding sustainable building strategies at all stages of the design process. Her architectural experience includes adaptive reuse, resiliency, sustainable design, certifications and passive house. She has extensive experience with city and state-owned properties and has worked in the commercial, residential, multi-family, and educational building sectors for both public and private clients.

Education

- SMArchS, 2008, Massachusetts Institute of Technology
- B.Arch, 2006, Carnegie Mellon University
- Certificate, 2020, Parsons School of Design

Registrations

- Licensed Architect in MA
- LEED Accredited Professional BD+C
- LEED Accredited Professional ID+C
- Certified Passive House Consultant, Passive House Institute US (CPHC)
- Envision Sustainability Professional, Institute for Sustainable Infrastructure (ENV SP)
- Living Future Accreditation, International Living Future Institute (LFA)
- Fitwell Ambassador, Center for Active Design (FITWEL AMB)

Select project experience

Massachusetts Convention Center Authority, Climate Resilience and Carbon Neutrality Study, Springfield and Boston, MA. Climate risk assessment, sustainability and resilience strategy and decarbonization consulting for the MassMutual Center, John B. Hynes Veterans Memorial Convention Center and Boston Common Garage facilities to enable risk-informed, future-focused decisions for design progression. Potential expansion opportunities were studied on a conceptual scale. Recommendations include strategies to achieve operational carbon neutrality by 2035, emergency preparedness and establishment of holistic sustainability guidelines that include specific certifications and embodied carbon reduction goals aligned with guidelines and regulations.

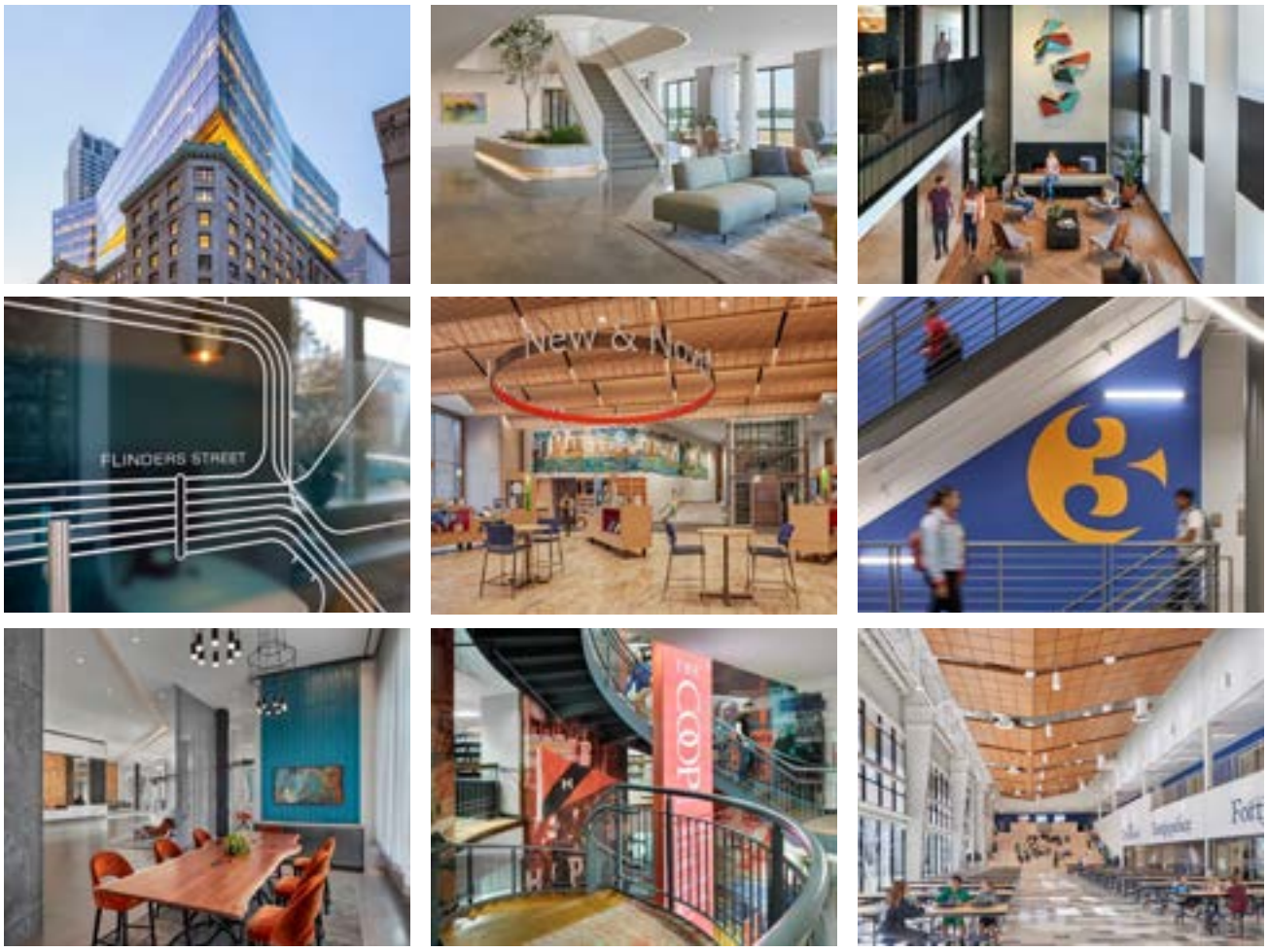
Providence Department of Public Works Building, Providence, RI. Energy modeling and sustainability consulting for a two-story 40,000-square-foot building housing offices, conference rooms, meeting and training areas, shops and vehicle bays. Sustainability scope includes HVAC system comparisons, annual cost projection and analysis, and LEED consulting and administration for the schematic design through construction administration phases.

Wentworth Institute of Technology, 500 Huntington, Boston, MA. Sustainability and building envelope consulting services for the design of a 640,000-square-foot mixed-used development that includes space for life science laboratories, offices, retail/commercial uses, cultural uses, daycare, and a restaurant. Scope of work includes designing a state-of-the-art facility that responds to the multiple programmatic needs sustainably and efficiently. The project is targeting LEED Gold certification.

University of Massachusetts Amherst, Totman School of Public Health and Health Sciences (SPHHS) Renovation and Addition, Amherst, MA. Sustainability and envelope consulting to renovate the facility and add a three-story, 35,000-square-foot student hub. The program includes classroom and research labs, offices, conference facilities and collaborative areas. The project is designed according to UMass Amherst's carbon zero goals and MA Executive Order 594, requiring minimum LEED Silver certification and 20 percent energy use reduction. The envelope work includes new windows, below-grade waterproofing, roofing and new curtain wall systems.

Peabody Essex Museum, Master Plan, Salem, MA. Sustainability consulting and structural engineering services to assist in the development of the museum's master plan. Scope included leading sustainability workshops and devising decarbonization and sustainability strategies. A key goal is to provide comprehensive decarbonization plans aimed at achieving long-term sustainability goals and management practices for the museum's buildings.

MONARCH ENTERPRISES



ARROWSTREET

Crafting dynamic designs that strengthen communities.

At Arrowstreet, we believe design has the power to strengthen communities. Our portfolio spans workplace, mixed-use, retail, civic, academic, hospitality, multifamily, and resilient design, and every project is grounded in expertise, curiosity, and a deep understanding of site and context. With more than 60 architects, interior designers, planners, and experience designers, we collaborate closely with clients and partners to create spaces that foster connection and reflect community identity. For the new Springfield Courthouse, our Interior Design and Experience Design Studios are partnering with Finegold Alexander to shape a cohesive interior and wayfinding vision—one that supports clarity, reduces stress, and creates an environment of dignity and ease for all who use the building.

FINEGOLD ALEXANDER ARCHITECTS FONTAINE +DIMEO Westmass

MONARCH ENTERPRISES







York Judicial Center

In collaboration with Finegold Alexander Architects, Arrowstreet's Experience and Interior Design studios shaped the interiors, signage, and wayfinding at Maine's newest and largest courthouse.

Inspired by York County's natural landscape, the interior palette draws on forest greens, granite textures, river blues, and salt marsh tones to create a calming, dignified environment. These colors create a sense of tranquility and grandeur across spaces ranging from judges' chambers to family courtrooms and secure detention areas. Warm wood tones and natural granite become the base for signage.

Even utilitarian elements, from bathrooms, vehicular directionals to code signage, were designed as part of the whole, ensuring a unified, intuitive environment. The collaboration between Arrowstreet and Finegold Alexander Architects strikes a delicate balance between formal aesthetics and practical needs.

LOCATION
Biddeford, ME

CLIENT
Maine Judicial Branch

ARROWSTREET
ARCHITECTURE & DESIGN

FINEGOLD ALEXANDER ARCHITECTS

FONTAINE +DIMEO

Westmass

MONARCH ENTERPRISES







Boston Public Library

The Boston Public Library (BPL) needed a comprehensive wayfinding program for its Central Library in Copley Square—a historic landmark and essential public resource. Arrowstreet worked directly with the library in creating a new system that includes directory, directional, room identification, stack, and fire/life safety signage. The system increases visibility and use of library resources to encourage independence among its users. Designed to accommodate the library's frequent changes, the flexible program allows staff to update signage as needed and includes templates for notices, amenities, and instructions for a consistent and professional graphic identity.

Arrowstreet's wayfinding designs and flexible templatized systems have served the library for nearly a decade, including two phases of a major renovation. The project's success is its ability to serve staff and visitors alike with functional flexibility while aesthetically respecting BPL's historic, iconic architecture.

LOCATION
Boston, MA

CLIENT
Boston Public Library

ARROWSTREET
ARCHITECTURE & DESIGN

FINEGOLD ALEXANDER ARCHITECTS

FONTAINE +DIMEO

Westmass

MONARCH ENTERPRISES



Lauren Haggerty

Arrowstreet
Director of Experience Design

ARROWSTREET
ARCHITECTURE & DESIGN

Lauren Haggerty is a Principal and Director of Experience Design at Arrowstreet, where she has led the firm's most complex and high-profile environmental graphic design and wayfinding projects. Lauren has shaped the studio's approach to experiential design, creating thoughtful, integrated solutions that connect people to place through storytelling, clarity, and beauty. She brings over 15 years of experience across a wide range of project types—from civic and cultural institutions to large-scale commercial and educational environments. As Principal-in-Charge, Lauren oversees strategy, design direction, and client engagement to ensure every project reflects the unique identity and goals of each client. Her leadership, collaborative approach, and deep expertise in both design and delivery make her a trusted advisor to clients and colleagues alike.

RELEVANT EXPERIENCE

York Judicial Center Biddeford, ME
Director of Graphic Design for the newest and largest judicial center in the state of Maine, consolidating four District and Superior courthouses into one new facility. Developed the interiors, signage, and wayfinding.

Commonwealth Pier Boston, MA
Lead Designer and Project Manager for a comprehensive, exterior identification and wayfinding program for a large, waterfront campus. The design brings vibrancy and consistency to the signage and wayfinding. The program includes site and building identification, berth signage, directionals, and code-required signage for four buildings and two parks.

The Baker Center Waltham, MA
Director of Graphic Design for a dual-purpose behavioral health clinic and crisis call center. The design uses color, materiality, and custom graphics to create an inviting, supportive environment for patients, clinicians, and staff.

Boston Public Library Central Library Wayfinding & Decor Boston, MA
Lead Designer and Project Manager for a comprehensive wayfinding program, including directories, directionals, room identification and code signage. Graphic enhancements also brought more of the library's art and print collection into public view.

East Boston Public Library East Boston, MA
Lead Designer for an exterior environmental graphics program including educational signage for a stormwater garden as well as engraved pavers featuring the top twenty-onecities of origin of East Boston residents.

Natick Mall Campus Wayfinding Signage Natick, MA
Lead Designer and Project Manager for a comprehensive signage replacement program for the entire mall including directional signs and directories to improve the overall customer experience and provide an easier parking experience. The program included changes to replace failing materials, maximize legibility, and provide an easier method for accommodating future updates.

EDUCATION

University of Cincinnati, School of Design, Architecture, Art, and Planning
Bachelor of Science in Design 2006

ASSOCIATIONS

Society for Experiential Graphic Design

CREW

Boston Society of Architects, Women Principal's Group

SPEAKING ENGAGEMENTS, PUBLICATIONS, & HONORS

2024 ULI Emerging Trends, Panelist

2024 BE+, Green Building of the Year, Boardwalk Campus

2024 Archello Awards, Longlist in the Public Space of the Year, Urban Grove

2023 "Well-Being by Design", Society for Experiential Graphic Design, Organizer

2022 SEGD Global Design Merit Award, Placemaking & Identity, Hildreth Elementary School

2022 Rethinking the Future Awards, Signage Design, Hildreth Elementary School

2022 "What's Your Message: How Environmental Graphics Enhance Learning Spaces" A4LE Northeast Regional Conference, Speaker

2021 Architect's Newspaper Best of Award, Best Graphic Design & Wayfinding Firm in the Northeast

FINEGOLD ALEXANDER ARCHITECTS
FONTAINE +DIMEO
Westmass

MONARCH ENTERPRISES



Donald Suthard

Arrowstreet
Senior Experience Designer

ARROWSTREET
ARCHITECTURE & DESIGN

Donald Suthard is a Senior Designer specializing in environmental graphics, signage, and wayfinding. With a background in print and exhibit design, Donald specializes in design for civic, educational, and cultural institutions. His recent work includes signage and environmental graphics for the York Judicial Center in Maine as well as K–12 schools such as Alma del Mar Charter School and Conservatory Lab Charter School, where he draws on each institution's unique culture to create engaging and meaningful visual experiences. Donald is passionate about the use of materials, expressive typography, and the clear presentation of information, and he is fascinated by how these elements shape the user experience in the built environment.

RELEVANT EXPERIENCE

York Judicial Center Biddeford, ME
Senior Designer for the newest and largest judicial center in the state of Maine, consolidating four District and Superior courthouses into one new facility. Developed the interiors, signage, and wayfinding.

Alma del Mar, Fredrick Douglas Campus Cumberland, RI
Lead designer for environmental graphics at a new K–8 school in New Bedford. Inspired by the school's culture and values, the graphics include multilingual character walls, a custom portrait of Frederick Douglass, and a student gallery system that celebrates learning, identity, and pride.

Pilgrim Monument and Provincetown Museum Provincetown, MA
Lead Designer for an exterior signage and wayfinding system that will greet visitors and help them find their way around Provincetown's signature landmark. The system is designed to enhance and compliment the historic location and new incline elevator while adding a contemporary sensibility.

Pilgrim Monument and Provincetown Museum Provincetown, MA
Lead Designer for an exterior signage and wayfinding system that will greet visitors and help them find their way around Provincetown's signature landmark. The system is designed to enhance and compliment the historic location and new incline elevator while adding a contemporary sensibility.

Blackstone Valley Prep Environmental Graphics Cumberland, RI
Lead Designer for signage and environmental graphics within a new 9-12 high school. Using the school's culture as inspiration, colorful environmental graphics are strategically placed throughout the school to encourage staff and scholars each day.

Conservatory Lab Charter School Graphics Dorchester, MA
Lead designer for signage and environmental graphics at a K–8 charter school rooted in music and expeditionary learning. Oversized instruments, student portraits, and inspirational quotes create a vibrant, mission-driven environment that celebrates scholars as artists and leaders.

EDUCATION

Vermont College of Fine Arts
Master of Fine Arts, Graphic Design 2014

Massachusetts College of Art & Design 1990

ASSOCIATIONS

Society for Environmental Graphic Design

SPEAKING ENGAGEMENTS, PUBLICATIONS, & HONORS

2023 Rethinking the Future Awards, Signage Design (Built), Conservatory Lab Charter School

2023 "Well-Being by Design," Society for Experiential Graphic Design, Organizer & Emcee

2021 Architect's Newspaper Best of Award, Best Graphic Design & Wayfinding Firm in the Northeast

2020 *Sustainability in EGD Survey*, Society for Experiential Graphic Design

2020 "Enhancing Learning Spaces with Environmental Graphics" Education Market Association Essentials, Co-author

2019 "Murals: Under the Surface," Society for Experiential Graphic Design, Organizer & Emcee

2019 "Enhancing Educational Spaces with Environmental Graphics" ABX, Speaker

2018 "NEON: Past, Present, and Future," Society for Experiential Graphic Design, Organizer & Emcee

FINEGOLD ALEXANDER ARCHITECTS
FONTAINE +DIMEO
Westmass



Pearl Pyo NCIDQ, LEED AP

Arrowstreet
Director of Interior Design

Pearl's experience includes a strong portfolio of design for world-class corporate, hospitality, retail, multifamily, higher-ed, and life-science clients.. A creative design leader with 30 years of experience, Pearl explores design possibilities in depth to effectively translate the client's vision into reality, working in close concert with client's representatives and the design team to integrate the concept from initial planning through final design. As design team leader, Pearl has had hands-on roles on numerous projects through all design and construction phases.

RELEVANT EXPERIENCE

Logan Airport Terminal E Garage East Boston, MA
Director of Interior Design for the design of a new 4,000 space parking garage for Terminal E. The project design consisted of designing a new parking garage that linked to the existing terminal as well as the existing Central Parking. The garage is at the center of extensive improvements at Terminal E, including a ground transportation center, improved roadways, improved and increased pedestrian connections, and canopy coverage of the departures roadway. Garage designed to achieve Park Smart Certification and extensive BIPV and rooftop photovoltaic array.

Inn on Boltwood Amherst, MA
Director of Interior Design for the interior refresh of a historic hotel in Amherst. Primary focal point of the program refresh will include the front entry, lobby, 49 guest rooms, library, and the banquet and meeting rooms.

International Center of Photography* New York, NY
Located under the Grace Plaza at43rd Street and the Avenue of the Americas is the ICP's new $17.5 million Midtown minicampus. Most of the school is subterranean, and the features include a shooting studio, 12 color and black and white dark rooms, gallery, and library.

Children's National Research & Innovation Campus* Washington, DC
Washington D.C.'s defunct Walter Reed Army Medical Center was renovated into Children's National Research & Innovation Campus. The buildings comprised of pediatric center, auditorium, and research lab facilities.Role includes planning and designing auditorium, amenity and lab spaces.

UVA, The Manning Institute* Charlottesville, VA
A new ground up biotechnology research center at University of Virginia. The role includes the interior design of the common spaces and lab facilities.

Mystique Pelican Bay* Naples, FL
A luxurious condo developed by Gulf Bay Group of Companies. Involved in created concept and schematic design for the public spaces.

The Edgewater Hotel* Madison, WI,
Worked on renovation of a historic hotel built in 1948, including 202 rooms and Bra& Grill, Grand Ballroom and Private Dining Room.

EDUCATION

Rhode Island School of Design
Master of Interior Architecture 2000

Yonsei University
Bachelor of Arts, English Language & Literature 1991
Bachelor of Arts, Housing & Interior 1991

REGISTRATIONS

NCIDQ No. 022140

ASSOCIATIONS

International Interior Design Association

LEED Accredited Professional

**Designates projects completed at prior company*

Cavanaugh Tocci

FIRM PROFILE

Cavanaugh Tocci was founded in 1975 by William J. Cavanaugh and Gregory C. Tocci to serve the growing need for technical expertise and consulting services in architectural, industrial, and environmental acoustics, as well as audiovisual system design and theater consulting. Our consulting staff holds advanced degrees in architecture, acoustics, physics, electrical engineering, and mechanical engineering, and is supported by a full complement of measurement and analysis instrumentation. The diverse experience of the staff members allows us to develop creative solutions to problems by applying an interdisciplinary approach.

The service objective is to provide practical, cost-effective, and timely consulting advice on all types of sound and vibration problems and system designs. Cavanaugh Tocci has completed thousands of consulting assignments ranging from brief consultations of a few hours to extended projects spanning several years.

Most projects address one or more of the following disciplines:

- Architectural Acoustics
- Audiovisual System, Design, Specification and Evaluation
- Theater Consulting Services
- Mechanical System Noise and Vibration Control
- Sound Isolation – Residential and Commercial
- Speech Privacy – Open-Plan and Closed-Plan Spaces
- Sound Reinforcement and Masking System Design, Specification, and Evaluation
- Environmental Noise Impact Assessment
- Site Evaluation for Residential and Commercial Facilities
- Construction Noise

John Adams Courthouse

BOSTON, MA



Exterior façade of John Adams Courthouse



Lobby of John Adams Courthouse



Interior of Supreme Judicial Court, seven justice courtroom

PROJECT DESCRIPTION

ARCHITECT
Childs Bertman Tseckares (CBT)

PROJECT TYPE
Sound System Design, Room Acoustics Review, HVAC Noise Control

PROGRAM
Courtrooms & supporting spaces, Law Library

Constructed and furnished from 1886 to 1894 costing almost 4 million dollars, the Suffolk County Courthouse (now the John Adams Courthouse) is home to the Massachusetts Supreme Judicial Court, Court of Appeals, Social Law Library, courtrooms, offices, and a spectacular lobby. Renovation to its original splendor and the integration of modern infrastructure was completed

The sound and A/V systems provide excellent speech intelligibility using a sophisticated mix-minus system, ceiling loudspeakers, and flush-mounted bench loudpeakers. Cameras are hidden throughout the seven-justice courtroom, and provide feeds to monthly webcasts and broadcast trucks. In other renovated courtrooms, the systems were visually integrated into the existing architecture.

327 F BOSTON POST ROAD, SUDBURY, MA 01776-3027 | 978.443.7871 www.cavtocci.com

York Judicial Center

Biddeford, ME

2023



Exterior



Courtroom

ARCHITECT
Finegold Alexander Architects

PROJECT TYPE
New Construction

PROGRAM
Courthouse

Cavanaugh Tocci assisted Finegold Alexander Architects with selection of acoustical materials to balance aesthetic and acoustical needs. We reviewed demising wall, doors and glazing configurations to facilitate good privacy between courtrooms and surrounding areas. We also consulted with the mechanical engineer to provide HVAC noise and vibration controls to facilitate the low HVAC sound necessary in courtrooms with modern audiovisual systems. We assisted with a review of a large emergency generator located near residential properties.

Cavanaugh Tocci consulted with the Court's preferred courtroom audiovisual provider to develop flexible audiovisual infrastructure for the courtrooms and support spaces.

327 F BOSTON POST ROAD, SUDBURY, MA 01776-3027 | 978.443.7871 www.cavtocci.com

Cornelius F. Kiernan Judicial Center

Lowell, MA

2020



Exterior



Courtroom

ARCHITECT
Finegold Alexander Architects

PROJECT TYPE
New Construction

PROGRAM
Courthouse

Cavanaugh Tocci provided site noise surveys to review exterior-to-interior sound isolation and provide a review basis for HVAC equipment sound radiated to surrounding properties.

Cavanaugh Tocci assisted Finegold Alexander Architects with selection of acoustical materials to balance aesthetic and acoustical needs. We reviewed demising wall, doors, and glazing configurations to facilitate good privacy between courtrooms and surrounding areas. We also consulted with the mechanical engineer to provide HVAC noise and vibration controls to facilitate the low HVAC sound necessary in courtrooms with modern audiovisual systems.

Cavanaugh Tocci consulted with the Court's audiovisual provider to develop flexible audiovisual infrastructure as well as designing permanent systems for the Jury Waiting Room, Training Room, Conference Room, and public area paging.

327 F BOSTON POST ROAD, SUDBURY, MA 01776-3027 | 978.443.7871 www.cavtocci.com

Albany Institute of History and Art

ALBANY, NY



Exterior view of the Institute from Washington Avenue



New entry and concourse connecting existing historic Institute facilities



Sculpture atrium and entrance to 2nd floor fine arts galleries



New entry atrium with sound-absorptive ceiling to control reverberation

PROJECT DESCRIPTION

ARCHITECT
Solomon Bauer Architects

PROJECT TYPE
Renovation & Expansion

PROGRAM
Entry Gallery, Exhibit spaces

The Albany Institute of History and Art is one of the oldest museums in the United States, founded in 1791. The Institute houses several permanent collections, and accommodates rotating exhibits that highlight the history, art, and culture of the Upper Hudson River Valley and New York State. The museum houses numerous paintings, cultural artifacts, maps, and effects that chronicle the earliest settlement by Dutch traders in the 17th century to the rise of New York as a major center for world commerce. Cavanaugh Tocci Associates provided recommendations for the acoustical performance of architectural finishes and mechanical system noise control as part of a major renovation of existing gallery spaces and the addition of a new entry atrium to the Institute. Quiet mechanical systems and the control of unwanted reverberation in double height spaces (through careful finish material selection) increases speech intelligibility during museum tours, and provides the tranquil atmosphere that is conducive to exploring the Institute's prestigious collections. The project received the AIA New York Preservation Award in 2001 and an Honor Award from the Boston Society of Architects in 2002.

327 F BOSTON POST ROAD, SUDBURY, MA 01776-3027 | 978.443.7871 www.cavtocci.com

Judicial and Legislative Facilities

SELECTED PROJECT LIST

Acoustics and audiovisual technology play an important role in courtrooms and legislative facilities. Special consideration of acoustics is needed to ensure good hearing conditions in spaces with and without sound reinforcement systems. Judicial chambers, jury rooms and legislative chambers require excellent sound isolation to assure confidential privacy. Prisoner holding cells require highly durable acoustic materials and a high level of sound isolation. For both new construction and historic restoration close coordination with the architect is required to integrate audiovisual technology and acoustical treatments seamlessly into aesthetically sensitive spaces.

PROJECTS INCLUDE THE FOLLOWING:

- **Lowell Justice Center**
  Finegold Alexander Architects, Lowell, MA
- **Rhode Island Senate Chambers Sound System**
  Rhode Island Department of Legislative Services, Providence, RI
- **Boston City Council Chambers Sound System**
  Building Services, Property Management Department, Boston, MA
- **Capital Justice Center, Augusta, ME**
  Portland Design Team, Portland, ME
- **Bangor Courthouse, Bangor, ME**
  Leers Weinzapfel Associates, Architects, Boston, MA
- **Massachusetts State House Renovations, Boston, MA**
  Shepley Bulfinch Richardson and Abbott, Boston, MA
- **Federal Building and United States Courthouse, Worcester, MA**
  Leers Weinzapfel Associates, Architects, Boston, MA (1996 GSA Design Awards Citation)
- **U.S. Courthouse, Youngstown, OH**
  Patrick + Architects, Columbus, OH
- **J. Joseph Garrahy Judicial Complex, Providence, RI**
  Robinson Green Beretta Architects, Inc., Providence, RI
- **Lawrence District Courthouse, Lawrence MA**
  Leers Weinzapfel Associates, Architects, Boston, MA
- **Biddeford District Court, Biddeford, ME**
  Portland Design Team Architects, Portland, ME

Audiovisual System Design: Municipal

SELECTED PROJECT LIST

Cavanaugh Tocci provides system design and specification services for a variety of municipal projects and applications. Projects typically include court houses, town halls and legislative chambers.

PROJECTS INCLUDE THE FOLLOWING:

- **Wellesley Town Hall, Wellesley, MA**
  Schwartz/Silver Architect, Boston, MA
- **York County Judicial Center, York, ME**
  Feingold Alexander, Boston, MA
- **Lowell Justice Center, Lowell, MA**
  Feingold Alexander, Boston, MA
- **Greenfield Trial Court, Greenfield, MA**
  Leers Weinzapfel Associates, Boston, MA
- **Augusta Court Facilities, Augusta, ME**
  Portland Design Team, Portland, ME
- **Taunton Trial Court, Taunton, MA**
  Leers Weinzapfel Associates, Boston MA
- **Rhode Island House Chambers, Providence, RI**
  Joint Committee on Legislative Services, Providence, RI
- **Adams Courthouse, Boston, MA**
  cbt architects, Boston, MA
- **Waterbury City Hall, Waterbury, CT**
  Waterbury Development Corporation, Waterbury, CT
- **Town Hall, Needham, MA**
  McGinley Kalsow & Associates, Somerville, MA

MONARCH ENTERPRISES

Resumes

CAVANAUGH TOCCI

FINEGOLD ALEXANDER ARCHITECTS

FONTAINE + DIMEO

Westmass

Aaron P. Kanapesky

ASSOCIATE PRINCIPAL

Aaron is an Associate Principal Consultant at Cavanaugh Tocci Associates, Inc. His experience includes a range of projects in architectural acoustics and noise control in HVAC systems. Typical projects include schools, music performance and rehearsal facilities, churches, and office fitouts. His background in studying architecture promotes an attention to detail and effort to harmonize architectural language with acoustical performance.

EDUCATION

Virginia Tech, Master of Architecture - 2017
Kent State University, Bachelor of Science in Architecture - 2014

EXPERIENCE

Cavanaugh Tocci Associates, Inc. | 2017 – Present
Design intern, Walters-Storyk Design Group | Summer 2016
Design Intern, Hayes Design Group | Summer/Winter 2015

PROFESSONAL AFFILIATIONS

Member, Acoustical Society of America

REPRESENTATIVE PROJECTS

Projects which Aaron has contributed to include:

- Roadrunner Boston, Brighton, MA
- The Track at New Balance, Brighton, MA
- United Theater, Westerly, RI
- The Drake, Amherst, MA
- New England Public Media, Springfield, MA
- The Country Club Locker Room renovations, Brookline, MA
- Weekapaug Inn Meeting House, Weekapaug, RI
- Harvard Business School Live Studios, Allston, MA
- Saugus Middle High School, Saugus, MA
- Arlington High School, Arlington, MA
- Chapman Middle School, Weymouth, MA
- Fales Elementary School, Westborough, MA
- Bristol County Agricultural School, Dighton, MA
- Mt Ararat High School, Topsham, MA
- Foley Hoag Office Fitout, Boston, MA
- Vertex Pharmaceuticals Office Fitout, Boston, MA
- Mintz Levin Office Fitout, Boston, MA

Lincoln B. Berry

PRINCIPAL CONSULTANT

Linc is a Principal Consultant with Cavanaugh Tocci, primarily consulting in the areas of Architectural Acoustics and Mechanical Equipment Noise Control.

EDUCATION

Rhode Island School of Design, Bachelor of Interior Architecture, 1988
Rhode Island School of Design, Bachelor of Fine Arts, 1987

EXPERIENCE

Principal Consultant, Cavanaugh Tocci Associates, Inc. | 1995 – Present
Independent Lighting Consultant | 1993 – 1995
Regional Technical Representative, Klipsch and Associates | 1991 – 1993
Design Coordinator, Lighting Design Collaborative | 1988 – 1991

PROFESSONAL AFFILIATIONS

Member, Acoustical Society of America
Member, National Council of Acoustical Consultants

FACULTY POSITIONS

Boston Architectural Center
Instructor, Architectural Acoustics and Architectural Lighting

REPRESENTATIVE PROJECTS

Courthouse Projects which Linc has contributed to include:

- Hillsborough County Superior Courthouse North, Manchester, NH – Lavallee Brensinger
- York County Courthouse, Biddeford, ME – Finegold Alexander
- Concord Probate Court, Concord, NH – Lavallee Brensinger
- New Taunton Trial Court, Taunton, MA – Leers Weinzapfel
- Hampton Courthouse, Hampton, NH – Oak Point Associates
- Dorchester Court Building, Dorchester, MA – Habeeb and Associates
- Lowell Trial Court, Lowell, MA – Finegold Alexander

Alexander G. Bagnall

PRINCIPAL CONSULTANT

Alex is a Principal Consultant specializing in audiovisual system design, theatre planning and system design. His projects typically involve design consulting and system layout for audiovisual, lighting, lift, and rigging systems. Theatre planning projects include designs for audience volumes as well as backstage support areas. Typical projects include performing arts and theatre spaces, school multi-purpose spaces, courthouses, and worship spaces.

Alex is active in municipal affairs as a Town Meeting Member in Arlington and serving on town committees related to hybrid participation in meetings.

EDUCATION

Yale School of Drama, MFA Technical Design and Production, 2000
Oberlin College, BA Theater, 1993

EXPERIENCE

Cavanaugh Tocci Associates, Inc. | 2007 – Present
System Designer and Project Manager, High Output Inc. | 2006 – 2007
Technical Designer, Auerbach Pollock Friedlander | 2002 – 2006
Assistant Production Manager, Kimmel Center for the Performing Arts | 2000 – 2002

PROFESSONAL AFFILIATIONS

Certified Technology Specialist – Design (CTS-D), InfoComm International

FACULTY POSITIONS

Yale School of Drama, Lecturer in Technical Design and Production | 2009 - 2020

REPRESENTATIVE PROJECTS

- Kiernan Judicial Center, Lowell, MA
- Taunton District Court, Taunton, MA
- York Judicial Center, Biddeford, ME
- Boston Arts Academy, Boston, MA
- The Gunn School, Arts and Community Center, Washington, CT
- Milton Hershey School, Founders Hall Renovation, Hershey, PA
- Arlington High School, Arlington, MA
- St. Timothy's School, Five Arts and Student Center, Stevenson, MD
- Sharon High School, Sharon, MA
- University of Rochester, Sloan Performing Arts Center, Rochester, NY
- Clark University, Little Theater Renovation, Worcester, MA
- Phillips Andover Academy, Tang Theater Renovation, Andover, MA
- Phillips Andover Academy, Pan Athletic Center, Andover, MA
- Phillips Exeter Academy, Bowld Recital Studio, Exeter, NH
- Assumption College, Tsostis Family Academic Center, Worcester, MA
- Northeastern University Visitor Center, Boston, MA

Aaron M. Farbo

PRINCIPAL CONSULTANT

Aaron is a principal consultant at Cavanaugh Tocci. His responsibilities include consulting in architectural acoustics, sound and vibration isolation, noise control in HVAC systems, and facility noise evaluations. Aaron is also involved in utilizing computer modeling software to analyze interior room acoustics and environmental noise mapping. Typical projects include schools, music performance and rehearsal facilities, churches, and hospitals.

EDUCATION

University of Hartford, BS Mechanical Engineering with Acoustics Concentration, 2003

EXPERIENCE

Principal Consultant, Cavanaugh Tocci Associates, Inc. | 2007 – Present
Staff Consultant, Stewart Acoustical Consultants | 2004 – 2007

PROFESSONAL AFFILIATIONS

LEED® AP BD+C
Member, Acoustical Society of America
Member, Institute of Noise Control Engineering

REPRESENTATIVE PROJECTS

Projects which Aaron has contributed to include:

- FRANCIS XAVIER SEELOS THEATER, THE COLLEGE OF THE HOLY CROSS, WORCESTER, MA

  Analysis and recommendations for interior acoustics of the 360 seat theater. A 3D model of the theater was built using EASE (Enhanced Acoustic Simulator for Engineers) software for analysis of reverberation time and recommendations of room finish treatments.

- TAUNTON TRIAL COURTHOUSE, TAUNTON , MA

  Reverberation time analysis and design recommendations for multiple courtrooms, conference rooms and offices.

- AGA KHAN UNIVERSITY, PAKISTAN

  Architectural acoustics, isolation, and mechanical system noise control recommendations for classrooms, conference rooms and dorm rooms

- PSNH MERRIMAC STATION POWER PLANT, NH

  Environmental sound analysis using the CadnaA computer modeling program and noise control recommendations to reduce noise impact to surrounding neighborhoods.

MONARCH ENTERPRISES

JENSEN HUGHES

Firm Overview

YOUR GLOBAL PARTNER IN LIFE SAFETY, SECURITY + RISK ENGINEERING, CONSULTING AND TECHNOLOGY

Worldwide, we are recognized most widely for our leadership in fire protection engineering, a legacy of responsibility we've advanced with honor and pride since 1939.

Today, our expertise extends broadly across closely related risk management fields — from accessibility consulting, risk and hazard analysis, process safety and forensic investigations to security risk consulting, emergency management and digital innovation.

Our 1,800+ engineers, consultants, analysts and strategists provide a range of services across all markets, from government, healthcare, science and technology to energy, mission-critical and transportation.

What Sets Us Apart

Our passion for setting and advancing the world's highest standards in engineering, consulting and technology services that make our world safe, secure and resilient is what sets us apart.

For more than 80 years, our experts have developed and refined complex safety, security, and resilience solutions that impact the lives of millions worldwide. These solutions help to ensure safe workplaces, secure facilities and resilient infrastructure, not just for today but for generations.

Guided by our core Purpose and Principles, we recognize our people as our greatest strength. By fostering a collaborative, supportive environment that prioritizes our employees, we cultivate a connected culture where we can all grow together.

As we champion best practices, set industry standards and support communities with innovative solutions, we are making the world a better place.

Our Expertise

+ FIRE AND BUILDING SAFETY
+ RISK AND HAZARDS
+ EMERGENCY MANAGEMENT
+ SECURITY RISK CONSULTING
+ FORENSICS

Our Global Reach



30+ combined firms, 80+ years of innovation

+ 330+ NFPA Committee Positions Held
+ ENR Top 500 Design Firms
+ ENR Top 100 Pure Designers
+ ENR Top 40 Designers in International Markets

jensenhughes.com

Copyright ©2025 Jensen Hughes, Inc.
All Rights Reserved. T0123

FINEGOLD ALEXANDER ARCHITECTS FONTAINE +DIMEO Westmass

Project Experience

We have worked on courthouses and correctional facilities from police buildings to county jails to state and federal prisons across the United States. Our longtime presence in the Commonwealth of Massachusetts has allowed us to contribute our fire protection, life safety and accessibility expertise to countless projects under the Division of Capital Asset Management and Maintenance (DCAMM) umbrella.

Below is a list of our relevant experience in Massachusetts.

New Framingham Regional Justice Center, Framingham, MA

Fire Protection, Life Safety + Accessibility Code Consulting Services

Wareham District Court, Wareham, MA

Building Code Consulting Services

Woburn District Court, Woburn, MA

Building Code Consulting Services

Essex County House of Corrections, Vocational/Inmate Housing Building, Middleton, MA

Fire + Life Safety Code Consulting Services

Massachusetts Correctional Institute, Women's Correctional Improvement Project, Framingham, MA

Fire Protection, Life Safety + Accessibility Code Consulting Services

Worcester South Division Firehouse + Emergency Communications Facility, Worcester, MA

Fire Protection, Life Safety + Accessibility Code Consulting Services

Quincy Public Safety Headquarters, Quincy, MA

Fire Protection, Life Safety + Accessibility Code Consulting Services

Chilmark New Fire + EMS Stations, Chilmark, MA

Fire Protection, Life Safety + Accessibility Code Consulting Services

Falmouth Police Station Renovation, Falmouth, MA

Fire Protection, Life Safety + Accessibility Code Consulting Services

Brockton Superior + Trial Court, Brockton, MA

Fire Protection, Life Safety + Accessibility Code Consulting Services

Copyright ©2025 Jensen Hughes, Inc.
All Rights Reserved.T0123

Experience with Finegold Alexander Architects

Our firm has collaborated with Finegold Alexander Architects on various projects throughout the United States. Below is a snapshot of our recent experience:

- DCAMM, New Framingham Federal Justice Center, Framingham, MA
- DCAMM, State House Infrastructure Plan Project, Boston, MA
- Roxbury Community College, Reggie Lewis Center Improvements Project, Boston, MA
- Wellesley College, Lake House Residence Hall Renovation, Wellesley, MA
- Steinert Hall Renovation, Boston, MA
- Boston Public Library, Rare Books Collection, Boston, MA
- Congregation B'nai Israel, Sanctuary & Social Hall Building Renovation, Boca Raton, FL
- Tufts University, Eaton Hall, Medford, MA

Copyright ©2025 Jensen Hughes, Inc.
All Rights Reserved.T0123

Project Profile: Courthouse

New Framingham Regional Justice Center (FRJC)

Framingham, MA

Fire Protection/Life Safety + Accessibility Code Consulting Services

This new 3-story, 116,000-square-foot building will be a state-of-the-art courthouse housing seven courtrooms, five hearing rooms, a jury pool room, two deliberation rooms, the District Attorney's Office and a Court Service Center.

The new facility will consolidate multiple courthouse facilities to create a regional justice center for District, Juvenile, Probate & Family, and Housing Court in Framingham.

Jensen Hughes is providing fire protection/life safety and accessibility code consulting services during the design development (DD), construction document (CD) and construction administration project phases.

Owner:
Division of Capital Asset Management and Maintenance (DCAMM)

Client:
Finegold Alexander Architects

Construction Cost:
$174.5M

Key Team Members
+ Derek Snow, PE
+ Steven Knott, Jr.

Start/Completion Date:
2023 – Estimated Winter 2029

Delivery Method:
CM at Risk

Reference:
Clair Colburn, AIA, LFA, LEED AP BD+C
Associate Principal
Finegold Alexander Architects
+1 857 321 8204
ccolburn@faainc.com

Copyright ©2025 Jensen Hughes, Inc.
All Rights Reserved. T0123

MONARCH ENTERPRISES

JENSEN HUGHES

Project Profile: Courthouse

Brockton Superior Courthouse and Brockton Trial Court Study

Brockton, MA

Fire Protection/Life Safety + Accessibility Code Consulting Services

This project involved the analysis of the future needs of the Brockton Superior Court. The Brockton Superior Court, a historic structure built in 1891, has faced substantial issues. This project evaluated the best approach to resolving deficiencies at the existing Brockton Superior Court building, by either expanding the existing Brockton Trial Court, located at 215 Main Street, to accommodate the business of Brockton Superior Court, or by renovating and expanding the existing Brockton Superior Court facility, located at 72 Belmont Street. The study had multiple tasks and was divided into two phases.

Jensen Hughes provided fire protection/life safety and accessibility consulting services. Our services included performing a site survey, preparing a code report documenting the site survey results, providing an overview of the proposed work needed, reviewing architectural drawings and providing general consulting services.

Owner:
Division of Capital Asset Management and Maintenance (DCAMM)

Client:
Ann Beha Architects

Construction Cost:
Estimated $22-$29M

Key Team Members
+ Steven Knott, Jr.

Start/Completion Date:
2019 – 2021

Delivery Method:
N/A

Reference:
Robert Carroll, AIA
Senior Associate
Ann Beha Architects
+1 617 226 1664
bc@annbeha.com

Copyright ©2025 Jensen Hughes, Inc.
All Rights Reserved. T0123

FINEGOLD ALEXANDER ARCHITECTS FONTAINE + DIMEO Westmass

MONARCH ENTERPRISES

JENSEN HUGHES



Education

MS, Fire Protection Engineering, Worcester Polytechnic Institute, 2011

BS, Civil & Environmental Engineering, Worcester Polytechnic Institute, 2010

Registrations

PE: MA, No. 55561, MD

Associations

Member, National Fire Protection Association (NFPA)

Member, Society of Fire Protection Engineers (SFPE)

Contact

+1 508 690 9104
dsnow@jensenhughes.com

DEREK SNOW PE

PROJECT ROLE: FIRE + LIFE SAFETY CODE CONSULTANT

Experience – 16 years | Joined Jensen Hughes – 2011

Bio

Derek's experience includes managing fire protection and life safety projects of varying complexity; code compliance evaluation for building and fire code compliance with local, state, and national codes and standards; building surveys, inspection and testing; and life safety and building code analyses for new and existing construction containing various occupancy classifications. He also develops alternative compliance approaches (i.e., variances, equivalencies) and presents fire and life safety code compliance to code officials and owners.

Project Highlights

DCAMM, NEW FRAMINGHAM REGIONAL JUSTICE CENTER, FRAMINGHAM, MA

Project Manager/Code Consultant. Providing fire protection/life safety and accessibility code consulting for the new 3-story, 116,000-square-foot state-of-the-art courthouse consolidating multiple courthouse facilities to create a regional justice center for the District, Juvenile, Probate & Family, and Housing Court in Framingham.

COUNTY OF HUDSON COURTHOUSE, JERSEY CITY, NJ

Code Consultant. Provided fire/life safety code consulting services for the County of Hudson, courthouse project. The Criminal Courthouse project comprises 216,000 gross square feet and an 800-space parking garage.

NEW QUINCY PUBLIC SAFETY HEADQUARTERS, QUINCY, MA

Project Manager/Code Consultant. Provided fire protection/life safety and accessibility code consulting for a new, 4-story, 122,000-square-foot facility comprised of the City of Quincy's IT department, fire department administration offices, the police department, and the emergency operations center.

ESSEX COUNTY HOUSE OF CORRECTIONS, MIDDLETON, MA

Code Consultant. Provided fire protection/life safety consulting for the fire-resistant rated construction evaluation of nine existing buildings at 20 Manning Avenue.

Copyright ©2025 Jensen Hughes, Inc.
All Rights Reserved. T0123

FINEGOLD ALEXANDER ARCHITECTS FONTAINE +DIMEO Westmass

Project Highlights, Continued

CITY OF SOMERVILLE, MA

Code Consultant. Providing life safety code consulting services related to the proposed master plan for redeveloping nine existing City of Somerville buildings. Work included preparing schematic-level fire protection/life safety code compliance approach reports for the projects based on the applicable life safety requirements consistent with the established project objectives.

NEW SOUTH DIVISION FIREHOUSE + EMERGENCY COMMUNICATIONS FACILITY, WORCESTER, MA

Code Consultant. Provided fire protection/life safety and accessibility code consulting services for the new approximately 30,000-square-foot facility. The facility will serve up to fourteen firefighters, storage for pieces of apparatus and includes a backup communication facility.

Copyright ©2025 Jensen Hughes, Inc.
All Rights Reserved.T0123



Education

MS, Fire Protection Engineering, Worcester Polytechnic Institute, 2020

BS, Architecture Engineering, Worcester Polytechnic Institute, 2018

Contact

+1 508 620 8990
steven.knott@jensenhughes.com

STEVEN KNOTT, JR.

PROJECT ROLE: PROJECT MANAGER /FIRE + LIFE SAFETY CODE CONSULTANT

Experience – 7 years | Joined Jensen Hughes – 2019

Bio

Steven manages and supports projects in fire protection, life safety, and accessibility code consulting. His experience includes consulting for compliance with the International Building Codes, NFPA Codes, and various state-amended codes for new and existing buildings for various occupancy types. Steven's goal is to closely analyze complex areas of noncompliance to clearly provide effective and practical solutions to such issues. He is also proficient in programs such as Autodesk AutoCAD and Autodesk Revit.

Project Highlights

DCAMM, NEW FRAMINGHAM REGIONAL JUSTICE CENTER, FRAMINGHAM, MA

Project Consultant. Providing fire protection/life safety and accessibility code consulting services for the new 3-story, 116,000-square-foot state-of-the-art courthouse consolidating multiple courthouse facilities to create a regional justice center for the District, Juvenile, Probate & Family, and Housing Court in Framingham.

DCAMM, BROCKTON SUPERIOR COURTHOUSE + BROCKTON TRIAL COURT STUDY, BROCKTON, MA

Project Consultant. Provided fire protection/life safety and accessibility code consulting services for this historic structure built in 1891, totaling 144,000 square feet. The project included a study of the Brockton Trial and Superior Court, which is facing substantial issues throughout. Services included performing a site survey, preparing a code report documenting the site survey results, providing an overview of the proposed work needed, reviewing architectural drawings and general consulting services.

Copyright ©2025 Jensen Hughes, Inc.
All Rights Reserved. T0123

Project Highlights, Continued

WARREN B. RUDMAN U.S. COURTHOUSE, CONCORD, NH

Project Consultant. Provided a life safety study associated with the existing 118,845-square-foot courthouse. Performed a single-day survey to confirm the accuracy of the existing drawings. Services included inspecting fire-resistance and smoke-resistance rated construction for occupancy separations and performing egress calculations per NFPA 101 Chapter 7 to confirm existing exit capacities.

DCAMM, JOHN W. MCCORMACK BUILDING, TRACKS 2 & 3 STUDIES, BOSTON, MA

Project Consultant. Provided fire protection/life safety and accessibility code consulting services for the Track 2 and Track 3 studies. The project involved studies to renovate approximately 145,000 square feet of office and conference space at the McCormack Building. The scope is divided into two tracks. Track 2 Study scope included full or partial areas on Levels 14 and 15. Track 3 Study scope included full or partial areas on Levels Plaza, 2, 5, 6, 10, 11, 14, 16 and 21.

DCAMM, MASSACHUSETTS STATEHOUSE INFRASTRUCTURE PLAN, BOSTON, MA

Project Manager. Provided fire protection and life safety code consulting services for this existing building. Services included a survey of the building to determine the existing conditions of the fire protection and life safety features. A code narrative/existing conditions report was prepared summarizing non-compliant building and fire code issues identified during the survey. In addition, provided miscellaneous consulting and attendance at meetings, site visits, correspondence and project documentation.

NEW FORT LAUDERDALE, FEDERAL COURTHOUSE, FORT LAUDERDALE, FL

Project Consultant. Provided fire protection and life safety code consulting services to develop the bridging documents for the new 10-story, 252,000 gross-square-foot courthouse. Once complete in 2026, it will contain 12 courtrooms, 17 judges' chambers, and workspace for several agencies, including the U.S. Court of Appeals, the U.S. Bankruptcy Court, the U.S. Marshals Service, the U.S. Attorney's Office, the U.S. Probation Office, and the U.S. Trustee.

Copyright ©2025 Jensen Hughes, Inc.
All Rights Reserved.T0123

MONARCH ENTERPRISES

RSE ASSOCIATES Inc.

Firm Profile

Introduction

RSE Associates, Inc. was established in 2001 and has since expanded into a national firm with offices across the United States. RSE has successfully completed award winning projects throughout America, Europe and Asia. Our principals and engineers have extensive experience in complex and demanding projects. We provide the technical ability of a large international firm with the personal service of a small firm.

Technology/BIM

Engineering design is carried out using state-of-the art computer software. We have extensive experience in delivering projects with Building Information Modeling (BIM) requirements, fully integrating the building structure with the overall building information models.

Services

We provide a full range of structural engineering services including:

- New Construction
- Renovation/Adaptive Reuse and Historic Restoration
- Master Plan and Feasibility Study
- Structural Investigation
- Design Competition
- Temporary Construction Support Systems

Building Types

We have extensive experience in a wide range of project types including:

- Museum
- Office
- Retail
- Residential
- High Rise
- Mixed Use
- Educational
- Civic Buildings and Courthouses
- Historic Restoration
- Science and Technology
- Colleges and Universities
- Performing Arts
- Sports Facilities

Design Philosophy

We strive to provide structural designs that are sensitive to owner requirements, architecture, building services as well as cost effectiveness and ease of construction. Design innovations will be balanced with practical considerations. We are committed to delivering quality and personal service.



Lowell Justice Center



Framingham Regional Justice Center



Quincy Norfolk Justice Center



J. Michael Ruane Judicial Center



Fall River Justice Center

Resume
Sofya Auren, PE



Profession
Structural Engineer

Position
Principal

Education
BS, Civil Engineering
Cornell University
College of Engineering, 1998

Professional Qualifications
Professional Engineer: MA (#48825), NY

Professional Organizations
Member: SEAMass, ACI, ASCE

Key Data

Sofya Auren is a structural engineer with over 27 years of experience in all phases of project development from feasibility studies and schematic design through construction administration services. She has done design work in concrete, steel, wood and masonry, as well as the renovation of existing structures and adaptive reuse.

Sofya joined RSE Associates, Inc, in 2007, after working at Robert Silman Associates in New York City from 1998 to 2007. She has been responsible for a range of projects including renovations and new construction of museums, hotels, university buildings, residences, and office buildings.

RSE ASSOCIATES Inc.

Resume
Sofya Auren, PE

Selected Projects



Franklin County Justice Center
Greenfield, MA
Architect: Leers Weinzapfel Associates
Structural Engineering of the new 75,000 sf addition and gut renovations of the 25,000 sf of existing space. The project joined the new building seamlessly with the existing, including upgrading the lateral system in the existing building.



Lowell Justice Center
Lowell, MA
Architect: Finegold Alexander Architects
Structural Engineering of the new 263,000 sf, $200M court house and parking garage. This 7-story, energy efficient building has a LEED platinum goal. Located in the historic Hamilton Canal District in downtown Lowell, the challenging site conditions include a high design flood elevation.



Framingham Regional Justice Center
Framingham, MA
Architect: Finegold Alexander Architects
Structural Engineering for the Feasibility Study and Design for the new, three-story 116,000 SF building which will be a state-of-the-art courthouse. The facility will house seven courtrooms, five hearing rooms, a jury pool room, two deliberation rooms, the District Attorney's Office and a Court Service Center. Construction budget is $174M.



Lower Basin Barracks Modernization
Boston, MA
Architect: Finegold Alexander Architects
Structural Engineering for the modernization and expansion of the State Police housed in the historic 1908 Lower Basin Gatehouse. The renovation will respect the historic nature of the original building and the addition will provide approximately 4,000 sf of community and state police use.



Fitchburg City Hall
Fitchburg, MA
Architect: ICON Architecture
Structural Engineering for the renovation to an existing 38,000 GSF, historic building originally built in the 1800's. The substantial structural alterations included removal, replacement, and addition of floors as well as the required upgrades to the lateral system to resist IEBC-level seismic loads.



Roxbury Municipal Court Upgrades-DCAMM
Roxbury, MA
Architect: Leers Weinzapfel Associates
Structural Engineering of modifications to the Roxbury Municipal Courthouse as a response to adjacent construction activity occurring at Nubian Square. Scope includes a new deck over space next to the sallyport, including engineering for landscape elements.



Quincy Norfolk Justice Center
Quincy, MA
Architect: Schwartz Silver Architects
Structural Engineering for schematic design and completion of the certifiable building study for the new justice center. Construction budget for the project is $187M. The proposed facility is 135,200 GSF, and the scope of this project includes repairs to the existing garage and parking deck.



Fall River Courthouse
Fall River, MA
Architect: Finegold Alexander Architects
Structural Engineering of the new $64 M, 154,000 sf courthouse building with LEED gold certification.



Boston PFD EMS Training Facility
Boston, MA
Architect: Merge Architects
Structural Engineering for the adaptive reuse of the second floor of a large industrial building in Roxbury for the EMS Training Academy. The scope includes approximately 12,300 sf interior space (second floor) and 16,300 of exterior space (first floor).



Lawrence Police Department
Lawrence, MA
Architect: Context Architecture
Structural Engineering for a new police station with a floor area of approximately 67,000 square feet. The estimated construction budget is $45.8M.

MONARCH ENTERPRISES

RSE ASSOCIATES Inc.

Framingham Regional Justice Center

Framingham, MA



Project Description
Structural Engineering for the Feasibility Study and Design for the new, three-story 116,000 SF building which will be a state-of-the-art courthouse. The facility will house seven courtrooms, five hearing rooms, a jury pool room, two deliberation rooms, the District Attorney's Office and a Court Service Center. The new building will be built on the existing 104,000 sf Danforth Museum. Coordination with the Framingham Historic Commission and Mass Historic will be a key element of project design and permitting due to the demolition of the Danforth Building. The all-electric building will include solar panels and geothermal wells. Construction budget is $174M.

Architect
Finegold Alexander Architects

Completion
Current (estimated Winter 2029/2030)

FINEGOLD ALEXANDER ARCHITECTS FONTAINE +DIMEO Westmass

MONARCH ENTERPRISES

RSE ASSOCIATES Inc.

Franklin County Justice Center
Greenfield, MA



Project Description
Structural Engineering of the new 75,000 sf addition and gut renovation of the 25,000-sf existing space. The gut renovation of the existing courthouse included a seismic upgrade with new steel braced frames integrated with existing steel from the 1920's. The existing portion was fully connected to the new, larger addition. The design carefully restores the front of the original building for use by the clerk and probation departments, while the much larger addition houses a new entry, six courtrooms, a law library, detainee circulation and a jury pool room. LEED Gold Certified.

Architect
Leers Weinzapfel Associates Architects

Completion
Completed 2017

FINEGOLD ALEXANDER ARCHITECTS FONTAINE +DIMEO Westmass

MONARCH ENTERPRISES

SLADEN FEINSTEIN INTEGRATED LIGHTING

Springfield Courthouse | Springfield, MA

Sladen Feinstein Integrated Lighting is a certified Women-Owned Business (WBE) in the Commonwealth of Massachusetts providing award-winning lighting design and controls solutions for various project types. Our portfolio also includes buildings and spaces that are LEED Certified, Living Building Challenge Certified, WELL Building ready, Passive House Building, and Net-Zero. We are a JUST organization through the International Living Future Institute, ensuring our firm is transparent about issues related to diversity and inclusion, employee benefits, equity, stewardship, employee health, purchasing and supply chain. As the "fourth dimension" of the three-dimensional design ideal, we breathe life into spaces not just through decades of creative and technical skill and experience but through the power of effective communication.

Our office is led by 4 Principals and a group of talented designers that have extensive industry knowledge of products and best practices, delivering original designs and specifying quality products. With studios in Boston, Providence, RI, and Washington DC, we closely collaborate with the architect and owner to creatively support and enhance the team's vision. We are committed, through continued education and research, to maintaining the most up to date knowledge of technologies and products to better serve our clients.









www.sladenfeinstein.com
Boston | Washington DC | Providence

FINEGOLD ALEXANDER ARCHITECTS

FONTAINE +DIMEO

Westmass

RELEVANT EXPERIENCE

Springfield Courthouse | Springfield, MA







Boston City Hall Council Chambers
Boston, MA
Finegold Alexander Architects

Boston Fire Department, Engine 17
Boston, MA
Annum Architects (Formerly Ann Beha Architects)

Edward Brooke Courthouse
Boston, MA
KMW Architecture

Fenton Judicial Complex
Lawrence,MA
Leers Weinzapfel Architects

Framingham Justice Center
Framingham, MA
Finegold Alexander Architects

Lowell Justice Center
Lowell, MA
Finegold Alexander Architects

IRS Service Center
Andover, MA
Jonathan Levi Architects

Massachusetts State House
House Chamber Renovation
Boston, MA
Simpson Gumpertz & Heger

Massachusetts State House Executive Offices
Governors Executive Offices
Boston, MA
Finegold Alexander Architects

Recorder of Deeds Building
Washington, DC
Page

United States Federal Courthouse
Cleveland, OH
KMW Architecture

MONARCH ENTERPRISES

LOWELL JUSTICE CENTER

Lowell, MA

Finegold Alexander Architects

This award-winning 265,000SF public facility houses 17 courtrooms, offices, a service center and law library, but it is much more than your typical courthouse. It is a thoughtfully designed public space that reflects the rich history of this textile and mill community while being environmentally responsible. The use of natural materials from local sources and integration of public art help enrich the goal of creating a calming environment. This new courthouse offers both a beautiful and sustainable design solution to the public realm and was the LEED Platinum courthouse in the state.







BOSTON CITY HALL COUNCIL CHAMBERS

Boston, MA

Finegold Alexander Architects

This award-winning interior revitalization respects the architecture and restores the original design intent with today's standards and technology. Prior to the renovation, the Chamber was lit by fluorescent surface mounted troffers from a previous update that were inefficient, cumbersome, and awkwardly mounted, detracting from the original ceiling architecture. All existing lighting was replaced with new high performance LED flat panels designed and completed in the spirit of the original lighting vision, allowing the Chamber to finally be fully functional.







COMMITMENT TO SUSTAINABILITY

Springfield Courthouse | Springfield, MA







Sladen Feinstein Integrated Lighting is dedicated to the advancement of the health, well-being and social responsibility of buildings and their occupants. We have principals and designers that are accredited in LEED, WELL, Fitwel, and Living Future; and are a leader in the national effort for materials transparency in the built environment. We believe that harmonizing our clients' budget and vision with the environmental principle of "do no harm" is both achievable and imperative for each project's goals, our community, and everyone's shared future. Selected sustainable projects include:

Net Zero
Hitchcock Center for the Environment
designLAB Architects

LEED Platinum
Foundation Medicine Headquarters
Gensler

Harvard Divinity School, Swartz Hall
Annum Architects (Formerly Ann Beha Architects)

Echelon Seaport
CBT / Kohn Pederson Fox

Mass Mutual
10 Fan Pier Lobby
Elkus Manfredi Architects

Lowell Justice Center
Finegold Alexander Architects

Williams College Bookstore
Cambridge Seven

VistaPrint
Margulies Perruzzi Architects

Smith Aquatic & Fitness Center
BH+A

Selected LEED Gold Projects
Boston University, Kilachand Honors College
Finegold Alexander Architects

Northland Newton Development
Stantec | CUBE 3

PTC Global Headquarters
Margulies Perruzzi Architects

IFAW Headquarters
designLAB Architects

Federal Office Building, Andover, MA
Jonathan Levi Architects / Burt Hill (now Stantec)

MONARCH ENTERPRISES

APPROACH TO SUSTAINABILITY

Springfield Courthouse | Springfield, MA

At Sladen Feinstein, our approach to sustainability is rooted in our principles of sustainable design. Our principles outline our approach to each project and guide the goals we establish. We always begin with the aim to maximize available daylight and advocate for lighting design approaches that are timeless and adaptable to various uses of space to maximize the life of a design. We believe in specifying responsibly by preferring products with material ingredient reporting, LCA data, and favoring products free of bio-accumulative chemicals and toxins such as Red List ingredients. Our in-house controls team allows us to utilize lighting controls appropriately and responsibly. Even with these high-aiming principles, we stay inspired by challenging ourselves to find uniquely creative solutions that reach beyond day-to-day design approaches.

SUSTAINABILITY PRINCIPLES



Acting on these guiding sustainability principles has positioned us as leaders in national conversations between designers and manufacturers to close the disclosure gap for project teams to make informed specifications that support the human, environmental, and social health + well-being of the planet.

As a founding author and signatory of the Lighting Advocacy Letter, we are committed to aligning our project goals with the focal areas or "buckets" of the AIA Materials Pledge: human health, climate health, ecosystem health, social health + equity, and circularity. Once these goals are established with the project team, we connect them to metrics available in the marketplace to measure our success. For example, for projects over 100,000 SF, we aim to specify luminaires with material ingredient reporting through the form of an HPD (Health Product Declaration) or Declare Label for the top quantity fixtures on the project. Connecting our project goals back to measurable outcomes keeps us accountable to our guiding sustainability principles.

See https://www.mindfulmaterials.com/lighting-advocacy-letter for more information on our advocacy work.

CONNECTING GOALS WITH METRICS



REIKO KAGAWA CLD, LC, IALD, LEED BD+C, WELL AP, WELL Faculty

Principal

Professional Experience
Sladen Feinstein Integrated Lighting Incorporated, Boston, MA
Principal 2017-Present
Senior Lighting Designer / Lighting Designer 2004 - 2017

Selected Relevant Projects:

Boston Public Library, Roxbury Branch Library, Roxbury, MA

Framingham Justice Center, Framingham, MA

Hyannis Community Center, Hyannis, MA

IRS Service Center, Andover, MA

Lowell Justice Center, Lowell, MA

Newton Northland Development, Newton, MA

Skating Club of Boston, Norwood, MA

Springfield Technical Community College, Student Commons, Springfield, MA

University of Massachusetts, Claire Carney Library, Dartmouth, MA

University of Massachusetts, Fine Arts Center Bridge, Amherst, MA

West Somerville Library, Somerville, MA

Education
Mount Ida College, Newton, Massachusetts
Bachelor of Science in Interior Design, 2005

Oyama National College of Technology, Oyama, Japan
Degree in Architecture, 2000

Certifications, Professional Affiliations & Teaching
Registered Architect, Tokyo Japan

Certified Lighting Designer Commission – Certified Lighting Designer (CLD)

National Council on Qualifications for the Lighting Professions – Lighting Certified (LC)

International Association of Lighting Designers, Professional IALD

U.S. Green Building Council, LEED-AP BD+C

International WELL Building Institute, WELL AP and WELL Faculty

Fitwel, Fitwel Ambassador Accreditation

Mount Ida College, Newton MA, Adjunct Faculty 2014

CAROL WILLIAMS LC, LEED Green Associate

Associate

Professional Experience
Sladen Feinstein Integrated Lighting Incorporated, Boston, MA
Associate 2023-Present
Senior Lighting Designer 2019-2023
Lighting Designer 2015 - 2019

Selected Relevant Projects:

Citizens Bank Boardroom, Boston, MA

Foundation Medicine Headquarters, Boston, MA

Iron Mountain, Executive Briefing Center at their Data Center, Manassas, VA

Mathworks Lakeside Campus, Natick, MA

Morgan Stanley Eaton Vance, Boston, MA

Recorder of Deeds, Modernization, Washington, DC

Springfield Technical Community College, Student Commons, Springfield, MA

Stoughton Public Library, Stoughton MA

Worcester Library, Children's Center, Worcester MA

Education
The New England School of Art and Design at Suffolk University, Boston, MA
Master of Arts, Interior Architecture, 2015

Keene State College, Keene, NH Bachelor of Science, Graphic Design, 1993

Certifications & Professional Affiliations
National Council on Qualifications for the Lighting Professions – Lighting Certified (LC)

U.S. Green Building Council, LEED Green Associate

Illuminating Engineering Society, Member

Technical Skills
AutoCAD, Revit, AGI 32, SketchUp, Adobe Photoshop, Adobe InDesign, Adobe Illustrator, Microsoft Office, hand drafting and rendering

WBE MASSACHUSETTS CERTIFICATION

Springfield Courthouse | Springfield, MA

Supplier Diversity Office (SDO)
of Commonwealth of Massachusetts

Grants

Supplier Diversity Office Certification

to

Sladen Feinstein Integrated Lighting, Inc. ,

Who has successfully met the SDO's criteria for certification under the following category or categories:

Certification Type	Certification Date	Certification Expiration
Women Business Enterprise (WBE)	07/13/2023	07/13/2026

SDO Client ID: 20230132

NAICS Code(s): 541410, 541490

Authorized by William M. McAvoy
Executive Director
Supplier Diversity Office

SFI L JUST LABEL

Springfield Courthouse | Springfield, MA



Just.

Organization Name: Sladen Feinstein Integrated Lighting
Organization Type: Architectural Lighting Design
Headquarters: Boston, Massachusetts
Number of Employees: 13

Social Justice Indicators:

Diversity & Inclusion
- Gender Diversity
- Ethnic Diversity
- Inclusion
- Engagement

Employee Benefits
- Health Care
- Retirement Provision
- Family/Medical Leave
- Training/Education

Equity
- Full-Time Employment
- Pay-Scale Equity
- Freedom of Association
- Living Wage
- Gender Pay Equity

Stewardship
- Local Communities
- Volunteering
- Animal Welfare
- Charitable Giving
- Positive Products

Employee Health
- Physical Health
- Well-Being

Purchasing & Supply Chain
- Equitable Purchasing
- Supply Chain

THE SOCIAL JUSTICE LABEL 2.0

SFI-001 EXP. 10/01/2026

INTERNATIONAL LIVING FUTURE INSTITUTE

RWDI OVERVIEW

Rowan Williams Davies & Irwin Inc.
Incorporated in Ontario
600 Southgate Drive
Guelph, Ontario, Canada
N1G 4P6

Rowan Williams Davies & Irwin Inc. (RWDI) is a specialty engineering consulting firm specializing in microclimate and environmental studies. The firm's headquarters, located in Guelph, Ontario, was established in 1972. With offices in Canada, United States, United Kingdom, Italy, Australia, India, Singapore, Malaysia and Hong Kong, our consultants meet the world's most complex structural and architectural challenges with experience, knowledge and superior service. RWDI attributes its success to the combination of the excellence of its personnel and its extensive test facilities. RWDI's staff of over 850 includes a team of engineers and specialists, scientists, meteorologists, engineering technologists, and technicians. The test facilities include five boundary layer wind tunnels, an open channel water flume, and specialized computer hardware and software for Computational Fluid Dynamics (CFD) analysis. RWDI-owned instrumentation is used to monitor air quality, noise, vibration, and meteorological conditions. The testing facilities are supported by an in-house model shop, computer-aided drafting, integrated data acquisition and processing systems, and a broad base of instrumentation. These resources allow RWDI to offer a wide variety of services including consultations, scale model studies, numerical modeling, field monitoring, and site inspections.

Since its early beginnings, RWDI has completed over a thousand exhaust dispersion and re-entrainment studies for a wide range of building types, which have predominantly been linked to the healthcare and research sectors. The intent of an exhaust re-entrainment assessment is to quantify the level contamination associated with building effluents at proposed and existing fresh air intakes. Using proprietary modeling tools, RWDI provides recommendations to limit re-entrainment to acceptable levels, based on applicable pollutant and odor-based criteria and thresholds.

Exhaust dispersion and re-entrainment levels can be investigated through design reviews, numerical modeling and/or physical (wind tunnel) modeling. Experience-based qualitative design reviews are best performed during the conceptual or early schematic phases while the design is flexible; however, design reviews can be performed at any stage and for existing buildings. Detailed modeling, using either numerical or physical methods, is completed with RWDI's proprietary suite of computer modeling software or with one of our boundary layer wind tunnels. Exhaust dispersion levels are quantified at the critical impact locations and stack height requirements, locations, flow rates, velocities, etc. are defined based on the building and site conditions and the limitations of the project (i.e., aesthetics, energy consumption, engineering limitations, etc.).

MONARCH ENTERPRISES

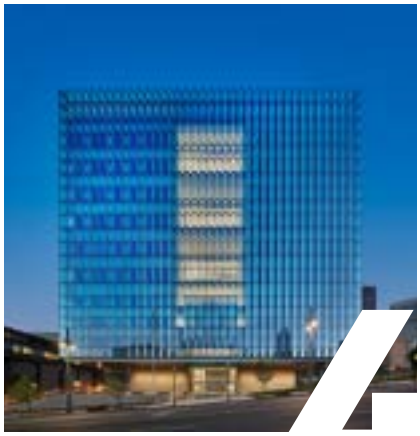
RELEVANT EXPERIENCE
U.S. COURTHOUSES

RWDI











1. Multnomah County Central Courthouse, Portland, OR
2. Broward County Courthouse, Fort Lauderdale, FL
3. Ocean County Justice Complex Courts, Toms River, NJ
4. Los Angeles Federal Courthouse, Los Angeles, CA
5. Clackamas County Circuit Courthouse, Oregon City, OR

Redefining possible.

Copyright © 2025 RWDI | rwdi.com

FINEGOLD ALEXANDER ARCHITECTS

FONTAINE + DIMEO

Westmass

MONARCH ENTERPRISES

AIMÉE SMITH, M.ENG., P.ENG.

TECHNICAL DIRECTOR | PRINCIPAL

T: 1.519.823.1311 X 2265 | Aimee.Smith@rwdi.com

Our firm leader for higher education, laboratory and health care, Aimée provides design guidance and outstanding project outcomes for clients with highly specialized building performance requirements. Aimée is widely recognized among the design community for her deep knowledge of exhaust dispersion and air intake systems, and her strong technical understanding of local microclimate factors including air quality, ventilation, acoustics and wind behavior. Our clients repeatedly seek out Aimée's unique combination of building-performance expertise and strong collaboration skills.

Project Experience

Labs:

- MSKCC Zuckerman Research Center, New York, NY
- Francis Crick Institute, London, UK
- Harvard LISE, Cambridge, MA
- U of Chicago William Eckhardt Center, Chicago, IL

Healthcare:

- CHoP ACC, Philadelphia, PA
- Fort Bliss replacement Hospital, Fort Bliss, TX
- Mount Sinai School of medicine, New York, NY
- CS Mott Women & Children's Hospital, Ann Arbor, MI

Mixed-Use & Transportation:

- World Trade Center Tower 1, New York, NY
- Hudson Yards Development, New York, NY
- Boston South Station Redevelopment, Boston, MA
- Russia Wharf Redevelopment, Boston, MA

Employment History

2000-Present
Principal and Technical Director, RWDI

Education

Master of Engineering (Civil and Environmental Engineering), Carleton University, Canada

Bachelor of Science in Engineering (Environmental Engineering), University of Guelph, Canada

Affiliations

Registered Professional Engineer in Ontario (P.Eng.)

Member, Sustainable Labs, Canada

Member, International Institute for Sustainable Laboratories

Member, SCUP

Regular presenter at conferences

Publications on indoor air quality in multiple technical journals



FINEGOLD ALEXANDER ARCHITECTS FONTAINE +DIMEO Westmass

PETER SOLIGO, P.ENG.

PROJECT MANAGER | ASSOCIATE

T: 519-823-1311 X 2287 | Peter.Soligo@rwdi.com

Peter is an energetic member of our project management team who draws on diverse project experience as well as training in environmental engineering to advance the work of teams across RWDI. He engages effectively with stakeholders at every stage of the land development process, from scientists and engineers to planners and developers. Supporting clients and colleagues with pragmatic insight and technical proficiency, Peter has contributed to successful project outcomes in a wide range of climates and geographies – from the Yukon to Utah to South Florida. Our clients benefit from Peter's drive and enthusiasm as well as his fluency with the tools and approaches that support high-quality developments and strong environmental performance.

Project Experience

- Massachusetts Institute of Technology (MIT) – Ziggurat Building, Cambridge, MA
- University of Massachusetts (UMASS) Memorial Hospital, Boston, MA
- 109 Brookline Avenue, Boston, MA
- Bellarose Terrace Residences, Boston, MA
- Whittier Phase 3, Boston, MA
- Nubian Square, Boston, MA
- Gateway 2, Wellesley, MA
- 1010 Memorial Drive, Cambridge, MA
- Alewife Park, Cambridge, MA
- University of Cincinnati, Cincinnati, OH
- 175 Park Avenue, New York, NY
- One Madison Avenue, New York, NY
- 415 Madison Avenue, New York, NY
- One Times Square, New York, NY
- 325 Hudson, New York, NY
- 101 Lincoln Avenue, Bronx, NY
- 2401 Third Avenue, Bronx, NY
- Greenpoint Landing, Brooklyn, NY
- 2150 Lake Shore Development, Toronto, ON
- East Harbour Development, Toronto, ON
- 801 York Mills, Toronto, ON
- Dufferin Corners, Toronto, ON
- 5051 Yonge Street, Toronto, ON

Employment History

2018-Present
Project Manager, RWDI

2017-2018
Project Designer, GM BluePlan Engineering

2016
Engineering Research Student, University of Guelph

2012-2014
Environmental Field and Meteorological Scientist, RWDI

Education

Bachelor of Engineering (Environmental), University of Guelph, Guelph, ON, Canada 2017

Affiliations

Professional Engineers of Ontario (PEO)



HANNA IVANKOVIC, P.ENG.

SUPERVISOR

T: 519.823.1311 X 5203 | Hanna.Ivankovic@rwdi.com

Based in RWDI's Guelph office, Hanna is a skilled environmental engineer and supervisor of our Exhaust Dispersion & Design group. She works to support our clients' building performance objectives using wind tunnel and numerical dispersion modeling methods, providing them with practical design guidance to find optimal design solutions that are unique to the exhaust re-entrainment concerns of each project. She has completed over 150 projects in a variety of sectors, including healthcare, research, manufacturing, institutional, commercial, residential, and transportation.

Project Experience

- Cleveland Clinic Neurological Institute – Cleveland, OH, USA
- Empire City M1-2 and 3 – Ho Chi Minh City, Vietnam
- McGill University Macdonald Harrington Building – Montreal, QC, Canada
- University of Wisconsin School For Computer, Data & Information Sciences – Madison, WI, Canada
- Yale University Physical Sciences & Engineering Building – New Haven, CT

Employment History

2022-Present
Supervisor & Consultant, RWDI

2018-Present
Technical Coordinator, RWDI

Education

Bachelor of Engineering, Environmental Engineering, University of Guelph

Affiliations

Professional Engineer (P.Eng.), Ontario



MONARCH ENTERPRISES

FONTAINE

GENERAL CONTRACTORS | CONSTRUCTION MANAGERS



+ FAMILY OWNED.
+ FOURTH GENERATION.
+ EXECUTIVE INVOLVEMENT.
+ PROUD BUILDING HISTORY.

Fontaine Bros. Inc., is a fourth generation family owned and operated construction company with offices in Springfield and Worcester Massachusetts. **Founded in 1933** by Eudore Fontaine and his brother George, the company has since grown to become one of the most trusted and respected builders in New England. Now in our 92nd year,, David Fontaine, Sr. and Jr. steer the company with the same hands on leadership that has always been synonymous with the Fontaine name.

Our corporate culture is one where craftsmanship, cost-consciousness and problem solving are essential values, not buzzwords. When owners choose Fontaine as their construction manager, they do so knowing that we will mitigate risk and maximize value by protecting their dollars the same way we have been protecting ours for nearly a century.

Fontaine is the only Massachusetts-based contractor still actively building large scale projects as both a CM and a GC. This reality means that we have all of the pre-construction services and resources of a CM with the lean, efficient, cost conscientiousness of a GC.

FINEGOLD ALEXANDER ARCHITECTS

FONTAINE + DIMEO

Westmass

MONARCH ENTERPRISES

FONTAINE

SIMILAR PROJECT INFORMATION

MGM 95 STATE ST.
SPRINGFIELD, MA

Fontaine Bros. completed several projects for MGM Springfield, beginning with the 100,000 SF renovation of the 11-story 95 State Street building, formerly the MassMutual Building in downtown Springfield.

The project included historic preservation elements on the exterior and modern interior elements. The 95 State Street building is known as MGM's headquarters. The second floor consists of their server room with all the casino's operating technology. All of MGM's security, Gaming and Mass Gaming originate from this floor.

The project included complete interior demolition and the build out of multi-use, corporate offices; housing the president, facilities management, human resources, and the state police.

This project finished in approximately 11 months; on time and on budget. It is the first of the Casino complex buildings to be completed, nine months ahead of the planned grand opening of the Casino in September, 2018.

Additional projects included the **MGM Hotel Suite Conversion**, which converted 24 hotel rooms into suite layouts with selective demolition, interior finishes, and plumbing and electrical modifications; the **MGM Island Bar**, which remodeled an existing casino space into a bar with gaming devices built into the countertops and construction completed during normal operating hours; the **MGM VIP Lounge**, which converted 1,200 SF of existing Starbucks space into a new VIP lounge with reconfigured space, new finishes, and minor building system modifications; the **MGM Roasted Bean**, a café located within the resort; the **MGM Plaza Bar**, which converted back-of-house space into a walk-up bar serving patrons from the exterior; and **MGM Wahlburgers**, a 4,475 SF restaurant with a 1,000 SF outdoor patio located at the corner of Union and Main Streets.









FINEGOLD ALEXANDER ARCHITECTS

FONTAINE + DIMEO

Westmass

MONARCH ENTERPRISES

FONTAINE

SIMILAR PROJECT INFORMATION

THE APARTMENTS AT 31 ELM ST.

SPRINGFIELD, MA

The Court Square renovation project transformed the long-vacant, 1800's era Court Square Hotel into a vibrant space featuring retail on the first floor and six floors of nearly 75 market-rate apartments. Additionally, plans included 11,000 square feet of retail on the ground level and another 11,000 square feet of office space on the second floor.

Governor Baker hailed this project as "the most important in the Commonwealth," highlighting its critical role in revitalizing Downtown Springfield. He emphasized this by making one of the largest state redevelopment investments to date, solidifying Massachusetts' commitment to the project.

In June 2025, this transformative project was awarded a Mayor Thomas M. Menino Legacy Award from Preservation Massachusetts. Presented annually in honor of Boston's longest-serving mayor, the award celebrates preservation projects that deliver meaningful community impact.









FINEGOLD ALEXANDER ARCHITECTS

FONTAINE + DIMEO

Westmass

DAVE
FONTAINE, JR.

CHIEF EXECUTIVE OFFICER

As Chief Executive Officer, Dave provides strategic leadership, working with senior management to set long-term goals and plans. He oversees all operations, including project management, business development, finance, and HR, ensuring projects are completed on time, within budget, and to quality standards. As CEO, Dave builds relationships with clients and stakeholders, manages risk, and drives innovation. Dave's skills include strong leadership, communication, and industry knowledge to drive growth and profitability, while prioritizing company values, safety, and sustainability.



RELEVANT EXPERIENCE

Court Square 13-31 Elm Street | Springfield, MA
The $53 million Court Square renovation project transformed the historic building into a vibrant space, featuring retail on the first floor and six floors of over 50 market-rate apartments. The project also included 11,000 square feet of retail on the ground level and another 11,000 square feet of office space on the second floor. Governor Baker hailed this project as "the most important in the Commonwealth," recognizing its pivotal role in the revitalization of Downtown Springfield. He reinforced this by securing one of the largest state redevelopment investments to date, solidifying Massachusetts' commitment to its success.

MGM Springfield | Springfield, MA
Fontaine Bros. completed several projects for MGM Springfield, beginning with the 100,000 SF renovation of the 11-story 95 State Street building, formerly the MassMutual Building in downtown Springfield. The project included exterior historic preservation and modern interior finishes, complete interior demolition, and build-out of multi-use corporate offices for the president, facilities management, human resources, and the state police. The second floor houses the server room supporting all casino operating technology, security, gaming, and Mass Gaming systems. Completed on time and on budget in approximately 11 months, it was the first building finished—nine months ahead of the grand opening in September 2018. Additional MGM Springfield projects included the **MGM Hotel Suite Conversion, Island Bar, VIP Lounge, Roasted Bean, Plaza Bar, and Wahlburgers.** These renovations and fit-outs ranged from hotel suite conversions and lounge reconfigurations to new restaurant and bar spaces, each completed within active, occupied areas of the property.

PVTA Bus and Maintenance Facility | Springfield, MA
This 203,000 SF, $47 million facility was built on an 18-acre site providing bus maintenance and storage for the PVTA's Springfield fixed route operation. The facility accommodates approximately 150 fixed route buses including standard size diesel buses and articulated buses. Included in this new facility is management office space, fuel bays, wash bays, bus and van storage bays, garage and body shop areas, parts storage, exercise rooms, locker rooms and showers, lounge, dispatch center, employee parking, and green spaces. A new cell tower was also installed on-site to support the PVTA's IT communications. The new facility is LEED certification under the US Green Building Council's green building rating system.

South End Community Center | Springfield, MA
The South End Community Center consisted of a two-story building totaling approximately 28,000 SF of space. This project included offices, concessions, multi-purpose rooms, classrooms, an exercise room and a gymnasium. This community center serves as a hub for the resources that help the participants and their families on a daily basis. This facility serves as a home and safe haven to many members of the community.

White Street Fire Station | Springfield, MA
The new White Street Fire Station consisted of a 16,200 SF facility including three bays, a conference/training room on the second floor, and offices and living quarters on the third floor. This 50-year old building was designed and built to be as energy efficient and as "green as possible", to meet the client's requirements. It was also essential to minimize construction impacts on the neighborhood and provide an asset that will be key to the community's revitalization efforts. Once completed, this facility became the city's first LEED-certified building as well as the Northeast's first LEED-Gold fire station.

CONTACT

C: 413-244-3463
O: 413-781-2020
E: djr@fontainebros.com

EDUCATION

Bentley University

AFFILIATIONS

LEED AP (LEED Accredited Professional
BD+C (Building Design & Construction)

MONARCH ENTERPRISES

DAVE
FONTAINE, SR.

PRINCIPAL

Since joining the family business in 1978, David has played pivotal roles, progressing from Project Manager to VP, and has served as President since 1995. Over the past 25+ years, David has been instrumental in Fontaine's successful completion of over $1 billion in construction projects, with a strong focus on educational facilities in both the public and private sectors. Before assuming the role of President, David managed more than 50 construction projects, developing a deep understanding of our operations. In his current capacity, he oversees all office and field operations, prioritizing field personnel and subcontractor relationships. David is deeply involved in the day-to-day operations and takes a hands-on approach to all ongoing projects.

RELEVANT EXPERIENCE

Court Square 13-31 Elm Street | Springfield, MA
The $53 million Court Square renovation project transformed the historic building into a vibrant space, featuring retail on the first floor and six floors of over 50 market-rate apartments. The project also included 11,000 square feet of retail on the ground level and another 11,000 square feet of office space on the second floor. Governor Baker hailed this project as "the most important in the Commonwealth," recognizing its pivotal role in the revitalization of Downtown Springfield. He reinforced this by securing one of the largest state redevelopment investments to date, solidifying Massachusetts' commitment to its success.

MGM Springfield | Springfield, MA
Fontaine Bros. completed several projects for MGM Springfield, beginning with the 100,000 SF renovation of the 11-story 95 State Street building, formerly the MassMutual Building in downtown Springfield. The project included exterior historic preservation and modern interior finishes, complete interior demolition, and build-out of multi-use corporate offices for the president, facilities management, human resources, and the state police. The second floor houses the server room supporting all casino operating technology, security, gaming, and Mass Gaming systems. Completed on time and on budget in approximately 11 months, it was the first building finished—nine months ahead of the grand opening in September 2018. Additional MGM Springfield projects included the **MGM Hotel Suite Conversion, Island Bar, VIP Lounge, Roasted Bean, Plaza Bar, and Wahlburgers.** These renovations and fit-outs ranged from hotel suite conversions and lounge reconfigurations to new restaurant and bar spaces, each completed within active, occupied areas of the property.

Mass Mutual Center | Springfield, MA
This $53 million, 362,000 SF addition and renovation project for the Mass Mutual Center modernized the facility and represented a giant step forward for the City of Springfield in competing for marquee events and conventions in the region. The project included a significant amount of open floor space, high ceilings, and mechanical systems designed to serve large spaces. While extensive demolition was going on and all of the renovations were being completed, the building was fully occupied with the staff of the Falcons AHL hockey team and the Mass Mutual Center's administrative staff. The phased construction process allowed uninterrupted use of the arena for two full seasons of hockey along with other scheduled events. The structure occupied an entire city block, leaving no space on the property for staging of materials or manpower. Fontaine's excellent working relationships with the City, its inspectors and departments were critical to the project's on time and on budget completion.

PVTA Bus and Maintenance Facility | Springfield, MA
This 203,000 SF, $47 million facility was built on an 18-acre site providing bus maintenance and storage for the PVTA's Springfield fixed route operation. The facility accommodates approximately 150 fixed route buses including standard size diesel buses and articulated buses. Included in this new facility is management office space, fuel bays, wash bays, bus and van storage bays, garage and body shop areas, parts storage, exercise rooms, locker rooms and showers, lounge, dispatch center, employee parking, and green spaces. A new cell tower was also installed on-site to support the PVTA's IT communications. The new facility is LEED certification under the US Green Building Council's green building rating system.



CONTACT

C: 413-530-6865
O: 413-781-2020
E: dave.f@fontainebros.com

EDUCATION

Springfield Technical College
A.S. Civil Engineering

AFFILIATIONS

International Masonry Institute

Construction Industry Association of Western, MA

Springfield Technical College - Trustee

FINEGOLD ALEXANDER ARCHITECTS
FONTAINE + DIMEO
Westmass

JASON
BOUDREAU, LEED AP

PROJECT EXECUTIVE

With over 25 years of experience in the construction industry, Jason brings a wealth of expertise to your project. His leadership, communication skills, and deep understanding of industry processes and techniques make him an invaluable asset. Jason will manage and coordinate with the project team, architects, OPMs (Owner's Project Managers), and subcontractors to ensure that all work is completed according to building codes and regulations. He will work closely with you, the client, to understand your needs and expectations, ensuring they are met throughout the project. Additionally, Jason will be responsible for developing project plans, schedules, and budgets, and for monitoring progress to ensure projects stay on track.

RELEVANT EXPERIENCE

East Longmeadow High School | East Longmeadow, MA
The East Longmeadow High School project involves the construction of a new high school spanning 191,796 SF, with the goal of achieving LEED certification. Anticipated to accommodate 800 students in grades 9-12, the current school will continue operating during the construction of the new facility. Additionally, the project encompasses the construction of a separate 16,405 SF Natatorium. This independent structure will be securely connected to the new high school building via a vestibule. The Natatorium will house a six-lane swimming pool, along with locker rooms, mechanical rooms, restrooms, a storage area, and an athletic office.

Agawam High School | Agawam, MA
The Agawam High School project consists of the new construction of a state-of-the-art facility that will span 235,075 SF. The new high school will replace the current building which was constructed in 1955. The project will be phased, starting with the construction of a new gym, auditorium, cafeteria, and academic wing, followed by the demolition of the existing high school.

UMass Amherst Sphhs HUB | Amherst, MA
The School of Public Health & Health Sciences Hub project will involve the development of a new 26,800-square-foot building for the School of Public Health & Health Sciences (SPHHS) just west of the existing Totman Gymnasium Building. The new School of Public Health & Health Sciences Building will include flexible, team-based learning classrooms, office space, time-shared cubicles, conferencing facilities, and open areas designed for informal work and collaboration. Additionally, the project will incorporate mass timber elements and will also include an outdoor event space to complement the interior academic program spaces to allow SPHHS to host a wide variety of outdoor events.

Salisbury School Digital Media Lab & Studio | Salisbury, CT
The new Digital Media Lab & Studio will transform an existing space into a state-of-the-art facility featuring advanced technology, collaborative work areas, and specialized spaces for digital media production. The project includes demolition of the current space, part of a storage room, and a hallway section in the Centennial Building's lower level, along with new framing, mechanical systems, expanded low voltage, updated finishes, lighting, millwork, acoustical treatments, and interior glazing. Construction will occur during the academic year, with coordination between our team and Salisbury School to minimize disruption by scheduling work over breaks.

Projects With Another Firm:

BayState Health Wing Hospital ED Expansion & Addition | Springfield, MA
34,000-SF new two-story addition that includes: new Emergency Department, 20 patient treatment bays, triage room, trauma/resuscitation room, radiology suite, CT Scanner and support space.

BayState Health PICU Renovations, Daly 4 | Springfield, MA
5,500-SF renovations of an existing ICU pod transformed the space into a Pediatric Intensive Care Unit (PICU) that cares for critically ill children. Baystate's PICU provides state-of-the-art monitoring and therapy with physicians in attendance 24 hours a day.

MONARCH ENTERPRISES



CONTACT

C: 413-246-3621
O: 413-781-2020
E: jboudreau@fontainebros.com

EDUCATION

Wentworth Institute of Technology
B.S. Construction Management

AFFILIATIONS

ASHE Healthcare Construction Certificate\
OSHA 30-hour, Construction Safety &Health Certified

FINEGOLD ALEXANDER ARCHITECTS
FONTAINE +DIMEO
Westmass

SHANE
SAMPSON, CPHB

SENIOR ESTIMATOR/PRECON MANAGER

Ed is an innovative and dedicated Project Manager who is effective in leading and directing a multitude of project types from inception to launch. With nearly fifteen years of commercial project management experience, he has a documented history of success in developing project initiatives, directing project plans and achieving revenue performance targets. Ed is highly experienced and specializes in hospital construction and jobsite containment.



RELEVANT EXPERIENCE

Clinton Middle School | Clinton, MA
The new Clinton Middle School consists of a 136,000 SF building strategically situated on the athletic fields adjacent to the existing middle school. Construction of the new facility will proceed while ensuring that the current building remains fully operational. Upon completion of the new school, the existing structure will be demolished entirely, with any remaining site features finalized. While our team will need to navigate temporary construction impacts, such as the reconfiguration of vehicular circulation/parking and site utilities, our ultimate goal is to deliver an energy-efficient building with minimal environmental impact that fulfills all Educational Program requirements.

East Longmeadow High School | East Longmeadow, MA
The East Longmeadow High School project involves the construction of a new high school spanning 191,796 SF, with the goal of achieving LEED certification. Anticipated to accommodate 800 students in grades 9-12, the current school will continue operating during the construction of the new facility. Additionally, the project encompasses the construction of a separate 16,405 SF Natatorium. This independent structure will be securely connected to the new high school building via a vestibule. The Natatorium will house a six-lane swimming pool, along with locker rooms, mechanical rooms, restrooms, a storage area, and an athletic office.

Agawam High School | Agawam, MA
The Agawam High School project consists of the new construction of a state-of-the-art facility that will span 235,075 SF. The new high school will replace the current building which was constructed in 1955. The project will be phased, starting with the construction of a new gym, auditorium, cafeteria, and academic wing, followed by the demolition of the existing high school.

UMass Amherst Sphhs HUB | Amherst, MA
The School of Public Health & Health Sciences Hub project will involve the development of a new 26,800-square-foot building for the School of Public Health & Health Sciences (SPHHS) just west of the existing Totman Gymnasium Building. The new School of Public Health & Health Sciences Building will include flexible, team-based learning classrooms, office space, time-shared cubicles, conferencing facilities, and open areas designed for informal work and collaboration. Additionally, the project will incorporate mass timber elements and will also include an outdoor event space to complement the interior academic program spaces to allow SPHHS to host a wide variety of outdoor events.

CONTACT

C: 508-728-6651
O: 413-781-2020
E: ssampson@fontainebros.com

EDUCATION

Worcester Polytechnic Institute
B.S. Civil Engineering

AFFILIATIONS

Certified Passive House Builder (CPHB)

MONARCH ENTERPRISES

MIKE SARNELLI

SUPERINTENDENT

Working for Fontaine for 30+ years, Mike has served first as a general foreman and now as a project superintendent. As lead superintendent, Mike will oversee construction efforts to ensure the project is constructed in accordance with the design and schedule. Mike will also supervise and coordinate with project subcontractors to ensure contract compliance. Mike takes great pride in maintaining a clean and safe work site. His commitment to the success of his projects truly makes him a critical member of our team and an asset to the project.



RELEVANT EXPERIENCE

South End Community Center | Springfield, MA
The South End Community Center consisted of a two-story building totaling approximately 28,000 SF of space. This project included offices, concessions, multi-purpose rooms, classrooms, an exercise room and a gymnasium. This center serves as a hub for the resources that help the participants and their families on a daily basis. This facility serves as a home and safe haven to many members of the community.

Mountain View Elementary School | Easthampton, MA
Mountain View School in Easthampton, MA is a 177,370 SF school that consolidated the city's three elementary Schools - Maple, Center, and Pepin- with White Brook Middle School and for Kindergarten through eighth grade. The new building was located on the existing and fully occupied White Brook Middle School site throughout construction. The new structural steel framed building consisted of three stories with multiple wings off the main building. The project also included site improvements both on the school site and to the surrounding roadways which included storm water, sanitary, utilities, hard surface parking, sidewalks, site retaining walls, and landscaping. The existing school building was then demolished after the building of the new school.

PVTA Bus and Maintenance Facility | Springfield, MA
This 203,000 SF, $47 million facility was built on an 18-acre site providing bus maintenance and storage for the PVTA's Springfield fixed route operation. The facility accommodates approximately 150 fixed route buses including standard size diesel buses and articulated buses. Included in this new facility is management office space, fuel bays, wash bays, bus and van storage bays, garage and body shop areas, parts storage, exercise rooms, locker rooms and showers, lounge, dispatch center, employee parking, and green spaces. A new cell tower was also installed on-site to support the PVTA's IT communications. The new facility is LEED certification under the US Green Building Council's green building rating system

Plains Elementary School | South Hadley, MA
This project included the demolition of the existing school along with construction of a new 63,377 SF two-story masonry clad building on the existing Plains School. The school offers flexible classrooms arranged around common spaces or "neighborhoods" that foster a sense of community and promote teacher collaboration. Smaller pull-out spaces, along with the central common space, give more options to teachers and specialists. A ribbon corridor threads its way throughout the building, joining the classroom clusters while bringing clerestory windows to bring daylight deep into the building. The school's large gymnasium and cafeteria also work as an important public space for the community..

Walpole Middle School | Walpole, MA
Scheduled to open in Fall of 2024, 162,000 SF new middle school has a projected construction budget of $120 million. With an expected enrollment of 1,000 students in grades 6-8, this new school will bring the students of both Bird and Johnston middle schools together into one building. The project is designed to be "Net Zero" ready and will be constructed on the grounds of the fully occupied Bird Middle School. The construction will be driven significantly by the logistics required to keep the existing Bird middle school and adjacent athletic fields operating safely.

CONTACT

C: 413-265-1077
O: 413-781-2020
E: msarnelli@fontainebros.com

EDUCATION

Roger L. Putnam Vocational High School

AFFILIATIONS

Carpenters Local 108

Carpenter Apprentice Program

FINEGOLD ALEXANDER ARCHITECTS FONTAINE + DIMEO Westmass

MONARCH ENTERPRISES

MARK HOGAN

SUPERINTENDENT

Mark Hogan is a 35-year Fontaine veteran who has been building schools and other large, complicated projects for his entire career. Mark started in the field as a carpenter and has used his hands on knowledge of construction to become arguably the most highly respected and trusted school builder in the state. Mark will be dedicated full-time on-site to manage the day-to-day activities of the trades. Mark is known for diving into every detail on a project. His working relationship with the architect and their design consultants will provide the the client with an unmatched level of communication and problem solving which will control costs and maintain schedule.

RELEVANT EXPERIENCE

Pope Francis High School | Springfield, MA
This $47.6 million project houses 600 students in a new state-of-the-art high school designed by CBT Architects. The project called for the complete abatement and demolition of a tornado damaged school. The new 114,900 SF four-story Pope Francis High School included energy efficient MEP systems and 21st Century Learning technology and collaborative spaces. This CM at Risk project was managed with the highest attention to safety and control given its proximity to a neighboring elementary school and dense residential neighborhood.

East Longmeadow High School | East Longmeadow, MA
The East Longmeadow High School project involves the construction of a new high school spanning 191,796 square feet, with the goal of achieving LEED certification. Anticipated to accommodate 800 students in grades nine through twelve, the current school will continue operating during the construction of the new facility. Additionally, the project encompasses the construction of a separate 16,405 square foot Natatorium building. This independent structure will be securely connected to the new high school building via a vestibule. The Natatorium will house a 6-lane swimming pool, along with locker rooms, mechanical rooms, restrooms, a storage area, and an athletic office.

Doherty Memorial High School | Worcester, MA
The City of Worcester selected Fontaine (in a joint venture with Dimeo Construction Company) to serve as their CM for the largest project in the City's history. The new Doherty Memorial High School was a 422,000 SF state-of-the-art high school with a construction budget of $240 million. This large-scale and highly complex project was constructed on the grounds of the fully occupied existing school (with an enrollment of 1,800 students), and the phasing of the project was driven significantly by the logistics required to keep the existing school operating safely. The project reflected the city's commitment to sustainability, as it was built to reduce dependency on fossil fuels by using high-efficiency electric building systems offset by renewable energy sources. The Doherty project was also the first public project delivered under the City of Worcester's new construction diversity program.

Worcester South High Community School | Worcester, MA
The South High Community School was a 360,000 SF new state-of-the art high school with a projected construction budget of $170 million. This large-scale and highly complex project posed a number of challenges. Foremost, the project was constructed on the grounds of the fully occupied existing school (with an enrollment of 1200 students). The project also shared the site with an existing and fully occupied middle school (with an enrollment of 800 students). The phasing of the project was driven significantly by the logistics required to keep both schools operating safely.

West Springfield High School | West Springfield, MA
As well as demolition of the existing 257,525 SF high school facility, this project was part of the MSBA's Model Schools Program which effectively adapts and re-uses design elements from successful, recently constructed schools; simplifying the design process, reducing the amount of time projects are in the design phase and lowering design fees. The majority of the academic spaces were located in two, four-story pods. These pods included central areas that service a variety of teaching activities and disciplines including, large group instruction, mini theater, language and computer labs, TV studio and technology labs.



CONTACT

C: 413-246-4793
O: 413-781-2020
E: mhogan@fontainebros.com

EDUCATION

Springfield Technical Community College
A.S. Computer Science

AFFILIATIONS

Carpenters Local 108

MASS Construction Supervisors License

#CFO58928

FINEGOLD ALEXANDER ARCHITECTS
FONTAINE + DIMEO
Westmass

MONARCH ENTERPRISES

JOEL KENT

CHIEF OPERATING OFFICER

Joel Kent is a highly experienced public-school builder who plays a key role across the company for construction oversight and project delivery. As our Chief Operating Officer, Joel is focused on supporting and leading our teams to deliver high quality, cost-effective school projects safely and on-time. In doing so, Joel works with each project team during the preconstruction phase to set the project up for success. During construction, he plays a key role in ensuring consistency and quality across the implementation and management of all trade work. As a highly respected builder and excellent communicator, Joel will work with your project team to maximize client satisfaction.

RELEVANT EXPERIENCE

Walpole Middle School | Walpole, MA
The 162,000 SF new middle school had a projected construction budget of $120 million. With an expected enrollment of 1,000 students in grades 6-8, this new school was designed to bring the students of both Bird and Johnston middle schools together into one building. The project was designed to be "Net Zero" ready and was constructed on the grounds of the fully occupied Bird Middle School. The construction was significantly driven by the logistics required to keep the existing Bird Middle School and adjacent athletic fields operating safely.

Mountain View Elementary School | Easthampton, MA
Mountain View School in Easthampton, MA is a 177,370 SF school that consolidated the city's three elementary Schools - Maple, Center, and Pepin- with White Brook Middle School and for Kindergarten through eighth grade. The new building was located on the existing and fully occupied White Brook Middle School site throughout construction. The new structural steel framed building consisted of three stories with multiple wings off the main building. The project also included site improvements both on the school site and to the surrounding roadways which included storm water, sanitary, utilities, hard surface parking, sidewalks, site retaining walls, and landscaping. The existing school building was then demolished after the building of the new school.

Templeton Elementary School | Templeton, MA
This new construction project consisted of a 93,000 SF Pre-K through fifth grade school facility. The building included a three-story classroom wing, a gymnasium, cafeteria, kitchen, administrative areas and support spaces. The project also included the demolition of the former school building and improvements to the site and adjacent roadways. Site improvements included storm water, sanitary, utilities, hard surface parking, sidewalks, site retaining walls, and landscaping. The removal storage and re-installation of existing playground equipment was also included in the project.

Nelson Place Elementary School | Worcester, MA
The 110,000 SF Nelson Place Elementary School project included a new pre-K through sixth grade building. The project was constructed within 55 feet of the existing and fully occupied school. This project called for extensive site work, creative phasing, and high levels of sensitivity to safety and communication with the existing school and surrounding residential neighborhood. The primary structural frame was structural steel. There was also exterior site work, play areas, parking and paving on grade. This phased construction project included the existing school to be removed during the last phase.

Athol Elementary School | Athol, MA.
This project included the construction of a new 95,726 SF Elementary School accommodating 545 students with a grade configuration of PK-4, and supporting staff and faculty located behind the existing, fully-occupied school. The scope of work included all related site work, hardscape/landscape, underground utilities, parking and on-site services, roadways, and playing fields with related play structures. This project was required to meet all of the Owner's requirements to achieve the specified target to receive a certification, measured and documented according to the MACHPS guidelines, as administered by the Collaborative for High Performance Schools, Inc. (CHPS).



CONTACT

C: 781-291-9625
O: 413-781-2020
E: jkent@fontainebros.com

EDUCATION

College of the Holy Cross - BA
Assumtion College - MBA

AFFILIATIONS

Preservation Worcester (Board of Directors)
St. John's HS (Physical Plant Committee)
Construction Supervisor License

FINEGOLD ALEXANDER ARCHITECTS
FONTAINE + DIMEO
Westmass

BRIAN DAVIES

DIRECTOR OF MEP & CONSTRUCTION

With a diverse background encompassing operations, design, and construction of complex MEP | Building systems across various building types including academic, commercial, healthcare, government, and military, Brian brings over a decade of invaluable experience to your project team. In his 18+ years in MEP construction, Brian has developed a deep understanding of the complexities of modern building systems. The proper design, installation, and operation of these systems are crucial for any facility, and Brian's expertise ensures your project is in capable hands.

RELEVANT EXPERIENCE

Shrewsbury Police Station | Shrewsbury, MA
The Shrewsbury Police Station project consisted of a two-story building with steel framing constructed on spread footings with masonry veneer. The existing Police Station and department remained fully occupied and in operation at their current location while construction was being completed. Some of the project features included spaces for dispatch, records, roll call, report writing, offices, interview rooms, locker/training rooms, as well as public-use conference rooms and classrooms.

Clinton Middle School | Clinton, MA
The new Clinton Middle School consists of a 136,000 SF building strategically situated on the athletic fields adjacent to the existing middle school. Construction of the new facility will proceed while ensuring that the current building remains fully operational. Upon completion of the new school, the existing structure will be demolished entirely, with any remaining site features finalized. While our team will need to navigate temporary construction impacts, such as the reconfiguration of vehicular circulation/parking and site utilities, our ultimate goal is to deliver an energy-efficient building with minimal environmental impact that fulfills all Educational Program requirements.

Raymond E. Shaw Elementary School | Millbury MA
This project included the construction of a 90,265 SF elementary school located on Elmwood Street in Millbury, MA. The new school consisted of a two-story, steel framed building with exterior metal panels as well as masonry. The project was successfully completed in three phases. These included the construction of the new building, the demolition of the existing building, and the construction of a new multipurpose field and softball field. The project was designed to meet LEED Gold certification and is estimated to conserve 30% energy use compared to a similar size building.

Beal Elementary School | Shrewsbury, MA
The Beal Elementary School project consisted of a new 141,600 SF elementary school for 790 K-4 students building on an 18.5-acre site on Lake Street in Shrewsbury. This MSBA funded project included the demolition of 100,000 SF of the existing building followed by the construction of a two-story steel framed building on spread footings. Site work included access road, parking, playfield, site utilities, and landscaping.

Northbridge Elementary School | Northbridge, MA
The $77.5 million project consisted of the construction of a new three-story Northbridge Elementary School on the site of the existing school. The project consolidated the two aged existing elementary schools into a single building for grades Pre-K through five. The new school contains 171,530 SF, three-story, all new construction solution at the rear of the site, behind the existing school. This concept strives for a compact building footprint while still providing small learning communities as envisioned during the planning stages.



CONTACT

C: 508-926-9197
O: 413-781-2020
E: bdavies@fontainebros.com

EDUCATION

Wentworth Institute of Technology
BS, Project Management

AFFILIATIONS

OSHA 30 Hour Certified

NFPA Hot Work Safety Certificate
Cert# 87759

EPA 608 Technician | Universal CFC/HCFC Refrigerants | Cert #A-652-0344

MONARCH ENTERPRISES

ELIZABETH WAMBUI

DIRECTOR OF DIVERSITY, INCLUSION, & COMMUNITY IMPACT

As Director of Diversity, Inclusion, and Community impact, Liz leads a range of Fontaine's community-facing initiatives, with a special focus on economic development and business supports to Minority and Women-Owned businesses seeking work within the construction industry. Liz is actively researching and identifying qualified and certified Minority and Women-Owned businesses to include in our procurement efforts and/or to match potential subcontractors and suppliers with prime contractors. On behalf of Fontaine, Liz is engaged in several industry forums focused on improving outreach and reporting practices surrounding M|WBE and Responsible Employer programs. Liz's role also includes supporting partnerships with our school and community partners as well as charitable giving.

RELEVANT EXPERIENCE

Court Square 13-31 Elm Street | Springfield, MA
The $53 million Court Square renovation project transformed the historic building into a vibrant space, featuring retail on the first floor and six floors of over 50 market-rate apartments. The project also included 11,000 square feet of retail on the ground level and another 11,000 square feet of office space on the second floor. Governor Baker hailed this project as "the most important in the Commonwealth," recognizing its pivotal role in the revitalization of Downtown Springfield. He reinforced this by securing one of the largest state redevelopment investments to date, solidifying Massachusetts' commitment to its success.

William Peck Middle School | Holyoke, MA
The William R. Peck Middle School project consists of new construction of a two-story, 107,425 SF middle school for the City of Holyoke. Approved in June 2023, the $85.5 million project represents a critical step in Holyoke's educational evolution, replacing the currently outdated Peck Middle School. The design of the new school draws inspiration from our successful project at Richer Elementary School in Marlborough; a testament to our expertise in educational infrastructure and leadership in the Massachusetts School Building Authority's Model School Program.

East Longmeadow High School | East Longmeadow, MA
The East Longmeadow High School project involves the construction of a new high school spanning 191,796 square feet, with the goal of achieving LEED certification. Anticipated to accommodate 800 students in grades nine through twelve, the current school will continue operating during the construction of the new facility. Additionally, the project encompasses the construction of a separate 16,405 square foot Natatorium building. This independent structure will be securely connected to the new high school building via a vestibule. The Natatorium will house a 6-lane swimming pool, along with locker rooms, mechanical rooms, restrooms, a storage area, and an athletic office.

Doherty Memorial High School | Worcester, MA
The City of Worcester selected Fontaine (in a joint venture with Dimeo Construction Company) to serve as their CM for the largest project in the City's history. The new Doherty Memorial High School was a 422,000 SF state-of-the-art high school with a construction budget of $240 million. This large-scale and highly complex project was constructed on the grounds of the fully occupied existing school (with an enrollment of 1,800 students), and the phasing of the project was driven significantly by the logistics required to keep the existing school operating safely. The project reflected the city's commitment to sustainability, as it was built to reduce dependency on fossil fuels by using high-efficiency electric building systems offset by renewable energy sources. The Doherty project was also the first public project delivered under the City of Worcester's new construction diversity program.



CONTACT

C: 508-926-9197
O: 413-781-2020
E: bdavies@fontainebros.com

EDUCATION

Wentworth Institute of Technology
BS, Project Management

AFFILIATIONS

OSHA 30 Hour Certified

NFPA Hot Work Safety Certificate
Cert# 87759

EPA 608 Technician | Universal CFC/HCFC Refrigerants | Cert #A-652-0344

FINEGOLD ALEXANDER ARCHITECTS FONTAINE + DIMEO Westmass

MONARCH ENTERPRISES

DIMEO



Courthouse & Justice Center Experience

Dimeo has extensive experience building trial court and justice center facilities in the region, including:

- Framingham Courthouse, Framingham, MA (Preconstruction Phase)
- Cornelius F. Kiernan Justice Center, Lowell, MA
- Fall River Justice Center, Fall River, MA
- Edward W. Brook Trial Court Facility, Boston, MA
- Providence County Superior Court, Providence, RI
- Middlesex County Superior Courthouse Renovation, East Cambridge, MA
- J. Joseph Garrahy Judicial Complex, Providence, RI
- Washington County Courthouse, Providence, RI

Each of these projects is of a similar size, duration, and complexity and share many of the following characteristics:

- Enabling Work
- LEED Status
- High Efficiency Building
- Early Release Packages
- Curtain Wall and Masonry Veneer/ Multiple Exterior Finishes
- Structural Steel Framing
- Sitework and Existing Underground Utilities
- Workforce and Subcontracting Diversity Goals
- State Project/Inspection
- Intake Facility
- Holding Cells
- Complex MEP, Security and Building Control Systems
- Highly Detailed Casework, Millwork and Building Interior Features
- Date Certain Schedule Delivery – Immovable Occupancy Commitments
- Enabling Work and Early Release Packages
- W/MBE Engagement and Project Requirements
- Similar Abutter Concerns and Proximities

FINEGOLD ALEXANDER ARCHITECTS FONTAINE +DIMEO Westmass





Framingham Justice Center

New Trial Court

Framingham, MA	$130,000,000	CM/GMP MGL Chapter 149A	120,000 sf

Dimeo was recently awarded the Framingham Justice Center project. This modern multi-court judicial center is being designed to provide up to ten District Courtrooms and support areas serving the needs of Probate, Housing, Juvenile, and Family Court services in downtown Framingham on the site of the former Danforth Museum located at 131 Union Avenue. The building will be organized around separate and secure circulation for judges, the public, and detainees including a sally port. The building will incorporate additional technologies and methods aimed at reducing its carbon footprint and operating costs including high performing HVAC and envelope systems.

Additionally, work will includedemolition of the existing structure(s) on the site, the former Danforth Museum Building and additions.

The project is currently in the Schematic Design/Preconstruction Phase with construction completion planned for February 2029.

Schedule/Completion Date

36 Months, February 2029

Owner Reference

MA DCAMM
One Ashburton Place, 15th Floor
Boston, MA 02108

Architect Reference

Finegold Alexander & Associates
77 North Washington Street
Boston, MA 02114

Jeff Garriga, AIA, LEED AP, Principal
617-227-9272 x307
jgarriga@faainc.com
dmanfredi@elkus-manfredi.com

Certification

LEED PLUS Building Standard
Seeking LEED Silver

DIMEO

Dimeo Construction Company

FINEGOLD ALEXANDER ARCHITECTS

FONTAINE +DIMEO

Westmass

MONARCH ENTERPRISES





Cornelius F. Kiernan Justice Center

New Trial Court

Lowell, MA	$148,580,966	CM/GMP MGL Chapter 149A	277,000 sf

The new 277,000 sf, 7-floor Cornelius F. Kiernan Justice Center in the historic Hamilton Canal District of downtown Lowell is a modern, energy-efficient building that sets a new courthouse standard for sustainable design and environment quality for visitors and staff. There are seventeen courtrooms with state-of-the-art security and technology features. An artist has been commissioned to integrate Lowell's historic architecture and diversification as well as judicial influence into the front entry glass curtain wall system.

The completed facility contains the operations of the District, Housing, Superior, Juvenile and Probate, and Family Courts. It also has office space for court staff, a Law Library, a detainee holding area, the Registry of Deeds, the office of the District Attorney, and a Grand Jury Room.

The Cornelius F. Kiernan Justice Center is the cornerstone for entry into this historic area and is the first new building constructed for Lowell's Hamilton Canal District development master plan.

Consistent with the state's commitment to the environment, this model courthouse was designed to achieve LEED Platinum certification and is the first Courthouse in the country to receive that designation. The building was also awarded the 2021 Boston Society of Architecture (BSA) Accessible Design Award and the AIA Academy of Architecture for Justice 2023 Justice Facilities Review Award.







Schedule/Completion Date

42 Months, March 2020

Owner Reference

MA DCAMM
One Ashburton Place, 15th Floor
Boston, MA 02108

Current Contact Information:
Shawna Correll, RA, LEED AP
Senior Project Manager
Harvard Capital Projects
8 Story Street, Suite #300
Cambridge, MA 02138
617-384-7512
shawna_correll@harvard.edu

Architect Reference

Finegold Alexander & Associates
77 North Washington Street
Boston, MA 02114

Jeff Garriga, AIA, LEED AP, Principal
617-227-9272 x307
jgarriga@faainc.com
dmanfredi@elkus-manfredi.com

Certification

LEED Platinum

DIMEO

Dimeo Construction Company

FINEGOLD ALEXANDER ARCHITECTS

FONTAINE + DIMEO

Westmass





Fall River Justice Center

Trial Court Facility

Fall River, MA	$64,241,330	CM/GMP MGL Chapter 149A	154,000 sf

The new LEED Gold courthouse combines the operations of the Fall River Superior and District Courts and houses a law library as well as various public and staff functions. With five main floors and a mechanical penthouse, the building is steel framed with metal stud back-up of a cast veneer material. Each floor is approximately 30,000 sf, and includes nine courtrooms, associated holding facilities, administrative areas for the court proceedings, and limited indoor parking.

Located in a densely built-up urban area near Route I-195, the site has a significant slope with a grade change of more than 20' from back to front. The building site was occupied by a vacant mall building, which was demolished, and an active bus terminal, which was demolished and relocated prior to the start of construction.

Schedule/Completion Date

29 Months, March 2010

Owner Reference

The Commonwealth of Massachusetts
Division of Capital Asset Management
One Ashburton Place, 15th Floor
Boston, MA 02108

John MacMillan, Project Manager
617-727-4050, ext. 209

Architect Reference

Finegold Alexander & Associates
77 North Washington Street, 7th Floor
Boston, MA 02114

Jeff Garriga, AIA, LEED AP, Principal
617-227-9272 x307
jgarriga@faainc.com

Certification

LEED Gold







Dimeo Construction Company

MONARCH ENTERPRISES





Edward W. Brooke

Trial Court Facility

Boston, MA | $90,000,000 | Lump Sum | 425,000 sf

Schedule/Completion Date

32 Months, July 1998

Owner Reference

Commonwealth of Massachusetts – DCAMM
One Ashburton Place, 15th Floor
Boston, MA 02108
617-727-4050

Architect Reference

KMW Architecture
939 Boylston Street
Boston, MA 02115

Bruce A. Wood FAIA, ASLA, LEED AP
Principal
617-267-0808
bwood@kmwarch.com

This seven-story, 425,000-square foot building provides new accommodations for four specialized groups: Massachusetts Land Court, Boston Probate and Family Court, the Boston Juvenile Court and the Boston Housing Court. Each group has transaction offices, courtrooms and judges' lobbies and shared common support functions such as libraries, lounge areas, jury pool, security and information services. The courthouse holds (18) courtrooms, public transaction and waiting areas, the Suffolk Registry of Deeds, a cafeteria and underground parking for 100 cars.

Project scope consisted of construction of foundations, concrete basement structure, steel superstructure, exterior stone cladding on CMU backup walls, interior and exterior finishes, fire protection, plumbing and heating.







DIMEO

Dimeo Construction Company

FINEGOLD ALEXANDER ARCHITECTS | FONTAINE + DIMEO | Westmass

J. Josephy Garrahy Judicial Complex

State of Rhode Island



Providence, RI, RI

200,000 sf

This 200,000 sf project was the first Construction Management project for the State of Rhode Island. The project involved construction of a new courthouse complex housing Family court, Sixth District Court, Workmen's Compenstation, and offices of the Attorney General. The structure is equipped with 14 carpeted, oak-paneled courtrooms and ten additional hearing rooms. The lobby area walls and columns are covered with Travertine marble from Italy. The building's functional design also incorporates a nursery, conference rooms for each courtroom and judge, and separate courtroom access for the judges. In addition, approximately 20 high-security jail cells were constructed in teh basement with a special elevator and separate access to the courtrooms. This project was completed two months ahead of schedule.

Middlesex County Superior Courthouse

Middlesex County



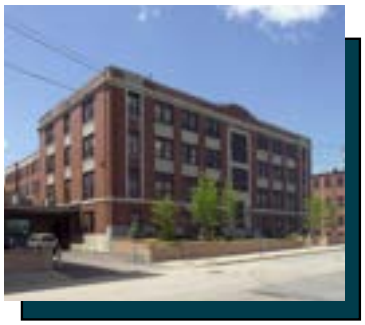
East Cambridge, MA

200,000 sf

This renovation project involved completion of an interior structure whose shell had been under construction by anotther contractor. Dimeo completed two floors of cell facilities of precast concrete, fully automated security doors, recreational areas, and dining facilities.

Washington County Courthouse

Rhode Island Public Building Authority



Providence, RI

39,000 sf

New construction 39,000 sf courtroom facility (distric, superior, multi-purpose, and family courtrooms) and basement holding cell facilities. The building included space for all court-related services..



Years in Industry/Dimeo

45 years/45 years

Education

Utica College of Syracuse University
BS, Construction Management

Hartford State Technical School
Architectural Engineering

Licenses & Affiliations

OSHA 30 Hour Certification

Company Liaison to Black Contractor Association of Rhode Island

New England Carpenters Labor-Management Program (NECLMP) Management Trustee

References

860 Harrison Ave / Northampton Tower Quinnipiac Terrace and Avenir
Trinity Financial
Patrick Lee, Principal
617-720-8400
plee@trinityfinancial.com

Yale University
Keith Fordsman
Director of Facilities Capital Program
keith.fordsman@yale.edu
203-859-8552

UConn STEM Research Center (Science 1)
Current Contact Information:
Yale University Office of Facilites
Michael E. Schrier, AIA, MBA
Director YSM/West Campus Development
203-432-5779 (o); 475-355-2774 (c)
michael.schrier@yale.edu

Citizens Bank Corporate Campus
Citizens Bank
Michael Knipper, EVP
Head of Property and Procurement
678-800-5168
michael.j.knipper@citizensbank.com

* LEED Project

Stephen Rutledge

President & CEO | Principal in Charge

Responsibility • Achiever • Belief • Relator • Arranger

As Dimeo's President & CEO, Stephen directs operations of the company, implementing and executing strategic initiatives. Stephen works regularly with all levels of company personnel and client teams to assure that the work is running smoothly and that outstanding issues are resolved in a timely and equitable manner. He attends key meetings throughout preconstruction and construction as well as visiting the site on a regular basis to review progress of the work. Stephen establishes and implements policy, procedures, and organizational structure with an eye toward exceptional staffing.

Framingham Justice Center • $130 million • Framingham, MA* 2029

In Progress* New, 120,000 sf justice center designed by Finegold Alexander & Associates will provide up to ten courtrooms and support areas for Probate, Housing, Juvenile, and Family Court services. The building is designed to be LEED Silver.

Rhode Island State Health Lab• $135 million• Providence, RI* 2025

New 212,000-square-foot, nine-story core and shell development will house the state's new 80,000-square-foot health lab, state-of-the-art life sciences labs, and additional biotechnology space. The project includes shelled spaces ready to accommodate an additional 80,000 square feet of future state-of-the-art lab tenants. Seeking LEED Gold certification.

Cornelius F. Kiernan Justice Center • $148.6 million• Lowell, MA* 2020

New, LEED Platinum, 277,000 sf justice center designed by Finegold Alexander & Associates included 17 courtrooms with state-of-the-art security and technology features. The facility houses District, Housing, Superior, Juvenile and Probate, and Family Courts with office space for court staff, a Law Library, a detainee holding area, the Registry of Deeds, the office of the District Attorney, and a Grand Jury Room.

Fall River Justice Center • $64.2 million • Fall River, MA* 2010

New, LEED Gold, 150,000 sf, 5-story trial court designed by Finegold Alexander & Associates combines the operations of the Fall River Superior and District Courts. The new facility houses eight courtrooms, associated holding facilities, administrative areas, and a law library. Each floor includes eight courtrooms, associated holding facilities, administrative areas for the court proceedings, and limited indoor parking.

Edward R. Brooke Trial Court Facility • $ 90 million • Boston, MA 1998

New 425,000 sf trial court facility provided transaction offices, 18 courtooms, judges' lobbies, and shared common support functions for several specialized courts (land, probate/family, juvenile, and housing), and underground parking for 100 cars.



Years in Industry/Dimeo

40 years/39 years

Education

University of Rhode Island
BS, Civil Engineering

Licenses & Affiliations

AGC Certificate of Management - Lean Construction (CM-LC) Accredited Professional

OSHA 30 Hour Certification

References

UConn STEM Research Center (Science 1)
Current Contact Information:
Yale University Office of Facilites
Michael E. Schrier, AIA, MBA
Director YSM/West Campus Development
203-432-5779 (o); 475-355-2774 (c)
michael.schrier@yale.edu

Yale University, Benjamin Franklin and Pauli Murray Residential Colleges
Robert A.M. Stern Architects
Kurt Glauber, Associate Partner
212-967-5100
k.glauber@ramsa.com

Northeastern University
James Cahill
Associate Vice President Facilities-Planning Design and Construction
617-373-2754
j.cahill@northeastern.edu

* LEED Project

Paul Aballo

Client Executive

Achiever • Focus • Individualization • Activator • Ideation

Paul has spent 39 of his 40 years in the construction industry at Dimeo and has led our Rhode Island field operations for over 25 years. Working closely with our Project Executives, he emphasizes schedule and subcontractor performance, safety compliance, operations, management procedures, and consistent project reporting. Paul has led many of Dimeo's most significant and complex assignments, including K-12 schools, college and university state-of-the-art classrooms, athletic facilities, research and testing laboratories, dining halls, theaters, and hospitality projects.

Rhode Island State Health Lab• $135 million• Providence, RI* 2025

New 212,000-square-foot, nine-story core and shell development will house the state's new 80,000-square-foot health lab, state-of-the-art life sciences labs, and additional biotechnology space. The project includes shelled spaces ready to accommodate an additional 80,000 square feet of future state-of-the-art lab tenants. Seeking LEED Gold certification.

UConn STEM Science One • $ 180.3 million • Storrs, CT* 2022

New LEED Gold, 192,000 SF facility comprises laboratory, research, teaching, and associated office and support space. It includes a clean room, material science-specific core labs, and a 300-seat auditorium. Additionally, a new underground utility tunnel of approximately 1,100 feet connecting to the existing tunnel with new utilities installed was a requirement for building systems startup.

Cornelius F. Kiernan Justice Center • $148.6 million• Lowell, MA* 2020

New, LEED Platinum, 277,000 sf justice center designed by Finegold Alexander & Associates included 17 courtrooms with state-of-the-art security and technology features. The facility houses District, Housing, Superior, Juvenile and Probate, and Family Courts with office space for court staff, a Law Library, a detainee holding area, the Registry of Deeds, the office of the District Attorney, and a Grand Jury Room.

Commonwealth Honors Residences • $ 179 million • Amherst, MA* 2013

New LEED Silver, 524,000 sf, seven-building Commonwealth Honors College at the UMASS Amherst Campus. The project comprised 1,512 beds in single, double, and suite-type residences. Also included were nine classrooms, a large multipurpose room, and an academic support space.

Fall River Justice Center • $64.2 million • Fall River, MA* 2010

New, LEED Gold, 150,000 sf, 5-story trial court designed by Finegold Alexander & Associates combines the operations of the Fall River Superior and District Courts. The new facility houses eight courtrooms, associated holding facilities, administrative areas, and a law library. Each floor includes eight courtrooms, associated holding facilities, administrative areas for the court proceedings, and limited indoor parking.



Years in Industry/Dimeo

35 years/30 years

Frank Reynolds

Vice President of Strategic Pursuits | CPHB

Strategic • Futuristic • Analytical • Individualization • Achiever

Frank will lead the preconstruction team efforts, leading the team in all phases of pricing activities. Frank has been with Dimeo since 1996 and has 35 years of estimating and construction field experience. His initial activities will involve studying the cost and design of the project, clarifying questions with the design team, and preparing detailed estimates at various stages of design. He will ensure that all of the estimating work is being completed promptly and in compliance with all Owner requirements.

Education

Wentworth Institute of Technology
AS, Applied Sciences
Certificate in Construction Drafting

Licenses & Affiliations

Member, Zoning Board of Appeals
Town of Norton, MA

Dimeo Employee Charitable Fund (Co-Chair)

LEED-GA

BOD: Rodman Performing Arts Center (Facilities Chair)

Passive House Institute US (PHIUS) Builder's Certification

Massachusetts Construction Supervisor's License (CSL)

References

University of Rhode Island
College of Engineering and Bliss Hall
Hill International
James Devol, Project Manager
401-714-8283 (cell)
JamesDevol@hillintl.com

UCONN STEM Research Building
Current Contact Information:
Yale University Office of Facilites
Michael E. Schrier, AIA, MBA
Director YSM/West Campus Development
203-432-5779 (o); 475-355-2774 (c)
michael.schrier@yale.edu

Ørsted/Eversource Offshore Wind Facility
Keith Pearson
Senior Technical Project Lead, Team Substations
857-348-3251
keipe@orsted.com

* LEED Project

Rhode Island State Health Lab• $135 million• Providence, RI* 2025

New 212,000-square-foot, nine-story core and shell development will house the state's new 80,000-square-foot health lab, state-of-the-art life sciences labs, and additional biotechnology space. The project includes shelled spaces ready to accommodate an additional 80,000 square feet of future state-of-the-art lab tenants. Seeking LEED Gold certification.

UConn STEM Science One • $180.3 million • Storrs, CT 2022

New LEED Gold, 192,000 SF facility comprises laboratory, research, teaching, and associated office and support space. It includes a clean room, material science-specific core labs, and a 300-seat auditorium. Additionally, a new underground utility tunnel of approximately 1,100 feet connecting to the existing tunnel with new utilities installed was a requirement for building systems startup.

Fascitelli Center for Advanced Engineering • $117 million • Kingston, RI 2020

New LEED Silver 186,258 sf building for the University of Rhode Island, College of Engineering. The new "H"-shaped facility, which includes a walk-out lower level, 6-story bridge structure and 2 - 4 story office wings.

Yale University Science Building • $Confidential • New Haven, CT 2019

New LEED Gold 7-level, 280,000 sf interdisciplinary science facility housing laboratories, classrooms, and research support spaces. It features a rooftop greenhouse, plant research growth chambers, aquatics facilities, BSL-2 and BSL-3 insect labs, advanced imaging technology, biology and physics laboratories, a vivarium, a 500-seat lecture hall, and a pavilion structure with café and meeting area.

Citizens Bank Corporate Campus • $Confidential • Johnston, RI 2018

New 425,000 sf of office and meeting spaces, collaborative workspaces, dining and fitness facilities, as well as baseball fields, tennis and basketball courts, and trails. In addition, a parking garage with 1255 parking spaces, constructed of 793 precast pieces and 5060 yards of concrete in the foundation was completed in one year.



Years in Industry/Dimeo

38 years/37 years

Education

Texas A&M University
BS, Civil Engineering

Licenses & Affiliations

OSHA 30 Hour Certification

Registered Professional Engineer

Massachusetts Construction Supervisor's License (CSL)

City of Boston Builders License (ABC)

City of Cambridge Builders License

AGC Certificate of Management - Lean Construction (CM-LC) Accredited Professional

References

Division of Capital Asset Management & Maintenance
Cornelius F. Kiernan Trial Court
Current Contact Information:
Shawna Correll, RA, LEED AP
Senior Project Manager
Harvard Capital Projects
8 Story Street, Suite #300
Cambridge, MA 02138
617-384-7512
shawna_correll@harvard.edu

University of Rhode Island
Sherman Building
Paul M. DePace PE, Director
Office of Capital Projects
401-874-2725
pauldepace@.uri.edu

Yale University
Keith Fordsman, Capital Program Director
Yale University Office of Facilities
203-859-8552 (cell)
keith.fordsman@yale.edu

* LEED Project

Blair Oliver

Project Executive | PE, CM-Lean

Learner • Achiever • Relator • Intellection • Arranger

Blair directs Dimeo's overall project performance throughout the preconstruction and construction phases. He attends key project team meetings and interfaces with the Owner to review the overall project status. He assists in project design phase planning with phasing and logistics, cost estimating, value engineering analysis, and procurement. Blair works closely with the project team throughout construction, providing guidance in resolving specific project issues and monitoring the overall performance of the project. Blair is a registered Professional Engineer.

Framingham Justice Center • $130 million • Framingham, MA* 2029

In Progress* New, 120,000 sf justice center designed by Finegold Alexander & Associates will provide up to ten courtrooms and support areas for Probate, Housing, Juvenile, and Family Court services. The building is designed to be LEED Silver.

DYS SE Regional Youth Service Center • $ 58 million • Taunton, MA 2029

In Progress* New 47,000 sf 3-story building to house youth residential programs. The building will include secure intake and welcome, housing for 45 youth, client services, clasrroms, commercial kitchen and dining facility, and gym and recreation.

Rhode Island State Health Lab• $135 million• Providence, RI* 2025

New 212,000-square-foot, nine-story core and shell development will house the state's new 80,000-square-foot health lab, state-of-the-art life sciences labs, and additional biotechnology space. The project includes shelled spaces ready to accommodate an additional 80,000 square feet of future state-of-the-art lab tenants. Seeking LEED Gold certification.

Cornelius F. Kiernan Justice Center • $148.6 million• Lowell, MA* 2020

New, LEED Platinum, 277,000 sf justice center designed by Finegold Alexander & Associates included 17 courtrooms with state-of-the-art security and technology features. The facility houses District, Housing, Superior, Juvenile and Probate, and Family Courts with office space for court staff, a Law Library, a detainee holding area, the Registry of Deeds, the office of the District Attorney, and a Grand Jury Room.

Edward R. Brooke Trial Court Facility • $ 90 million • Boston, MA 1998

New 425,000 sf trial court facility provided transaction offices, 18 courtooms, judges' lobbies, and shared common support functions for several specialized courts (land, probate/family, juvenile, and housing), and underground parking for 100 cars.

Additional Judicial and Correctional Project Experience

- MacDougall Correctional Institution Inmate Facility, Hartford, CT, $19.4 million
- Bristol County Jail & House of Corrections, North Dartmouth, MA, $31 million

MONARCH ENTERPRISES

DIMEO



Bob Kunz

Corporate Safety Director

Context • Strategic • Deliberative • Learner • Responsibility

As Safety Director, Bob oversees the creation and enforcement of the project safety program for each project. He performs unannounced OSHA-type inspections on projects and closely monitors and issue abatement procedures for each and every violation. Bob will oversee all of the safety officers' work including subcontractor orientations, review of subcontractor safety programs, and the mandatory onsite training program for all participants involved in the project. Because of Bob's diligent efforts to improve safety on all of Dimeo's jobsites, the Company's EMR has dropped to .55, well below the industry average.

Years in Industry/Dimeo

35 years/18 years

Education

University of Rhode Island
Professional Development Courses

Licenses & Affiliations

AGC of America National Construction Safety Professional of the Year 2023

AGC of Massachusetts Member Distinction Safety Leadership Award 2022

AGC of Connecticut - 2012 Construction Safety Professional of the Year Award

OSHA Construction Health & Safety Instructor - Authorized 10 hour & 30 hour

Keene State College Construction Safety Program Advisory Group Member

MSHA Certified Mine Instructor

NSC DDC-4 Instructor

Liberty Mutual Decision Driver Trainer

National Safety Council Accident Investigation

National Safety Council Fundamentals of Industrial Hygiene

USDOT Supervisory Alcohol & Controlled Substance Awareness Training

AGC Supervisory Training Program Accident Prevention & Loss Control

Zurich North America National Construction Roundtable Member

AGC of Massachusetts - Safety Committee Chairperson 2015-Present

-AGC of MA Board of Directors

Harvard University Industrial Hygiene

Harvard University Prevention through Design

Mental Health First Aid

Psychological First Aid

AHA First Aid/CPR/AED/Narcan

Reovery First Aid

Awards

ACG MA Member Distinction Safety Leadership Award (2022)

AGC of America Construction Safety Professional of the Year (2023)

* LEED Project

Framingham Justice Center • $130 million • Framingham, MA* 2029

In Progress* New, 120,000 sf justice center designed by Finegold Alexander & Associates will provide up to ten courtrooms and support areas for Probate, Housing, Juvenile, and Family Court services. The building is designed to be LEED Silver.

Rhode Island State Health Lab• $135 million• Providence, RI* 2025

New 212,000-square-foot, nine-story core and shell development will house the state's new 80,000-square-foot health lab, state-of-the-art life sciences labs, and additional biotechnology space. The project includes shelled spaces ready to accommodate an additional 80,000 square feet of future state-of-the-art lab tenants. Seeking LEED Gold certification.

UConn STEM Science One • $ 180.3 million • Storrs, CT 2022

New LEED Gold, 192,000 SF facility comprises laboratory, research, teaching, and associated office and support space. It includes a clean room, material science-specific core labs, and a 300-seat auditorium. Additionally, a new underground utility tunnel of approximately 1,100 feet connecting to the existing tunnel with new utilities installed was a requirement for building systems startup.

Cornelius F. Kiernan Justice Center • $148.6 million• Lowell, MA* 2020

New, LEED Platinum, 277,000 sf justice center designed by Finegold Alexander & Associates included 17 courtrooms with state-of-the-art security and technology features. The facility houses District, Housing, Superior, Juvenile and Probate, and Family Courts with office space for court staff, a Law Library, a detainee holding area, the Registry of Deeds, the office of the District Attorney, and a Grand Jury Room.

Fall River Justice Center • $64.2 million • Fall River, MA* 2010

New, LEED Gold, 150,000 sf, 5-story trial court designed by Finegold Alexander & Associates combines the operations of the Fall River Superior and District Courts. The new facility houses eight courtrooms, associated holding facilities, administrative areas, and a law library. Each floor includes eight courtrooms, associated holding facilities, administrative areas for the court proceedings, and limited indoor parking.

FINEGOLD ALEXANDER ARCHITECTS FONTAINE + DIMEO Westmass

MONARCH ENTERPRISES

DIMEO



Stephen DePaola

Senior MEP Project Manager

Context • Restorative • Responsibility • Learner • Achiever

Stephen leads the administration and execution of onsite operations involving mechanical, engineering and plumbing. He also assists the Superintendent and lead the coordination of activities associated with the fabrication, Lean scheduling, coordination, installation quality and commissioning of mechanical and electrical systems. He will monitor and communicate project status and constructability reviews with various stakeholders and provide regular updates on cost, schedule, quality and safety. Stephen brings over 27 years of industry experience, including supervision of mechanical, electrical, plumbing, fire protection, and special systems trades with a concentration in complicated systems shutdowns.

Brandeis Residence Hall • $104.9 million • Waltham, MA 2027

In Progress* New, 155,00sf, 631-bed, five-level structure built with cold-formed metal framing and CLT deck construction. The residence hall serves as a model of sustainable construction, designed to Passive House standards with all-electric systems for energy efficiency.

Whittier Choice Phase 3 • $115.2 million • Boston, MA 2025

New 227,526 sf multi-use residential building with 2 levels of post tensioned podium under 10 Levels of LG Frame, with 172-Units, 2nd Level Parking (45-spaces) over retail, lobby and back of house spaces.

Brook Street Residences • $Confidential • Providence, RI 2023

New 126,000 gsf, two-building project, located on opposite sides of Brook Street on the southern end of campus, will provide an additional 355 beds and commons spaces. The new buildings feature CLT construction.

Fascitelli Center for Advanced Engineering • $117 million • Kingston, RI* 2020

New LEED Silver 186,258 sf building for the University of Rhode Island, College of Engineering. The new "H"-shaped facility, which includes a walk-out lower level, 6-story bridge structure and 2 - 4 story office wings.

Yale University Science Building • $Confidential • New Haven, CT* 2019

New LEED Gold 7-level, 280,000 sf interdisciplinary science facility housing laboratories, classrooms, and research support spaces. It features a rooftop greenhouse, plant research growth chambers, aquatics facilities, BSL-2 and BSL-3 insect labs, advanced imaging technology, biology and physics laboratories, a vivarium, a 500-seat lecture hall, and a pavilion structure with café and meeting area.

Years in Industry/Dimeo

27 years/17 years

Education

Worcester Polytechnic Institute
BS, Civil Engineering

Licenses & Affiliations

CM-BIM

OSHA 30 Hour Certification

Massachusetts Construction Supervisor's License (CSL)

EIT Certification

Associate Member, American Society of Civil Engineers

Member, American General Contractors' Association

References

Yale University
87 Trumbull Economics Building
Dan Disco, Construction Project Manager
Yale University Office of Facilities
Planning and Construction
475-202-3363 (cell)
daniel.disco@yale.edu

Yale University
Benjamin Franklin and Pauli Murray Residential Colleges
Steve Joern,Vice President
Genesys Commissioning Services
914-466-9195
SJoern@willdan.com

College of the Holy Cross
Prior Performing Arts Center
Michael Freliech, P.E.,
Principal
Altieri Sebor Wieber LLC
203-866-5538 (office)
MFreliech@altierisw.com

* LEED Project

FINEGOLD ALEXANDER ARCHITECTS FONTAINE +DIMEO Westmass

12

FIT PLAN

REFERENCE 11.1

13

ECONOMIC IMPACT

SEE APPENDIX 4.2 "SUB-SECTION 2.2"

14

ACCESS & OPPORTUNITY

MWBE AND WORKFORCE PARTICIPATION GOALS

The Fontaine + Dimeo team pays special attention to exceeding the projects MBE/WBE and workforce participation goals. This process will begin during pre-construction, by outreach meetings and working with the Supplier Diversity Office throughout the procurement process.

Fontaine + Dimeo have existing relationships with dozens of MBE and WBE firms in Western MA and has a track record of meeting and exceeding MWBE and workforce participation goals. Liz Wambui is Fontaine's Director of Diversity, Inclusion, & Community Impact. She leads our program which goes beyond the traditional approach and is committed to each project and supporting the community throughout the project as well.

Our team is committed to working with the entire project team, DCAMM and the City of Springfield to achieve meaningful diversity goals. We lead by example beginning with a diverse project team and a proactive approach to subcontractor procurement and workforce development. In Springfield for example, we have been part of some great successes such as the MGM Springfield project where we received the Construction Diversity Recognition Award.

We are always actively working to ensure the economic investment in every project benefits a diverse base of subcontractors and workforce. Liz is engaging with community partners to promote and provide opportunities for a more diverse workforce in Massachusetts. Through Liz's leadership we are working hand in hand with Community Works, Building Pathways, and others to facilitate career paths in construction for historically underrepresented groups.

Our goal is to be more active throughout the entire ecosystem to not only exceed our client's goals, but to help create and sustain great careers for the next generation of tradespeople in organizations across the state. Our work will bring a very detailed perspective that will help the project achieve the access and opportunity goals.

Court Square 31 Elm Street Case Study:

Below you will find a progress update regarding workforce participation and M/WBE utilization for the Court Square | 31 Elm Street project as of December 31, 2023.

The project team consistently collaborated to make sure that the project not only met the goals, but surpassed them.

	PROJECT GOALS:	PROJECT ACTUALS: 12/31/23
MBE/WBE:	25%	26.6%
POC/Women/Local Workforce:	10%	45.52%



FINEGOLD ALEXANDER ARCHITECTS FONTAINE +DIMEO Westmass

15

PROPOSER COMMENTS

The new Springfield Courthouse is a transformative civic project that will honor the city's proud history, serve its people with dignity, and stand as a lasting symbol of justice for the City of Springfield.

The Monarch Team brings the demonstrated experience required for a project of this magnitude, because we combine established expertise with strong local commitment and extensive DCAMM, MA Trial Court and Springfield experience. With this proven background, we believe our proposed site, located directly across from the existing courthouse, maintains established means of access and fosters a seamless transition through familiarity of the public, legal professionals, and public servants alike.

With deep local roots, decades of courthouse experience, and a shared vision for Springfield's future, Monarch Enterprises, Westmass, Fontaine Brothers, Dimeo Construction, and Finegold Alexander team is uniquely positioned to deliver a courthouse that helps to fulfill the Massachusett's Trial Court mission "to provide fair, impartial, and timely administration of justice, protect constitutional rights, ensure equal access to the courts, and deliver courteous, professional service to the public in a safe, dignified, and inclusive environment."

CLIENT TESTIMONIALS

DCAMM: FAA's performance on this project was exceptional. Relying on their extensive experience and skill with courthouse design they expertly and expeditiously lead the Team through the Study process.

MA TRIAL COURT: Finegold Alexander Architects' performance on the project was excellent. They were great at collaborating with the Trial Court and contractor. I would recommend them for future projects.

DCAMM: FAA'S performance on this project was exceptional and it was a real pleasure to work with them.

DCAMM: Demands and expectations were high and FAA's delivery, both the product and the process, met the challenge.



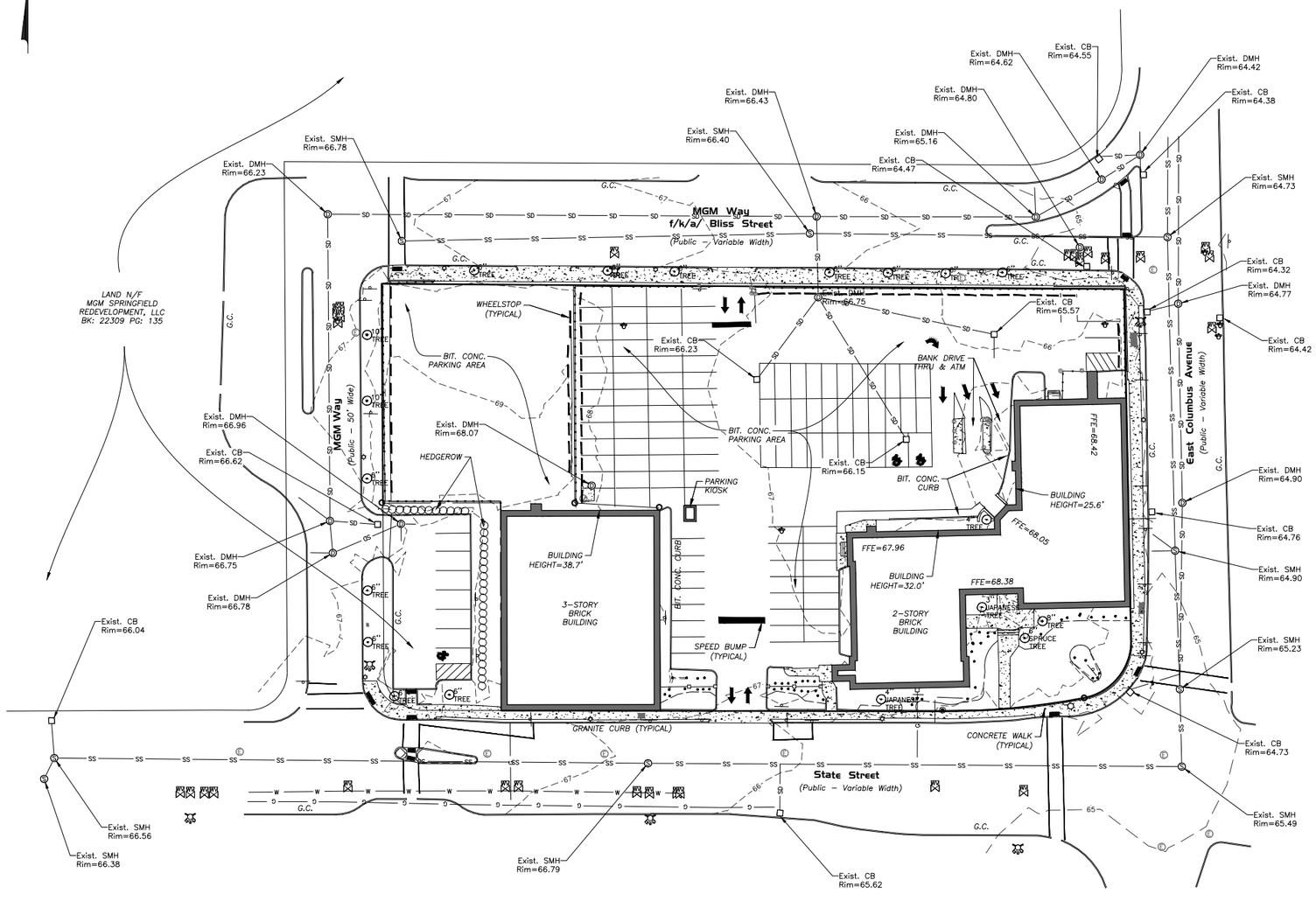
16

EXISTING CONDITIONS

ZONING REVIEW - Business C (BC)

TYPE (MINIMUM)	REQUIRED	PROPOSED
AREA	N.R.	-
FRONTAGE	N.R.	-
WIDTH	N.R.	-
FRONT YARD	0 FT	--
SIDE YARD	N.R.*	-
REAR YARD	N.R.*	-
HEIGHT (MAX)	400 FT (N.R. STORIES)	-
BUILDING COVERAGE (MAX)	95%	-

N.R. = NO REGULATION
N.R.* = NO REGULATION WHEN ABUTTING A NONRESIDENTIAL DISTRICT



30 0 15 30 60
SCALE: 1"=30'

NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS PAUL A. SALVAGE, TRUSTEE OF COURTHOUSE PARK AND STATE STREET 55, LLC. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 5579 PAGE 383 AND BOOK 24772 PAGE 506, RESPECTIVELY.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON THE FOLLOWING PLANS RECORDED IN THE HAMPDEN COUNTY REGISTRY OF DEEDS:
   2.1 PLAN BOOK 61 PAGE 87
   2.2 PLAN BOOK 82 PAGE 94
   2.3 PLAN BOOK 382 PAGE 83
3. THE EXISTING BUILDING(S) SHOWN HEREON ARE BASED ON AN APPROXIMATE MEASUREMENT OF THE OUTSIDE PERIMETER OF THE EXISTING STRUCTURES. THE ACTUAL LOCATION OF THE EXISTING BUILDING WALLS AND CORNERS SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION WORK THAT WOULD ABUT OR TAKE PLACE ADJACENT TO THE EXISTING BUILDING(S). IF THE PLAN HEREON IS USED FOR CONSTRUCTION LAYOUT PURPOSES, THE PARTIES CONDUCTING LAYOUT SHALL CONTACT R. LEVESQUE ASSOCIATES INC. PRIOR TO SAID LAYOUT TO DETERMINE PROPER CONTROL. PLEASE NOTE WHILE THE BUILDING(S) ARE SHOWN TO BE SQUARE, IT SHOULD NOT BE ASSUMED THAT THE WALLS ARE SQUARE OR PLUMB. R. LEVESQUE ASSOCIATES TAKES NO RESPONSIBILITY FOR THIRD PARTY LAYOUT OF THE PLAN SHOWN HEREON.
4. THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
5. SUBJECT PARCEL CONTAINS 77,520± S.F..
6. THE SUBJECT PROPERTIES SHOWN HEREON MAY BE SUBJECT TO RIGHTS AND EASEMENTS AS CONTAINED IN THE VARIOUS DEEDS OF RECORD DESCRIBING SAID PROPERTIES. THE LOCATION AND EXTENT OF ANY SUCH RIGHTS AND EASEMENTS IS NOT THE SUBJECT OF THIS PLAN.
7. THE EXISTING CONDITIONS INFORMATION SHOWN IS BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY R LEVESQUE ASSOCIATES, INC. BETWEEN 06–30–2025 AND 07–07–2025.
8. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, AVAILABLE RECORD DATA, AND THE CITY OF SPRINGFIELD WEBGIS. R LEVESQUE ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. R LEVESQUE ASSOCIATES, INC. FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HERE ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
9. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE CITY OF SPRINGFIELD WEBGIS.
10. SUBJECT PARCEL IS ZONED BUSINESS C ACCORDING TO THE CITY OF SPRINGFIELD ZONING MAP.
11. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 25013C0402E – EFFECTIVE DATE: 07–16–2013.
12. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.

DRAFT

SYMBOL & LINE LEGEND

- LIGHT POLE
- EXISTING CATCH BASIN
- EXISTING ELECTRIC VAULT
- EXISTING DRAIN MANHOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING MISCELLANEOUS MANHOLE
- GAS GATE
- WATER SHUTOFF
- WATER GATE
- EXISTING FIRE HYDRANT
- DRILL HOLE FOUND
- IRON PIN FOUND
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING BOLLARD
- EXISTING SHRUB
- EXISTING TREE
- SD SD — EXISTING STORM DRAIN
- SS SS — EXISTING SANITARY SEWER
- W W — EXISTING WATER
- G G — EXISTING GAS
- UEL UEL — EXISTING UNDERGROUND ELECTRIC
- EXISTING 6' IRON FENCE
- EXISTING 6' CHAIN LINK FENCE

RLA
R LEVESQUE ASSOCIATES INC
Landscape Architects
Civil Engineers · Land Surveyors
Environmental Consultants
ph: 413.568.0985 fax: 413.568.0986
40 School Street
Westfield, MA 01085
rlaland.com

EXISTING CONDITIONS PLAN

29-39, 55, & 58-60 State Street
Springfield, MA
Assessors Parcels 111I00663, 111I00658, & 015G00010

PREPARED FOR:
Fontaine Brothers Inc.
c/o Mr. Jeff Cammuso
510 Cottage Street
Springfield, MA 01104

ISSUANCE DATE: July 16, 2025

REVISIONS:	DATE:

DRAFTED BY: J.L.

UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: As Noted

RLA PROJ. NUMBER: 250618

DRAWING#	REV.
EX-1	-

\\RLA-SERVER01\Data\Projects\2025\250618 - Cammuso - Parcel 23-39, 55 State St. and 58-60, State St., Springfield\05 Civil 3D\250618 - EXIST.dwg

MONARCH ENTERPRISES
FINEGOLD ALEXANDER ARCHITECTS
FONTAINE +DIMEO
Westmass

O'Reilly, Talbot & Okun
ENGINEERING ASSOCIATES

MONARCH ENTERPRISES

J1097-13-01
September 15, 2025

Fontaine Bros., Inc.
510 Cottage Street
Springfield, Massachusetts
Attention: Mr. Jeff Cammuso

Re: Preliminary Geotechnical Study
55 State Street
Springfield, Massachusetts

Dear Mr. Cammuso:

As requested, O'Reilly, Talbot & Okun Associates, Inc. (OTO) is pleased to submit this Preliminary Geotechnical Study report of the property at 55 State Street in Springfield, Massachusetts (Site or subject property).

GENERAL INFORMATION

Project Description

We understand that the project will consist of a multi-story courthouse building, with a single level below ground basement. We understand that the new courthouse will be approximately 15 stories high. The basement will be approximately 16 feet below ground surface. It will have a concrete basement, steel frame, concrete floor slabs and either a brick or manufactured panel façade.

We understand that there will be a full basement under the southern half of the building. The northern half of the building will be partially a slab on grade structure with a ramp into the basement from MGM Way. The basement slab will be approximately 15 feet below existing grade with a finished floor elevation of approximately 52 feet. The basement wall will immediately abut the sidewalk along MGM way to the south and east. The anticipated building outline, the extent of the basement and location of the ramp are shown on Figure 2. Only preliminary designs for the layout of the structural frame and building loads are known at this time. However, we understand that the approximately spacing of the interior columns will be 30 feet by 40 feet. Maximum column loads are expected to approach 2,800 kips.

Site Description

The Site is located near the intersection of State Street and East Columbus Avenue in Springfield, Massachusetts. It is bounded by East Columbus Avenue and two commercial buildings (a bank office building and law offices) to the west, by State Street followed by court offices to the northwest, and by MGM Way to the east and south. The Site is located in a heavily developed area of downtown Springfield, which has been developed for over 250 years.

The site consists of three properties: an 0.20-acre (8,778 ft^2) parcel containing an 24,650 ft^2 three-story building, a 5,000 square foot paved parking lot at the southwest corner of State Street and MGM Way, and a 0.26-acre (11,230 ft^2) parking lot at 58-60 MGM Way (formerly Bliss Street). The building at 55 State Street covers almost the entire first property and is a masonry and steel framed structure with a full basement. The second property is located immediately north of the 55 State Street building, the third property it located to the south of the 55 State Street building and is referred to as 58-60 MGM Way. This portion of the site is currently a paved parking for both the adjacent commercial buildings and the 55 State Street building.

The topography in the property vicinity is level at an elevation of approximately 69 feet above mean sea level (MSL). No groundwater flow studies were performed as part of this ESA and the subject property is located approximately 800 feet northeast of the Connecticut River, which flows in a southeasterly direction. The groundwater table is likely influenced by the level of the Connecticut River. However, deeper utilities in adjacent public streets may also influence ground water levels.

Subsurface investigations performed to date at this Site consist of five soil borings performed in 2019 by OTO during a preliminary study for the town of Amherst, and four backhoe test pits by OTO during December 2021. We also reviewed the logs of soil borings performed in approximately 1971 for the design of the existing school and obtained information from published geologic maps and information in OTO files of nearby Sites. These information sources were used to develop this discussion of Site soil and groundwater conditions.

Historic Information

The site is located in a portion of Springfield which has been heavily developed for over 200 years. Such historic development presents a number of potential concerns which could impact development costs. These concerns are mostly related to the potential presence of a layer of urban fill layer near the ground surface, the presence of walls, slabs and foundations from former structures, and deeper pockets debris (such as brick, concrete, wood and ash) which were placed to fill cellar holes from former buildings.

To evaluate the potential presence of form structures and other potential concerns associated with post land use we have reviewed copies of Sanborn Fire insurance maps dating from the late 1800s. Copies of these maps are attached. Important information from these historic maps is as follows:

- A series (approximately six) of residential structures were present at the site prior to 18090. These structures were located along State Street in the northern portion of the site and along Bliss Street (now MGM Way) in the southern portion. These dwellings were demolished prior to 1950.
- The current 55 State Street building was apparently constructed around 1890. It was originally an apartment building which was converted into an office building after 1950. The basic outline of this building has not changed since the 1890s.

- The Baystate Gas (formerly Springfield Gas) office building was located just to the west of the site from approximately 1910 until the 1950s (approximate). There is no indication that gas manufacturing occurred on the subject site.
- The southern and western parts of the suite have been used for paved parking since before 1950.

Given the information on the Sanborn maps and the surrounding topography it is unlikely that significant amounts of fill have been placed at the site.

SUBSURFACE EXPLORATIONS AND TESTING

Subsurface investigations consisted of six soil borings (SS-1 through SS-6). Soil boring locations are shown on Figure 2. Soil boring logs are attached.

An O'Reilly, Talbot & Okun Associates, Inc. (OTO) engineer observed and logged each of the soil borings and collected laboratory samples. Soil samples were classified according to a modified version of the Burmister Soil Classification System. One soil boring was completed as a groundwater observation well. Upon completion, explorations were backfilled with soil and patched with asphalt, where appropriate.

The borings were performed on August 25, 2022, and August 26, 2022, by Seaboard Drilling of Chicopee, Massachusetts. Borings were performed using a Mobile B-53 truck mounted drill rig, using either hollow stem auger or drive and wash drilling techniques. Boring SS-3 was performed to a depth of 62 feet. The were performed to a depth of 27 feet below ground surface. Boring logs are attached.

In general, soil samples were collected continuously from the ground surface to a depth of seven feet below ground surface, at a depth of fifteen feet, and every five feet thereafter. Soil samples were collected using a two-inch diameter split spoon sampler, driven 24 inches with a 140-pound automatic hammer falling 30 inches (American Society for Testing and Materials Test Method D1586 "Standard Test Method for Penetration Test and Split-Barrel Sampling of Soils"). The number of blows required to drive the sampler each six inches was recorded. The standard penetration resistance, or N-value, is the number of blows required to drive the sampler the middle 12 inches. Soil properties, such as strength and density, are related to the N-value. The field N-values are corrected to a standard 60% hammer efficiency, known as N_{60}, to account for differing hammer efficiencies. The N-values presented on the boring logs are field values, which are not adjusted for hammer efficiency. However, the adjusted N_{60} values were used in our engineering calculations and analysis.

The headspace of each soil sample collected from the borings was screened using a photo-ionization detector (PID). PID screening provides an assessment of volatile organic content of the samples. PID readings are provided on the boring logs.

GEOLOGIC SETTING

Based upon published geologic information[1], subsurface soil conditions at the Site consist of recent fill or recent Connecticut River alluvial deposits. A copy of the USGS Surficial Geology map for the site area is attached as Figure 3. The near surface fill and alluvial sand are in turn underlain by fine-grained, stratified post-glacial lake deposits of fine sand, silt and clay (known as varved silt and clay). The varved clay deposit consists of post-glacial, lake sediments that were deposited within ancestral Lake Hitchcock (which filled much of the Connecticut River Valley from the retreat of the last continental glacier until approximately 14,000 years ago). These fine-grained soils are characterized by alternating layers (or varves) of silt, sand and clay. Published geologic maps[2] indicate that the lake bottom deposits at the Site are less than 50 feet thick. Glacial deposits are underlain by glacial till and bedrock. Based upon data presented on the surficial geology map bedrock is present at a depth of slightly over 100 feet, or near elevation -50 feet.

Subsurface information collected in the soil borings performed for this study and at other nearby sites support the above discussion.

DESCRIPTION OF SUBSURFACE CONDITIONS

This discussion of subsurface conditions at the Site is based upon published geologic information, general knowledge of the Site location and nearby vicinity, and the soil investigations performed during this study.

General Information

Subsurface conditions were interpreted based upon the soil borings. In general, subsurface conditions consisted of the following, in order of increasing depth: a surface layer of asphalt; a thin layer (less than 5 feet thick) non-engineered fill; native granular soils; fine grained soils; and varved clay and silt. As discussed below, we recommend additional investigations be performed to confirm conditions identified during this study.

Geologically, the Site is located near the eastern shore of the former Lake Hitchcock, which was a large post-glacial lake that formerly covered much of the Connecticut River Valley. The lake was present from the final retreat of the continental glaciers (which once covered all of New England) until about 14,000 years ago, when the natural dam that formed the southern edge of the lake in Connecticut was eroded and the lake drained. Sediments consisting of thin, interbedded lenses of silt and clay (collectively known as varved clay) were deposited at the bottom of the lake. Along the edges of the lake (such as at this Site) the lake bottom deposits often contained significant amounts of sand.

[1] "Surficial Geologic Map of Shutesbury Quadrangle, Massachusetts", USGS, Janet R. Stone and Mary L. DiGiacomo-Cohen, 2010.
[2] Langer, W.H. (1979). "Map Showing Distribution and Thickness of the Principal Fine-Grained Deposits, Connecticut Valley Urban Area, Central New England", *Miscellaneous Investigations* Series, USGS Map No. 1-1074-C, Sheet 1 of 2.

Published geologic maps[3] indicate that the lake bottom deposits at the Site are less than 50 feet thick. Subsurface investigations performed for this study confirm this inferred soil profile.

Soil Conditions

Asphalt Pavement: The site is currently almost entirely paved, with the exception of minor landscaping strips and the portion of the site covered by the 55 State Street building. Asphalt pavement was present at the ground surface at each boring. The pavement consisted of between 3 and 4 inches of asphalt with little or no gravel base course below. Between 2 and 4 inches of gravel base course was observed in borings SS-1 and SS-3, the only borings where a gravel base was observed.

Non-Engineered (Urban) Fill: The pavement section was immediately underlain by a non-engineered, "Urban Fill" layer in 5 of the 6 borings performed for this study. No fill was observed in boring SS-5 (which was located adjacent to MGM way in the northern part of the site). Between 3 and 5 feet of a sandy (non-engineered) fill was encountered in the remaining borings. The fill consisted of a loose to medium dense, mixture of fine sand or fine to medium sand with varying amounts of silt, coarse sand, and gravel. Variable amounts of debris, such as ash, coal, and brick were present within the fill. In most samples the amount of debris was approximately of 10% of the total volume although in some areas the fill was predominately debris. Notably, a layer of red brick were encountered in borings SS-1 and SS-4, and layers containing mostly ash and slag were observed in in borings SS-4 and SS-6.

Alluvial Fine Sand: A fine to medium sand, which is likely an alluvial deposit associated with the Connecticut River, was present immediately below the non-engineered fill layer. This layer was loose to medium dense in consistency and consisted of a fine to medium sand with varying amounts of silt, and coarse sand. This layer was approximately 15 feet thick with the elevation of the bottom of the layer between elevation 47 and 50 feet. Given the anticipated basement slab elevation of 53 feet, most of this layer will be removed and the bottom of the excavation will be near or just above the bottom of this layer.

Gravelly Sand: The alluvial fine sand was underlain by a medium dense sand and gravel in each of the borings. This soil unit is either an alluvial deposit associated with the Connecticut river or a Glacial Outwash deposit which was deposited over the top of the underlying varved silt and clay following the retreat of the last glacier. This unit was medium dense to dense in consistency and consisted of equal amounts of a fine to medium sand mixed with fine gravel. Only one of the study borings fully penetrated this unit. In SS-1 the gravelly sand layer was about 16 feet thick with a bottom elevation of 35 feet.

Varved Silt, Sand, and Clay: The Gravelly Sand was underlain varved silt and clay. This unit medium stiff to stiff in consistency and consisted of alternating layers (or varves) of silt, fine sand and clay. The amount of sand was observed to increase with depth. Given

[3] Langer, W.H. (1979). "Map Showing Distribution and Thickness of the Principal Fine-Grained Deposits, Connecticut Valley Urban Area, Central New England", *Miscellaneous Investigations* Series, USGS Map No. 1-1074-C, Sheet 1 of 2.

the stiffness of the varved silt and clay it appears to be relatively over consolidated and therefore less compressible compared to a normally consolidated silt and clay. In addition, the presence of sand lenses will promote any consolidation settlement to occur relatively rapidly after load application. The bottom of the varved silt and clay was at elevation 15.5 feet (or at a depth of 53.5 feet) in boring SS-1.

Glacial Till: The varved silt and clay was underlain by glacial till. Glacial Till was deposited at the bottom continental glaciers which once covered all of New England. It is typically medium dense to dense in consistency and consists of a heterogenous mixture of clay, silt sand and gravel. This unit was medium dense to dense in the samples collected during this study, however the density will likely increase with depth and will become very dense. Given its density, Glacial till is effectively incompressible and can be a good bearing layer at moderate bearing values for deep foundations, such as driven piles of drilled piers. The boring for this study did not fully penetrate the Glacial Till layer. However, The Glacial Till is typically present immediately over bedrock. At a nearby site the Glacial till layer was on the order of 60 to 80 feet thick and the bedrock surface was present between elevation minus 40 and minus 60 feet (or between 120 and 140 feet below ground surface.

Groundwater Conditions

Groundwater was encountered at a depth of 16 and 18 feet below ground surface in the borings, corresponding to approximate elevation of 51 to 53 feet. Assuming the basement slab for the new building will be approximately 15 feet, we anticipate that the maximum depth of excavation will be on the order of 18 feet below the existing ground surface or near elevation 50 feet. Therefore, it is likely that groundwater will be encountered during construction and will be present above the slab during the service life of the building. Furthermore, we note that the Site is located near the Connecticut River and higher groundwater levels may be present during periods of flooding or high water. Therefore, basement walls will need to be designed to withstand hydrostatic pressures of an under-slab drainage system will need to be installed below the slab. We recommend that monitoring wells be installed during design development and long-term water levels measured.

PRIMARY GEOTECHNICAL RECOMMENDATIONS

The significant geotechnical issues identified in our preliminary study include the following:

- The presence of a near surface non-engineered fill and the management of soils to be disposed of off-site,
- Foundation type and bearing elevation, and building settlement,
- Seismic design consideration,
- Lateral earth pressures against basement walls,
- Groundwater control in construction excavations and permanent basements; and
- Temporary earth support during construction.

These items are discussed below.

Presence and Management of Non-Engineered Fill

Between 3 and 5 feet of non-engineered fill was observed in 5 of the 6 borings. The bottom of this fill is well above the base of the excavation for the basement building and will also likely be removed from the slab on grade portion of the structure given the presence of the basement ramp, footings and utilities. The non-engineer fill will need to be disposed of off-site. Environmental testing has not yet been completed, however soils containing coal often contain hazardous materials such as heavy metals or polyaromatic hydrocarbons. Therefore, it will likely be necessary to dispose of the non-engineered fill in a landfill. For preliminary cost estimates we recommend that it be assumed that the upper 5 feet of soil will need to be disposed of in a lined, in-state landfill (such as the Bondis Island Landfill).

The basement excavation will penetrate an additional 10 to 15 feet into the natural alluvial sand. We observed no indications that this soil was contaminated in our preliminary borings.

Preliminary Recommendations for Foundation Type and Design

Three foundation types were considered for the support of the proposed building, namely;

- Spread footings, potentially supported on soil improved using rigid inclusions,
- A structural mat or raft foundation, and
- Deep foundations such as driven piles or drilled piers

The first alternative is not considered to be viable due to settlement considerations (for footings without soil improvement). Even if rigid inclusions were used to improve the underlying soil and mitigate settlement concerns the relatively low bearing pressure (5,000 to 6,000 psf) would result in very large footings greater than 20-foot square, and may not be cost effective.

The second alternative, Mat of Raft Foundation, is a viable foundation alternative for this project. We note that a Mat Foundation is likely the least costly viable foundation alternative. Other high buildings in downtown Springfield (such as the MassLive and TD Bank buildings) have been successfully supported on Mat foundations. The main concern with the Mat Foundation alternative is settlement associated with the compression of the medium to stiff varved silt and clay layer below the gravelly sand layer, or present approximately 15 feet below the bottom of the mat. Further investigations, laboratory analyses to determine site specific soil properties, and detailed studies will be required to assess building settlement and the viability of a mat foundation. These studies are beyond the scope of this study. Therefore, although it appears that a Mat Foundation may be the preferred alternative we recommend that it be avoided for preliminary cost studies since further study is needed to confirm its viability.

We recommend that the designer use deep foundations for preliminary design and cost estimates. There are a number of deep foundation types which may be technically feasible, such as:

- Driven steel H-piles or pipe piles,
- Drilled concrete piers or shafts,
- Drilled concrete mini-piles, and
- Pressure injected footings (aka Franki Piles).

Either driven piles of drilled concrete piers (shafts) may be considered. There are a variety of pile sections (such as steel H-sections or pipes, or precast, prestressed concrete piles). For preliminary design and cost estimates we recommend that driven steel piles (either H-piles of pipe piles) be considered.

We recommend that driven steel H-piles be carried for preliminary design since this pile type is typically cost effective and is widely used and available in New England. since it affects both material and installation cost. It is typical in New England to drive piles to end bearing either Glacial Till or bedrock. However, given the thickness of the Glacial Till layer (between 60 and 80 feet thick) and depth to bedrock (approximately 120-feet) driven piles to bedrock may not be cost-effective. We recommend the following design parameters be used for preliminary design.

Table 1
Preliminary Recommendations for Pile Foundation Design

Pile Type	14X89 Steel H-Pile
Pile Material	Grade 50 Steel
Minimum Pile Spacing	30 inches
Bearing Material	Glacial Till
Estimated Pile Bearing Elevation	-30 feet
Estimated Pile Length	80 feet
Allowable Axial Capacity	250 kips/pile
Allowable Uplift Capacity	60 kips/pile
Allowable Lateral Capacity	10 kips/pile

The above recommendations result in the piles being driven approximately 40 feet into the Glacial Till layer, deriving their capacity through a combination of side friction and end bearing in the Glacial Till. We note that these estimates are preliminary and will need to be confirmed during final design using a combination of desktop wave equation analyses, field measurements using a pile driving analyzer, and pile load tests.

The presence of cobbles and boulders within Glacial Till is a potential issue for driven piles since they could potentially damage the pile section and result in the contractor being unable to drive the pile to an adequate depth to achieve the desired capacity. Therefore, we recommend that the piles be fitted with hardened tip or driving shoe, and that a preconstruction indicator pile program be completed during final design to confirm that the desired pile capacity can be achieved.

Seismic Design Considerations

Section 1613 of the IBC covers lateral forces imposed on structures from earthquake shaking and requires that every structure be designed and constructed to resist the effects

of earthquake motions in accordance with ASCE-7. Lateral forces are dependent on the type and properties of soils present beneath the Site, along with the geographic location. Per Table 1604.11, the maximum considered earthquake spectral response acceleration at short periods (S_s) and at 1-sec (S_1) was determined for Springfield, Massachusetts.

Soil properties are represented through site classification. Procedures for the Site-specific determination of site classification are provided in Chapter 20 of ASCE-7. At this Site, we evaluated site classification using one of the parameters allowed, Standard Penetration Resistance (N-value). The site class was determined to be Class D, based upon existing soil information. The Site coefficients F_a and F_v were determined according to Tables 1613.2.3(1) and 1613.2.3(2) of the IBC (2021), using both the S_s and S_1 values and the Site Class. Seismic design parameters are provided in Table 1.

Table 1
Seismic Design Parameters

Parameter	Value
S_s	0.168
S_1	0.055
Site Class	D
F_a	1.6
F_v	2.4

Lateral Earth Pressures

Static lateral earth pressures will be imposed on basement and retaining walls (such as the basement entrance ramp). These walls should be designed for unbalanced loading conditions. Structurally braced walls (not free to deflect) should be designed using an equivalent fluid pressure of 55 pounds per cubic foot (pcf).

Unbraced walls need to be designed to resist overturning, sliding, and bearing capacity failure. Unbraced walls should be designed using an equivalent fluid pressure of 35 pcf. An angle of internal friction of 20 degrees should be used to calculate friction acting along the base of the wall. A coefficient of friction of 0.38 is recommended to evaluate frictional resistance to sliding along the base of walls and footings. These values apply to unsaturated soil conditions.

If the building basement is designed as a hydrostatic (dewatered) structure, the basement walls and slabs should also be designed to resist water pressures.

Groundwater Control

Groundwater was encountered at a depth of 16 and 18 feet below ground surface in the borings, corresponding to approximate elevation of 51 to 53 feet. Since water levels will vary due to changes in river stage and rainfall the water level may be higher at a future

date. We note that our borings were performed during a dry period when the water level of the Connecticut River stage was relatively low. For preliminary design we recommend that a water level at elevation 60 (which is near the Connecticut River Flood stage, be used.

The building basement can be designed as either a hydrostatic (watertight) or relieved (dewatered) system. For preliminary design we recommend that the basement walls be designed as watertight structures. We recommend that waterproofing be provided below the slab and against basement walls, water-stops be included, and at a minimum, the basement walls be damp-proofed.

Temporary Earth Support

We provide the following recommendations for lateral earth support systems for the project. The selection of wall type and the design of the specific walls will be based upon cost, construction considerations and the amount of lateral movement which can be tolerated. We recommend that both soldier pile and lagging wall system) and a stiffer wall such as concrete slurry diaphragm walls or secant walls be considered. Soldier pile and lagging walls are typically a less expensive alternative but are relatively flexible and will allow for greater movement.

Given the depth of the excavation, it appears that additional lateral support such as internal rakers of tie backs will be required for the soldier pile and lagging wall to limit movement. Tie-backs do not appear to be feasible due to the proximity of adjacent properties and the depth to a suitable layer into which the tiebacks can be embedded. Therefore, internal rakers appear to be the most viable alternative to provide additional laterals support. We anticipate that soldier pile and lagging walls can be used along the State Street and East Columbus Avenue side of the excavation without the rakers impacting the basement walls. A soldier pile and lagging system could also be used along the two sides of the excavation which face MGM Way. However, given the site constraint on these sides the internal rakers would need to penetrate the basement walls and the bottom floor slab, causing difficulty installing the basement waterproofing and limiting access during construction. Therefore, we recommend that a more expensive secant wall be considered for these sides of the excavation.

If you have any questions, please do not hesitate to contact us.

Sincerely,
O'Reilly, Talbot & Okun Associates, Inc.

Michael J. Talbot, PE
Principal

Attachments: Limitations, Site Locus, Site Plan. Cross-Sections A-A' and B-B', Boring Logs

O:\Job Files\J1000\1097 Fontaine Bros\13-01 Springfield Courthouse, State Street\Report and Figures\55 State Street OTO_Preliminary Geotech Repost.docx

MONARCH ENTERPRISES

APPENDIX A

LIMITATIONS

FINEGOLD ALEXANDER ARCHITECTS FONTAINE +DIMEO Westmass

LIMITATIONS

1. The observations presented in this report were made under the conditions described herein. The conclusions presented in this report were based solely upon the services described in the report and not on scientific tasks or procedures beyond the scope of the project or the time and budgetary constraints imposed by the client. The work described in this report was carried out in accordance with the Statement of Terms and Conditions attached to our proposal.

2. The analysis and recommendations submitted in this report are based in part upon the data obtained from widely spaced subsurface explorations. The nature and extent of variations between these explorations may not become evident until construction. If variations then appear evident, it may be necessary to reevaluate the recommendations of this report.

3. The generalized soil profile described in the text is intended to convey trends in subsurface conditions. The boundaries between strata are approximate and idealized and have been developed by interpretations of widely spaced explorations and samples; actual soil transitions are probably more erratic. For specific information, refer to the boring logs.

4. In the event that any changes in the nature, design or location of the proposed structures are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and conclusions of this report modified or verified in writing by O'Reilly, Talbot & Okun Associates Inc. It is recommended that we be retained to provide a general review of final plans and specifications.

5. Our report was prepared for the exclusive benefit of our client. Reliance upon the report and its conclusions is not made to third parties or future property owners.

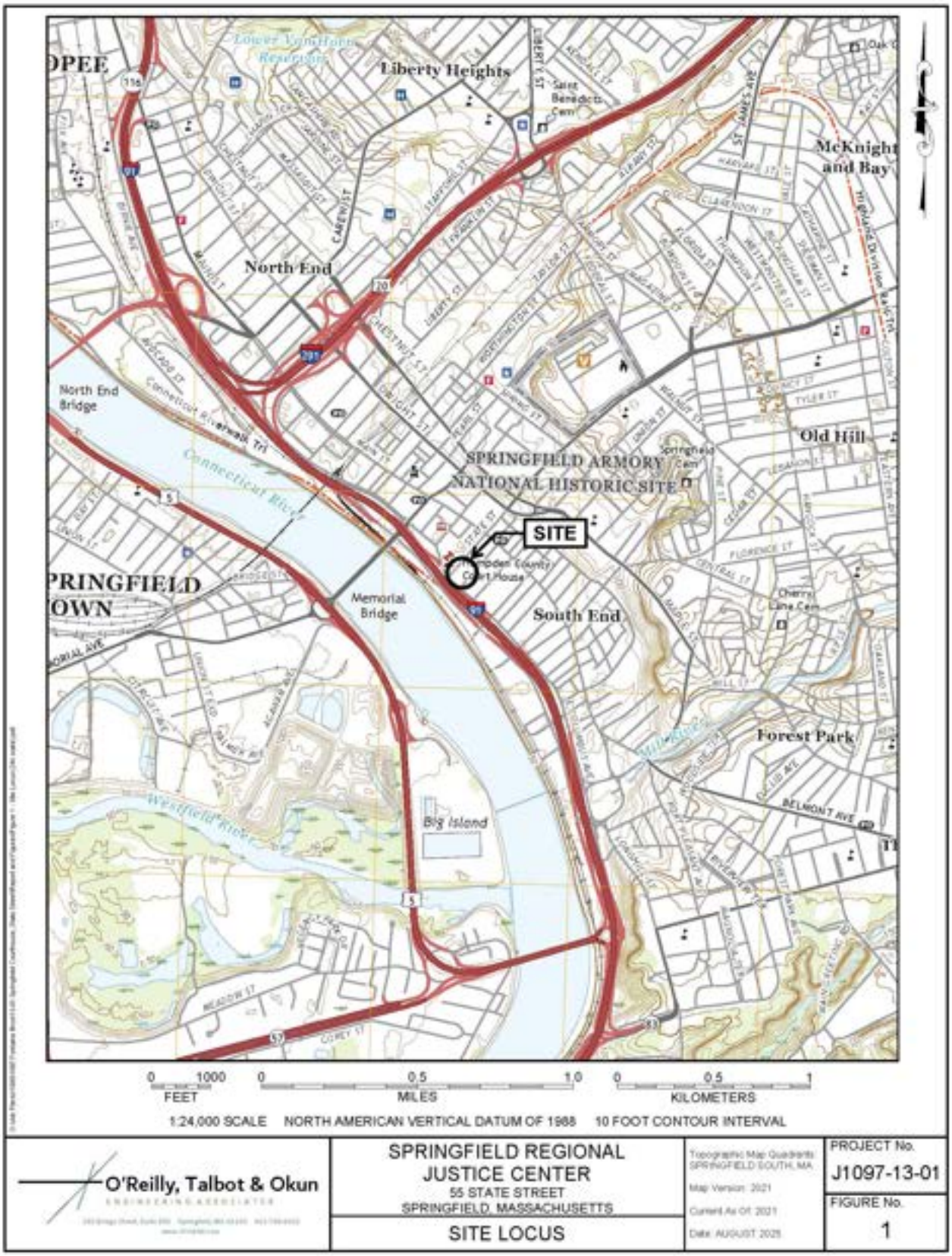
MONARCH ENTERPRISES

FIGURES

FINEGOLD ALEXANDER ARCHITECTS

FONTAINE +DIMEO

Westmass



O'Reilly, Talbot & Okun
ENGINEERING ASSOCIATES

SPRINGFIELD REGIONAL JUSTICE CENTER
55 STATE STREET
SPRINGFIELD, MASSACHUSETTS

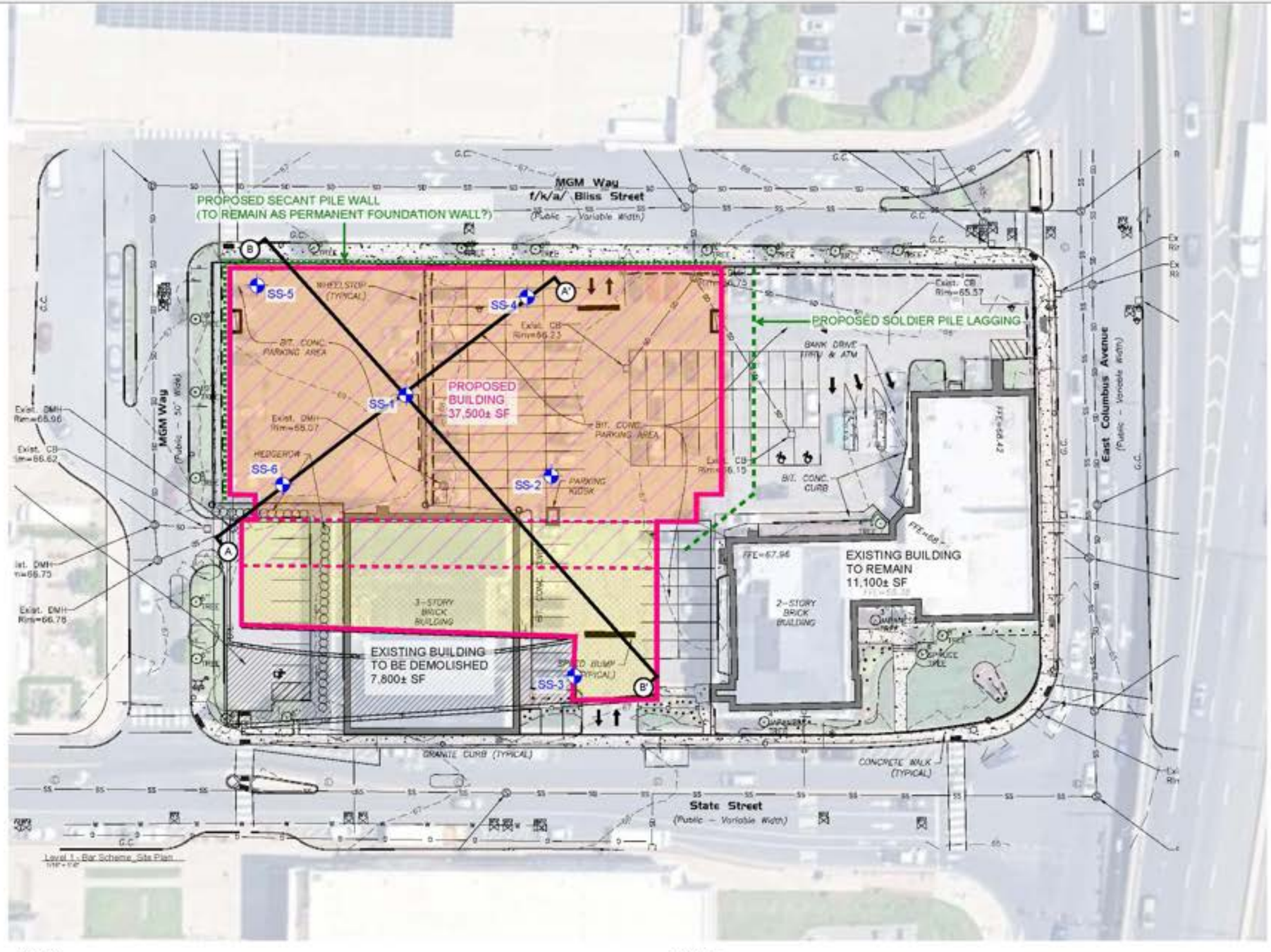
SITE LOCUS

Topographic Map Quadrants: SPRINGFIELD SOUTH, MA
Map Version: 2021
Current As Of: 2021
Date: AUGUST 2025

PROJECT No. J1097-13-01

FIGURE No. 1

FINEGOLD ALEXANDER ARCHITECTS
FONTAINE +DIMEO
Westmass



NOTES:

1. PROPOSED BUILDING LOCATION BASED UPON SKETCH PROVIDED TO OTO IN ELECTRONIC FORMAT, TITLED "BASEMENT LEVEL" BY FINEGOLD ALEXANDER ARCHITECTS.
2. APPROXIMATE SAMPLE LOCATIONS ARE SHOWN ACCORDING TO TAPED MEASUREMENTS TAKEN FROM EXISTING SITE FEATURES OR BASED UPON MOBILE GPS APPLICATION.
3. ALL DATA IS TO BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHODS USED IN THE DEVELOPMENT OF THIS PLAN

LEGEND:

- APPROXIMATE LOCATION OF SOIL BORING PERFORMED BY SEABOARD DRILLING ON AUGUST 25 OR 26, 2025, OBSERVED BY OTO
- PROPOSED BUILDING FOOTPRINT
- 15-STORY TOWER
- BASEMENT AREAS
- SLAB ON GRADE AREAS

SCALE IN FEET
1" = 50'
0' 25' 50' 100'

O'Reilly, Talbot & Okun
ENGINEERING ASSOCIATES
293 Bridge Street, Suite 500 Springfield, MA 01103 413.788.6222
www.OTO-ENV.com

DESIGNED BY: PJC
DRAWN BY: PJC
CHECKED BY: SMM
DATE: 09/08/2025
REV. DATE:

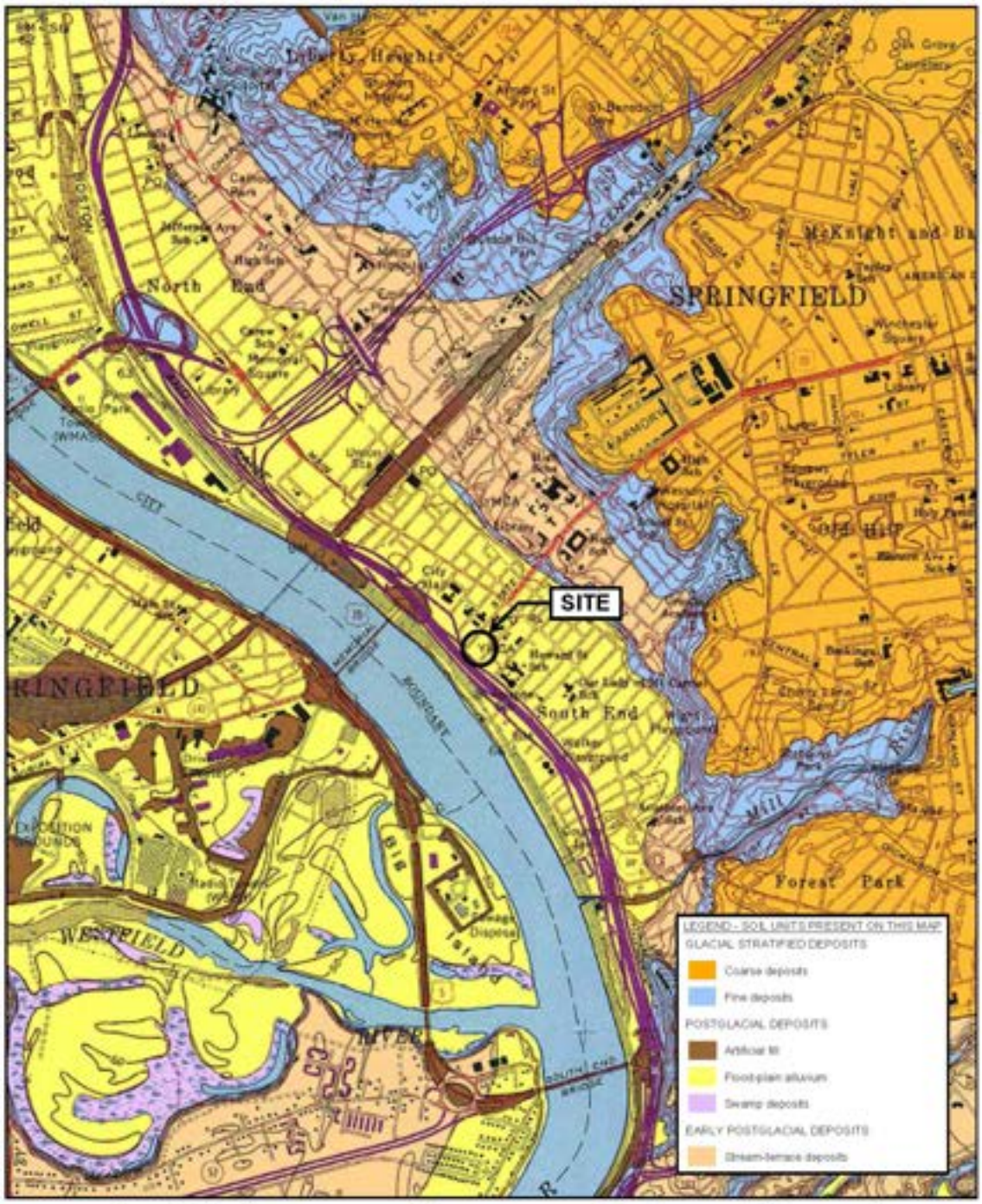
SPRINGFIELD REGIONAL JUSTICE CENTER
55 STATE STREET
SPRINGFIELD, MASSACHUSETTS

SITE PLAN

PROJECT NO.
J1097-13-01

FIGURE NO.
2

O:\Job Files\J1000-1099\1097-13-01 Springfield Courthouse, State Street\Report and Figures\Figure 2 - Site Plan (11x17).pdf



1:24,000 SCALE NORTH AMERICAN VERTICAL DATUM OF 1988 10 FOOT CONTOUR INTERVAL

O'Reilly, Talbot & Okun
ENGINEERING ASSOCIATES

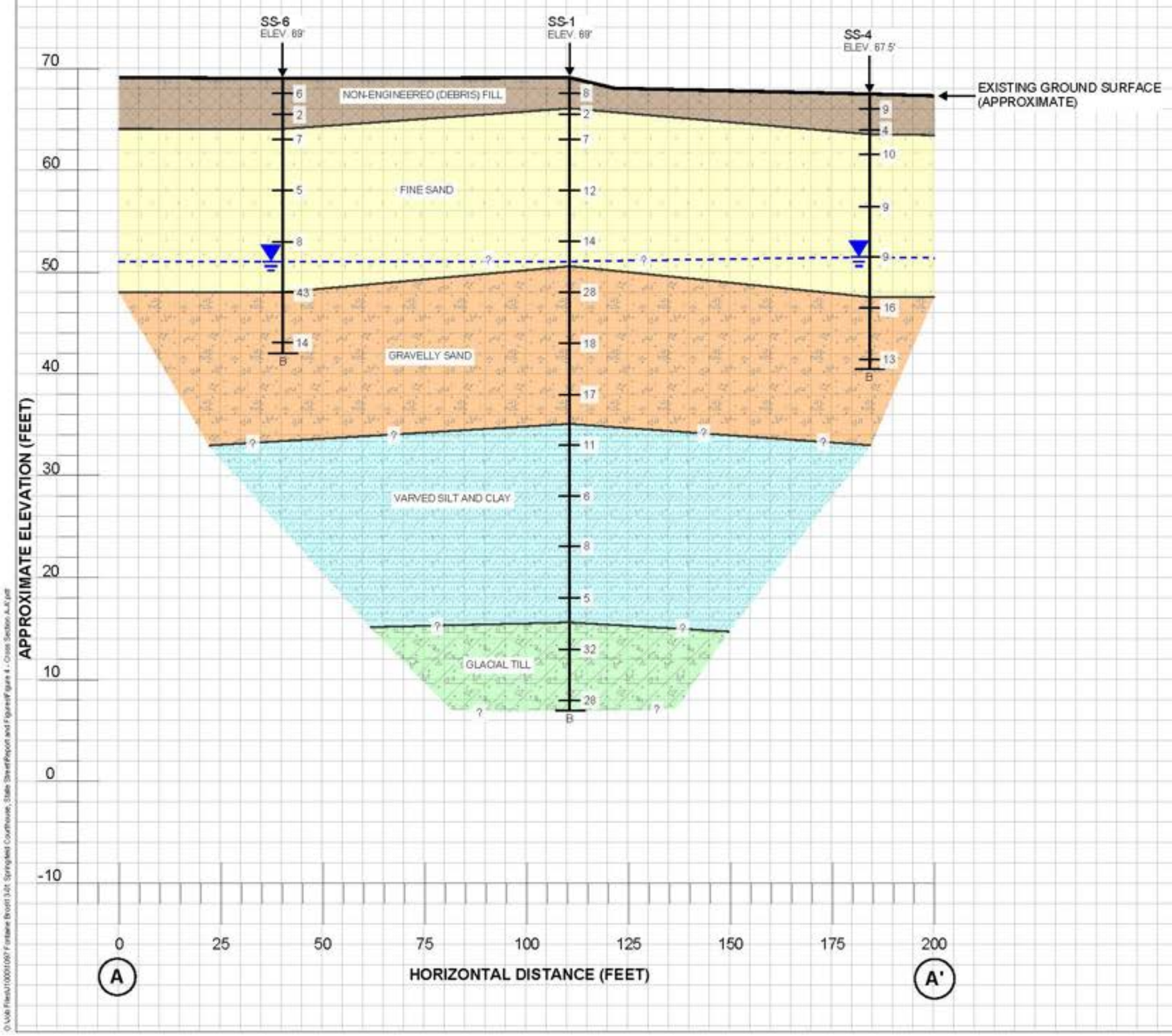
SPRINGFIELD REGIONAL JUSTICE CENTER
55 STATE STREET
SPRINGFIELD, MASSACHUSETTS

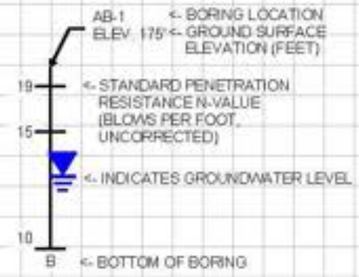
SURFICIAL GEOLOGIC MAP

Topographic Map Quadrants: SPRINGFIELD SOUTH, MA
Map Version: 2018
Base Map Year: 1970
Date: AUGUST 2025

PROJECT No. J1097-13-01

FIGURE No. 3





LEGEND:

- NON-ENGINEERED (DEBRIS) FILL
- FINE SAND
- GRAVELLY SAND
- VARVED SILT AND CLAY
- GLACIAL TILL

NOTES:

1. STRATIFICATION LINES ARE BASED UPON DATA OBTAINED IN BORINGS AND THUS REPRESENT APPROXIMATE BOUNDARIES BETWEEN SOIL TYPES. ACTUAL TRANSITIONS MAY VARY FROM THOSE SHOWN. INTERPRETATIONS OF THE INFORMATION HAVE BEEN MADE IN THE TEXT OF THIS REPORT.
2. WE NOTE THAT THE THICKNESS OF NON-ENGINEERED FILL MAY VARY ACROSS THE SITE. LOCALIZED AREAS OF DEEPER FILL MAY BE PRESENT.
3. WATER LEVEL READINGS WERE OBTAINED FROM BORE HOLES AT THE TIMES AND UNDER THE CONDITIONS STATED ON THE BORING LOGS. FLUCTUATIONS IN THESE WATER LEVELS MAY OCCUR DUE TO VARIANTS IN PRECIPITATION, RUNOFF, AND OTHER FACTORS.

VERTICAL SCALE
1" = 10'
0' 5' 10' 20'

HORIZONTAL SCALE
1" = 25'
0' 20' 40' 80'

O'Reilly, Talbot & Okun
ENGINEERING ASSOCIATES
293 Bridge Street, Suite 500 Springfield, MA 01103 413.788.8222
www.OTO ENV.com

Designed By: PJC
Drawn By: PJC
Checked By: SMM
Date: 09/08/2025
Revised Date:

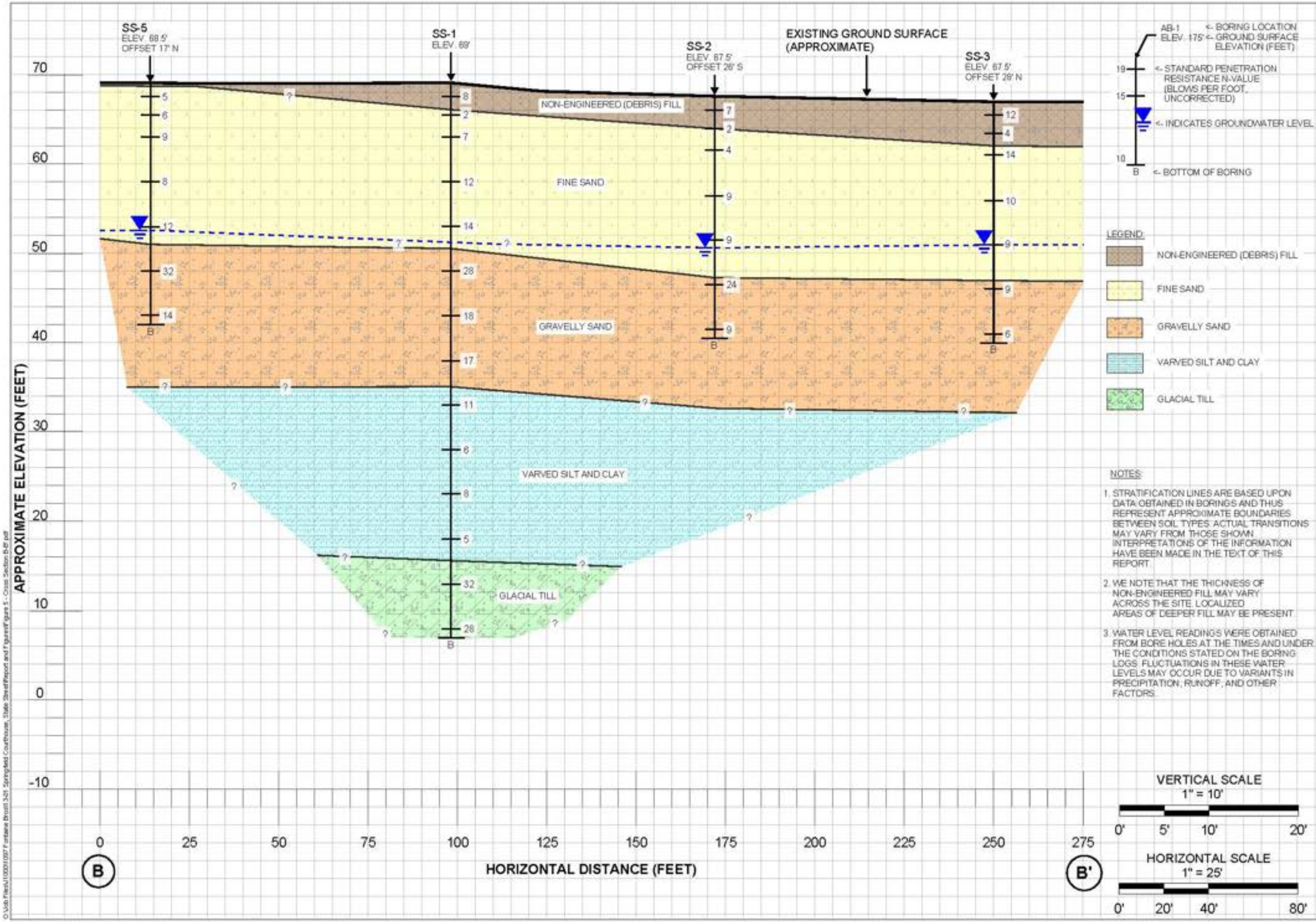
SPRINGFIELD REGIONAL JUSTICE CENTER
55 STATE STREET
SPRINGFIELD, MASSACHUSETTS

CROSS SECTION A-A'

PROJECT NO.
J1097-13-01

FIGURE NO.
4

G:\Job Files\J10001097 Fontaine Bro\d 3d\ Springfield Courthouse, State Street\Report and Figures\Figure 4 - Cross Section A-A'.pdf



LEGEND:

- NON-ENGINEERED (DEBRIS) FILL
- FINE SAND
- GRAVELLY SAND
- VARVED SILT AND CLAY
- GLACIAL TILL

NOTES:

1. STRATIFICATION LINES ARE BASED UPON DATA OBTAINED IN BORINGS AND THUS REPRESENT APPROXIMATE BOUNDARIES BETWEEN SOIL TYPES. ACTUAL TRANSITIONS MAY VARY FROM THOSE SHOWN. INTERPRETATIONS OF THE INFORMATION HAVE BEEN MADE IN THE TEXT OF THIS REPORT.
2. WE NOTE THAT THE THICKNESS OF NON-ENGINEERED FILL MAY VARY ACROSS THE SITE. LOCALIZED AREAS OF DEEPER FILL MAY BE PRESENT.
3. WATER LEVEL READINGS WERE OBTAINED FROM BORE HOLES AT THE TIMES AND UNDER THE CONDITIONS STATED ON THE BORING LOGS. FLUCTUATIONS IN THESE WATER LEVELS MAY OCCUR DUE TO VARIANTS IN PRECIPITATION, RUNOFF, AND OTHER FACTORS.

VERTICAL SCALE
1" = 10'
0' 5' 10' 20'

HORIZONTAL SCALE
1" = 25'
0' 20' 40' 80'

O'Reilly, Talbot & Okun
ENGINEERING ASSOCIATES
293 Bridge Street, Suite 500 Springfield, MA 01103 413.788.8222
www.OTO ENV.com

Designed By: PJC
Drawn By: PJC
Checked By: SMM
Date: 09/08/2025
Revised Date:

SPRINGFIELD REGIONAL JUSTICE CENTER
55 STATE STREET
SPRINGFIELD, MASSACHUSETTS

CROSS SECTION B-B'

PROJECT NO.
J1097-13-01

FIGURE NO.
5

O:\Job Files\J1000\1097 Fontaine Bros\3-25 Springfield Courthouse, State Street\Report and Figures\Figure 5 - Cross Section B-B'.pdf

O'Reilly, Talbot & Okun
ENGINEERING ASSOCIATES

MONARCH ENTERPRISES

LOG OF BORING SS-1

PROJECT	Springfield Courthouse, 55 State Street			CONTRACTOR	Seaboard Drilling, LLC		
JOB NUMBER	1097-13-01	FINAL DEPTH (ft)	62.0	DRILLING EQUIPMENT	B-53 Truck Mounted Rig		
LOCATION	Springfield, MA	SURFACE ELEV (ft)	69.0	FOREMAN	Jeff	CASING	
START DATE	8/25/2025	DISTURBED SAMPLES	14	HELPER	James	CASE DIAMETER	4"
FINISH DATE	8/25/2025	UNDISTURBED SAMPLES	0	BIT TYPE	H.S.A. & Roller Bit with Wash	HAMMER WGT	300 lb
ENGINEER/SCIENTIST	Pierre Carriere	WATER LEVEL		ROD TYPE	A (1 5/8" O.D.) & N (2 3/8" O.D.)	HAMMER DROP	30"
BORING LOCATION	Western portion of existing 55 State Street parking lot (formerly 58 Bliss Street)	FIRST (ft)	N/A	SAMPLER	2" O.D. Split Spoon	ROCK CORING INFORMATION	
		LAST (ft)	N/A	HAMMER TYPE	Automatic	TYPE	N/A
		TIME (hr)	N/A	HAMMER WGT/DROP	140 lb / 30"	SIZE	N/A

DEPTH (ft)/ SAMPLES	SAMPLES: PENETR. RESIST. (bl / 6 in)	SAMPLES: REC. (in)	SAMPLES: TYPE/ NO.	SAMPLES: FIELD TEST DATA	SAMPLE DESCRIPTION (MODIFIED BURMISTER)	PROFILE DEPTH (ft) ELEV.	REMARKS/ WELL CONSTRUCTION
					3": ASPHALT	ASPHALT	
	5/4/4/3	10/24	S-1 (0.5'-2.5')	PID 0.0 ppm	Top 2": Loose, very dark brown to very dark gray, fine to medium SAND and GRAVEL, trace silt, damp	BASE COURSE	1.
					Next 5": Loose, brown, fine SAND, little silt, trace debris (brick fragments), damp	DEBRIS FILL	
					Bottom 3": Loose, gray to brown, DEBRIS (ash, brick fragments), little fine to medium sand, damp	3.0 66.0	
	3/1/1/2	16/24	S-2 (2.5'-4.5')	PID 0.0 ppm	Top 4": Very loose, red, DEBRIS (brick), trace fine to medium sand, damp Bottom 12": Very loose, brown, fine SAND, little silt, damp	FINE SAND	
5'							
	3/3/4/5	16/24	S-3 (5'-7')	PID 0.0 ppm	Loose, brown, fine SAND, little medium sand, trace silt, damp		2.
10'							
	4/6/6/7	12/24	S-4 (10'-12')	PID 0.0 ppm	Medium dense, brown, fine SAND, little medium sand, trace (+) silt		
15'							
	6/6/8/8	12/24	S-5 (15'-17')	PID 0.0 ppm	Medium dense, brown to light brown, fine SAND, little medium sand, trace (+) silt (band of reddish brown rust staining in sample)	18.5 50.5	
						GRAVELLY SAND	3.
20'							
	13/12/16/17	13/24	S-6 (20'-22')	PID 0.0 ppm	Medium dense, brown to grayish brown, fine to coarse SAND and GRAVEL, trace (+) silt		4.
25'							
	11/9/9/9	11/24	S-7 (25'-27')	PID 0.0 ppm	Medium dense, brown, fine to medium SAND, little coarse sand, little gravel, trace (+) silt		

Remarks:
1. Soil screened in field using MiniRAE Lite photoionization detector (PID) referenced to benzene in air. Readings in parts per million (ppm) by volume.
2. Begin cased drive and wash drilling after collection of sample S-3 (5'-7'); groundwater level could not be determined due to drilling methods employed.
3. Coarse sand in wash water beginning at approximately 18.5'; light roller bit chatter near 18.5'.
4. Slow casing advance beyond 20'. Light to moderate roller bit chatter from 20'-25'. Heavy roller bit chatter near 23'.
5. Unconfined compressive strength (UCS) estimated in field using pocket penetrometer. Values in tons/ft2 (tsf).
6. Undrained shear strength (USS) estimated in field using pocket torvane. Values in tons/ft^2 (tsf).
7. Slower drilling and light roller bit grinding near 53.5'.

PROJECT NO. 1097-13-01

LOG OF BORING SS-1

FINEGOLD ALEXANDER ARCHITECTS
FONTAINE + DIMEO
Westmass

O'Reilly, Talbot & Okun
ENGINEERING ASSOCIATES

MONARCH ENTERPRISES

Job No. 1097-13-01

LOG OF BORING SS-1

DEPTH (ft)/ SAMPLES	SAMPLES: PENETR. RESIST. (bl / 6 in)	SAMPLES: REC. (in)	SAMPLES: TYPE/ NO.	SAMPLES: FIELD TEST DATA	SAMPLE DESCRIPTION (MODIFIED BURMISTER)	PROFILE DEPTH (ft) ELEV.	REMARKS/ WELL CONSTRUCTION
						GRAVELLY SAND (CONTINUED)	
30'	8/10/7/6	0/24	S-8 (30'-32')	--	NO RECOVERY (small amount of coarse sand and fine gravel lodged in tip of sampler)	34.0 35.0	
35'	5/6/5/6	9/24	S-9 (35'-37')	PID 0.0 ppm	Top 6": Stiff, gray, varved clayey SILT, little fine sand Bottom 3": Stiff, gray, varved silty CLAY, trace fine sand	VARVED SAND, SILT, AND CLAY	
40'	4/2/4/3	21/24	S-10 (40'-42')	PID 0.0 ppm UCS 1.10 tsf USS 0.25 tsf	Medium stiff, dark gray to dark brown, varved SILT and CLAY, trace fine sand		5. 6.
45'	3/4/4/4	18/24	S-11 (45'-47')	PID 0.0 ppm UCS 0.90 tsf USS 0.20 tsf	Stiff, gray, varved silty CLAY and fine SAND		
50'	3/2/3/4	24/24	S-12 (50'-52')	PID 0.0 ppm	Medium stiff, dark gray to dark brown, varved clayey SILT, some fine sand	53.5 15.5	7.
55'	11/13/19/25	6/24	S-13 (55'-57')	PID 0.0 ppm	Dense, reddish brown to gray, medium to coarse SAND and GRAVEL, little fine sand	GLACIAL TILL	
60'	9/12/16/18	24/24	S-14 (60'-62')	PID 0.0 ppm	Top 8": Medium dense, reddish brown to gray, medium to coarse SAND and GRAVEL, little fine sand Next 8": Medium dense, dark reddish brown, fine SAND and SILT Bottom 8": Dark reddish brown, fine SAND, little silt	62.0 7.0	
					End of exploration at 62'		

FINEGOLD ALEXANDER ARCHITECTS
FONTAINE +DIMEO
Westmass

O'Reilly, Talbot & Okun
ENGINEERING ASSOCIATES

MONARCH ENTERPRISES

LOG OF BORING SS-2

PROJECT	Springfield Courthouse, 55 State Street			CONTRACTOR	Seaboard Drilling, LLC		
JOB NUMBER	1097-13-01	FINAL DEPTH (ft)	27.0	DRILLING EQUIPMENT	B-53 Truck Mounted Rig		
LOCATION	Springfield, MA	SURFACE ELEV (ft)	67.5	FOREMAN	Jeff	CASING	
START DATE	8/26/2025	DISTURBED SAMPLES	7	HELPER	James	CASE DIAMETER	N/A
FINISH DATE	8/26/2025	UNDISTURBED SAMPLES	0	BIT TYPE	Hollow Stem Auger	HAMMER WGT	N/A
ENGINEER/SCIENTIST	Pierre Carriere	WATER LEVEL		ROD TYPE	A (1 5/8" O.D.)	HAMMER DROP	N/A
BORING LOCATION	North central portion of existing parking lot at 23 State Street	FIRST (ft)	17.0	SAMPLER	2" O.D. Split Spoon	ROCK CORING INFORMATION	
		LAST (ft)	N/A	HAMMER TYPE	Automatic	TYPE	N/A
		TIME (hr)	N/A	HAMMER WGT/DROP	140 lb / 30"	SIZE	N/A

DEPTH (ft)/ SAMPLES	SAMPLES: PENETR. RESIST. (bl / 6 in)	SAMPLES: REC. (in)	SAMPLES: TYPE/ NO.	SAMPLES: FIELD TEST DATA	SAMPLE DESCRIPTION (MODIFIED BURMISTER)	PROFILE DEPTH (ft) ELEV.	REMARKS/ WELL CONSTRUCTION
					4": ASPHALT	ASPHALT	
	5/4/3/2	11/24	S-1 (0.5'-2.5')	PID 0.0 ppm	Top 7": Loose, light brown, fine to medium SAND, trace (+) silt, damp Bottom 4": Grayish brown to dark gray, fine to medium SAND, little debris (ash), damp	DEBRIS FILL	1.
	2/1/1/1	14/24	S-2 (2.5'-4.5')	PID 0.0 ppm	Top 6":Very loose, grayish brown to dark gray, fine to medium SAND, little debris (ash), damp Bottom 8": Very loose, brown, fine SAND, little medium sand, trace (+) silt, damp	3.5 64.0 FINE SAND	
5'	1/2/2/2	14/24	S-3 (5'-7')	PID 0.0 ppm	Loose, brown to light brown, fine SAND, little medium sand, trace silt, damp		
10'	5/4/5/6	0/24	S-4 (10'-12')	PID 0.0 ppm	NO RECOVERY (small amount of fine to medium sand in tip of sampler)		
15'	4/4/5/6	18/24	S-5 (15'-17')	PID 0.0 ppm	Top 5": Loose, brown, fine SAND, little medium sand, trace (+) silt, damp Bottom 13": Loose, brown to light brown, fine to medium SAND, trace (+) silt, moist (wet at tip)	▽ 50.5	
20'	8/11/13/11	19/24	S-6 (20'-22')	PID 0.0 ppm	Top 6": Medium dense, brown, fine SAND, little medium sand, trace (+) silt, wet Bottom 13": Medium dense, brown to light brown, fine to medium SAND, trace (+) silt, wet	20.5 47.0 GRAVELLY SAND	
25'	2/4/5/6	11/24	S-7 (25'-27')	PID 0.0 ppm	Loose, brown to grayish brown, fine to medium SAND, trace coarse sand, trace (+) silt, wet	27.0 40.5	
	End of exploration at 27'						

Remarks:
1. Soil screened in field using MiniRAE Lite photoionization detector (PID) referenced to benzene in air. Readings in parts per million (ppm) by volume.

PROJECT NO. 1097-13-01

LOG OF BORING SS-2

FINEGOLD ALEXANDER ARCHITECTS
FONTAINE + DIMEO
Westmass

O'Reilly, Talbot & Okun
ENGINEERING ASSOCIATES

MONARCH ENTERPRISES

LOG OF BORING SS-3

PROJECT	Springfield Courthouse, 55 State Street			CONTRACTOR	Seaboard Drilling, LLC		
JOB NUMBER	1097-13-01	FINAL DEPTH (ft)	27.0	DRILLING EQUIPMENT	B-53 Truck Mounted Rig		
LOCATION	Springfield, MA	SURFACE ELEV (ft)	67.0	FOREMAN	Jeff	CASING	
START DATE	8/26/2025	DISTURBED SAMPLES	8	HELPER	James	CASE DIAMETER	N/A
FINISH DATE	8/26/2025	UNDISTURBED SAMPLES	0	BIT TYPE	Hollow Stem Auger	HAMMER WGT	N/A
ENGINEER/SCIENTIST	Pierre Carriere	WATER LEVEL		ROD TYPE	A (1 5/8" O.D.)	HAMMER DROP	N/A
BORING LOCATION	Near west entrance to existing parking lot at 23 State Street	FIRST (ft)	16.0	SAMPLER	2" O.D. Split Spoon	ROCK CORING INFORMATION	
		LAST (ft)	N/A	HAMMER TYPE	Automatic	TYPE	N/A
		TIME (hr)	N/A	HAMMER WGT/DROP	140 lb / 30"	SIZE	N/A

DEPTH (ft)/ SAMPLES	SAMPLES: PENETR. RESIST. (bl / 6 in)	SAMPLES: REC. (in)	SAMPLES: TYPE/ NO.	SAMPLES: FIELD TEST DATA	SAMPLE DESCRIPTION (MODIFIED BURMISTER)	PROFILE DEPTH (ft) ELEV.	REMARKS/ WELL CONSTRUCTION
					3": ASPHALT	ASPHALT	
	12/7/5/3	10/24	S-1 (0.5'-2.5')	PID 0.0 ppm	Top 4": Medium dense, dark brown, fine to coarse SAND and GRAVEL, trace silt, damp	BASE COURSE	1.
					Bottom 6": Medium dense, brown, fine to medium SAND, little fine gravel, trace coarse sand, trace (-) debris (brick), damp	DEBRIS FILL	
	3/1/3/2	11/24	S-2 (2.5'-4.5')	PID 0.0 ppm	Loose, brown to light brown, fine SAND, some silt, trace debris (brick), damp		
5'						5.0 62.0	
	6/7/7/7	3/24	S-3 (5'-7')	PID 0.0 ppm	Medium dense, brown to light brown, fine SAND and fractured GRAVEL, trace silt, damp	FINE SAND	
10'							
	6/5/5/6	20/24	S-4 (10'-12')	PID 0.0 ppm	Medium dense, brown to light brown, fine SAND, little medium sand, trace silt, damp		
15'							
	4/4/5/6	16/24	S-5 (15'-17')	PID 0.0 ppm	Loose, brown, fine SAND, little medium sand, trace (+) silt, moist (bottom half of sample we	▽ 51.0	
20'						20.0 47.0	
	4/4/5/5	10/24	S-6 (20'-22')	PID 0.0 ppm	Loose, dark gray, fine to medium SAND, little coarse sand, little gravel, wet	GRAVELLY SAND	
25'							
	2/2/4/7	18/24	S-7 (25'-27')	PID 0.0 ppm	Loose, brown to dark gray, fine to medium SAND, little to trace coarse sand, trace fine gravel, wet	27.0 40.0	
					End of exploration at 27'		

Remarks:
1. Soil screened in field using MiniRAE Lite photoionization detector (PID) referenced to benzene in air. Readings in parts per million (ppm) by volume.

PROJECT NO. 1097-13-01

LOG OF BORING SS-3

FINEGOLD ALEXANDER ARCHITECTS
FONTAINE + DIMEO
Westmass

O'Reilly, Talbot & Okun
ENGINEERING ASSOCIATES

MONARCH ENTERPRISES

LOG OF BORING SS-4

PROJECT	Springfield Courthouse, 55 State Street			CONTRACTOR	Seaboard Drilling, LLC		
JOB NUMBER	1097-13-01	FINAL DEPTH (ft)	27.0	DRILLING EQUIPMENT	B-53 Truck Mounted Rig		
LOCATION	Springfield, MA	SURFACE ELEV (ft)	67.5	FOREMAN	Jeff	CASING	
START DATE	8/26/2025	DISTURBED SAMPLES	7	HELPER	James	CASE DIAMETER	N/A
FINISH DATE	8/26/2025	UNDISTURBED SAMPLES	0	BIT TYPE	Hollow Stem Auger	HAMMER WGT	N/A
ENGINEER/SCIENTIST	Pierre Carriere	WATER LEVEL		ROD TYPE	A (1 5/8" O.D.)	HAMMER DROP	N/A
BORING LOCATION	North of east entrance to existing parking lot at 23 State Street	FIRST (ft)	16.0	SAMPLER	2" O.D. Split Spoon	ROCK CORING INFORMATION	
		LAST (ft)	N/A	HAMMER TYPE	Automatic	TYPE	N/A
		TIME (hr)	N/A	HAMMER WGT/DROP	140 lb / 30"	SIZE	N/A

DEPTH (ft)/ SAMPLES	SAMPLES: PENETR. RESIST. (bl / 6 in)	SAMPLES: REC. (in)	SAMPLES: TYPE/ NO.	SAMPLES: FIELD TEST DATA	SAMPLE DESCRIPTION (MODIFIED BURMISTER)	PROFILE DEPTH (ft) ELEV.	REMARKS/ WELL CONSTRUCTION
					4": ASPHALT	ASPHALT	
	8/5/4/3	13/24	S-1 (0.5'-2.5')	PID 0.0 ppm	Top 8": Loose, very dark gray to dark brown, fine to coarse SAND and fine GRAVEL, damp Next 3": Loose, brown, fine SAND, little silt, damp Bottom 2": Loose, very dark gray, DEBRIS (ash, slag), little fine to medium sand, damp	BASE COURSE DEBRIS FILL	1. 2.
	2/2/2/4	10/24	S-2 (2.5'-4.5')	PID 0.0 ppm	Top 7": Loose, very dark gray, DEBRIS (ash, slag), little fine to medium sand, damp Next 2": Loose, red, DEBRIS (fractured brick), damp Bottom 1": Loose, light brown, fine SAND, trace medium sand, trace silt, damp	4.0 63.5	
5'						FINE SAND	
	6/5/5/6	15/24	S-3 (5'-7')	PID 0.0 ppm	Medium dense, brown to light brown, fine SAND, trace (+) silt, trace medium sand, damp (gravel piece at top of sample)		
10'							
	4/4/5/4	22/24	S-4 (10'-12')	PID 0.0 ppm	Loose, brown to light brown, fine SAND, trace (+) silt, trace medium sand, damp (gravel piece in sample)		
15'							
	5/4/5/5	22/24	S-5 (15'-17')	PID 0.0 ppm	Loose, brown to light brown, fine SAND, little to trace medium sand, little to trace silt, moist (bottom half wet; intermittent heavy rust staining throughout sample)	▽ 51.5	
20'						20.0 47.5	
	6/7/9/12	2/24	S-6 (20'-22')	PID 0.0 ppm	Medium dense, brown, fine to coarse sand, trace gravel, wet (gravel piece lodged in tip)	GRAVELLY SAND	
25'							
	4/6/7/6	16/24	S-7 (25'-27')	PID 0.0 ppm	Medium dense, brown to grayish brown, fine to coarse SAND, little fine gravel, trace (+) silt, wet	27.0 40.5	
					End of exploration at 27'		

Remarks:
1. Soil screened in field using MiniRAE Lite photoionization detector (PID) referenced to benzene in air. Readings in parts per million (ppm) by volume.
2. Light auger grinding while drilling near 1.5'.

PROJECT NO.
1097-13-01

LOG OF BORING
SS-4

FINEGOLD ALEXANDER ARCHITECTS
FONTAINE +DIMEO
Westmass

O'Reilly, Talbot & Okun
ENGINEERING ASSOCIATES

MONARCH ENTERPRISES

LOG OF BORING SS-5

PROJECT	Springfield Courthouse, 55 State Street			CONTRACTOR	Seaboard Drilling, LLC		
JOB NUMBER	1097-13-01	FINAL DEPTH (ft)	27.0	DRILLING EQUIPMENT	B-53 Truck Mounted Rig		
LOCATION	Springfield, MA	SURFACE ELEV (ft)	68.5	FOREMAN	Jeff	CASING	
START DATE	8/26/2025	DISTURBED SAMPLES	7	HELPER	James	CASE DIAMETER	N/A
FINISH DATE	8/26/2025	UNDISTURBED SAMPLES	0	BIT TYPE	Hollow Stem Auger	HAMMER WGT	N/A
ENGINEER/SCIENTIST	Pierre Carriere	WATER LEVEL		ROD TYPE	A (1 5/8" O.D.)	HAMMER DROP	N/A
BORING LOCATION	Eastern portion of existing 55 State Street parking lot (formerly 58 Bliss Street)	FIRST (ft)	16.5	SAMPLER	2" O.D. Split Spoon	ROCK CORING INFORMATION	
		LAST (ft)	N/A	HAMMER TYPE	Automatic	TYPE	N/A
		TIME (hr)	N/A	HAMMER WGT/DROP	140 lb / 30"	SIZE	N/A

DEPTH (ft)/ SAMPLES	SAMPLES: PENETR. RESIST. (bl / 6 in)	SAMPLES: REC. (in)	SAMPLES: TYPE/ NO.	SAMPLES: FIELD TEST DATA	SAMPLE DESCRIPTION (MODIFIED BURMISTER)	PROFILE DEPTH (ft) ELEV.	REMARKS/ WELL CONSTRUCTION
					4": ASPHALT	ASPHALT	
	4/3/2/3	16/24	S-1 (0.5'-2.5')	PID 0.0 ppm	Loose, brown, fine SAND, trace (+) silt, damp	FINE SAND	1.
	3/3/3/2	13/24	S-2 (2.5'-4.5')	PID 0.0 ppm	Loose, brown to light brown, fine SAND, trace (+) silt, trace medium sand, damp		
5'	4/4/5/6	20/24	S-3 (5'-7')	PID 0.0 ppm	Loose, brown to light brown, fine SAND, little medium sand, trace (+) silt, damp		
10'	4/4/4/7	20/24	S-4 (10'-12')	PID 0.0 ppm	Loose, brown to light brown, fine SAND, trace medium sand, trace silt, damp		
15'	6/5/7/6	24/24	S-5 (15'-17')	PID 0.0 ppm	Medium dense, brown to light brown, fine SAND, little to trace medium sand, trace (+) silt, moist (bottom 8" wet)	▽ 52.0	
						18.0 50.5	
						GRAVELLY SAND	2.
20'	6/12/20/23	21/24	S-6 (20'-22')	PID 0.0 ppm	Dense, brown to very dark brown, fine to medium SAND and GRAVEL, little coarse sand, little to trace (+) silt, wet		
25'	5/5/9/9	16/24	S-7 (25'-27')	PID 0.0 ppm	Medium dense, brown to gray, fine to medium SAND, little gravel, trace (+) silt, trace coarse sand, wet	27.0 41.5	
	End of exploration at 27'						

Remarks:
1. Soil screened in field using MiniRAE Lite photoionization detector (PID) referenced to benzene in air. Readings in parts per million (ppm) by volume.
2. Light auger grinding while drilling from 18'-20'.

PROJECT NO. 1097-13-01

LOG OF BORING SS-5

FINEGOLD ALEXANDER ARCHITECTS · FONTAINE + DIMEO · Westmass

O'Reilly, Talbot & Okun
ENGINEERING ASSOCIATES

MONARCH ENTERPRISES

LOG OF BORING SS-6

PROJECT	Springfield Courthouse, 55 State Street			CONTRACTOR	Seaboard Drilling, LLC		
JOB NUMBER	1097-13-01	FINAL DEPTH (ft)	27.0	DRILLING EQUIPMENT	B-53 Truck Mounted Rig		
LOCATION	Springfield, MA	SURFACE ELEV (ft)	69.0	FOREMAN	Jeff	CASING	
START DATE	8/26/2025	DISTURBED SAMPLES	7	HELPER	James	CASE DIAMETER	N/A
FINISH DATE	8/26/2025	UNDISTURBED SAMPLES	0	BIT TYPE	Hollow Stem Auger	HAMMER WGT	N/A
ENGINEER/SCIENTIST	Pierre Carriere	WATER LEVEL		ROD TYPE	A (1 5/8" O.D.)	HAMMER DROP	N/A
BORING LOCATION	Northern portion of existing 55 State Street parking lot (formerly 58 Bliss Street)	FIRST (ft)	18.0	SAMPLER	2" O.D. Split Spoon	ROCK CORING INFORMATION	
		LAST (ft)	N/A	HAMMER TYPE	Automatic	TYPE	N/A
		TIME (hr)	N/A	HAMMER WGT/DROP	140 lb / 30"	SIZE	N/A

DEPTH (ft)/ SAMPLES	SAMPLES: PENETR. RESIST. (bl / 6 in)	SAMPLES: REC. (in)	SAMPLES: TYPE/ NO.	SAMPLES: FIELD TEST DATA	SAMPLE DESCRIPTION (MODIFIED BURMISTER)	PROFILE DEPTH (ft) ELEV.	REMARKS/ WELL CONSTRUCTION
					3": ASPHALT	ASPHALT	
	8/4/2/2	19/24	S-1 (0.5'-2.5')	PID 0.0 ppm	Loose, brown, fine SAND, some silt, damp	DEBRIS FILL	
	2/1/1/2	11/24	S-2 (2.5'-4.5')	PID 0.0 ppm	Very loose, black, DEBRIS (ash, slag), little fine sand, trace (+) silt, damp		
5'						5.0 64.0	
	3/3/4/5	20/24	S-3 (5'-7')	PID 0.0 ppm	Loose, brown to light brown, fine SAND, trace medium sand, trace silt, damp	FINE SAND	
10'							
	3/2/3/4	17/24	S-4 (10'-12')	PID 0.0 ppm	Loose, brown to light brown, fine SAND, trace medium sand, trace silt, damp		
15'							
	4/4/4/4	22/24	S-5 (15'-17')	PID 0.0 ppm	Loose, brown to light brown, fine SAND, trace (+) silt, trace medium sand, moist	▽ 51.0	
20'							
	11/16/27/33	24/24	S-6 (20'-22')	PID 0.0 ppm	Top 11": Dense, brown, fine SAND, trace (+) silt, trace medium sand, wet Bottom 13": Dense, brown, fine to medium SAND and GRAVEL, little coarse sand, trace (+) silt, wet	21.0 48.0 GRAVELLY SAND	
25'							
	4/6/8/7	8/24	S-7 (25'-27')	PID 0.0 ppm	Medium dense, brown, fine to medium SAND and GRAVEL, little coarse sand, trace (+) silt, wet	27.0 42.0	
					End of exploration at 27'		

Remarks:
1. Soil screened in field using MiniRAE Lite photoionization detector (PID) referenced to benzene in air. Readings in parts per million (ppm) by volume.

PROJECT NO. 1097-13-01

LOG OF BORING SS-6

FINEGOLD ALEXANDER ARCHITECTS · FONTAINE + DIMEO · Westmass