

Springfield Courts Complex Relocation Assessment

Site Selection Study Services

DCAMM Mass State Project No TRC2301

Appendix

May 11, 2023



Appendices

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Estimate

A Site Assessment Matrix





Key.....A-02

Site Assessment Matrix.....A-03

Key for assigning points for the site criteria





	0	1	2	3	4	5
Location						
Distance from Springfield City Hall	Over 20 miles from Springfield City Hall	Within 20 miles from Springfield City Hall	Within 15 miles from Springfield City Hall	Within 10 miles from Springfield City Hall	Within 5 miles from Springfield City Hall	Within 2 miles from Springfield City Hall
Site Acquisition - Cost & Details						
Acquisition Costs & Timing		Private and not on the market, or is a public site but has a dedicated use		Private and available for sale at the market rate		Site is readily available and already acquired by the State
Site Context						
Zoning Usage	Has Residential Zoning	Not currently a permitted use and not likely to be compatible with surrounding uses.		Not currently a permitted use but may be compatible with surrounding uses or use can be permitted subject to review.		Zoning aligns with our project's intentions
Compatibility with Surrounding Uses	Surrounding use may inhibit compatibility; and based on Zoning Usage, unlikely to be compatible; Site is not appropriate if area is primarily residential.			Surrounding buildings are currently other uses and based on Zoning Usage, surrounding buildings are unlikely to provide future compatibility.		Site is located around other municipal buildings
Historic / Cultural / Archaeological Resources		The project's site or building is currently on the national historic designations list, on a culturally significant site, or on an archaeological resource	The project's site or building is currently on the state historic designations list, on a culturally significant site, or on an archaeological resource	The project's site or building is currently on the local historic designations list, on a culturally significant site, or on an archaeological resource	The project's site or building is not currently on any historic designation list but holds historic significance, on a culturally significant site, or on an archaeological resource	The project's site or building is not currently on any historic designation list, on a culturally significant site, on an archaeological resource
Parking Availability (On-site and/or access to public parking)	Limited parking in area; would require construction of parking on site, which would likely be structured parking due to the size of the parcel, or park cannot be accommodated due to the size of the parcel.			Limited parking in area; would require construction of parking on site, which may be able to be surface parking given site of parcel		Sufficient Parking or Limited parking in area; would require construction of parking on site, which may be able to be surface parking given size of parcel
to Commuter Rail / Public transportation		Site is more than 1mi away from a commuter rail / public transportation	Site is 1/2 mile from a commuter rail line or 1/4 mile from a bus line	Site is within 1/2 mile from one commuter rail line and 1/4 mile from several bus lines	Site is within 1/2 mile from 2 commuter rail lines and 1/4 mile from several bus lines	Site is within 1/2 mile from a commuter rail hub and 1/4 mile from several bus lines
General Site Access from major roadways		Off of local streets, not near a primary roadway		Near primary roadway. Street is a dead end.		On primary roadways
Site Characteristics - Physical Land Conditions						
Size (Acres)	Building is less than 2 acres	Building is right at 2 acres	Building is at least 2.5 acres	Building is less than 3 acres	Building is less than 3.5 acres	Building is more than 4 acres
Challenges due to Shape & Topography of Site		Irregular shaped lot, potentially a noticeable change in topography		Mostly rectangular; potentially a noticeable change in topography OR Semi-irregular in shape; Likely to be a relatively flat site		No apparent issues
Frontage as it relates to width of lot on public street, if the lot allows for views to/from, amount of natural light, open space surroundings, and visibility of new courthouse from an approach standpoint		Lack of frontage or lack of visibility due to location on a dead-end street or is surrounded by buildings with 4+ stories and/or boulevard.		Sufficient frontage and visibility		Sufficient frontage and visibility; property is a block and therefore the roads provide an additional space between buildings OR Sufficient frontage and visibility; land is large enough provide a significant amount of space between new courthouse and existing buildings
Environmental Conditions						
DEP Documented/Regulated Areas of Environmental Concern	Would require significant remediation, with an order of magnitude of \$5M or more for clean-up, and would be the responsibility of a new owner.	Known or suspected environmental issues exist and will require extensive and continuous remediation		Known or suspected environmental issues exist; Oil, Compliance: DPS, AUL 487 Columbus adjacent; Phase II - parcels adjacent reported		No known or suspected environmental issues exist on site
Sustainability						
Subject to flooding (per RMAT and/or FEMA)		Located in a flood zone		RMAT: Moderate exposure to proximity to water body		No subjected to flooding or is protected by levee.
Potential for application of renewable energy resources	Site does not have renewable energy sources and likely cannot accommodate for it on-site or through the electrical company	Site has some renewable energy but would likely need to primarily rely on other sources for energy. It is likely the site is not able to accommodate for more renewable energy.	Site has some renewable energy and is likely to supply a new courthouse at 50% capacity. It is likely the site is not able to accommodate for more renewable energy.	Site has renewable energy and is likely to supply a majority of a new courthouses' power needs. It is likely the site is not able to accommodate for more renewable energy.	Site has renewable energy that can likely & fully supply a new courthouse's power needs. It is likely the site is not able to accommodate for more renewable energy.	Site currently has a significant amount of renewable energy that is likely to handle a courthouse's use. It is likely the site is able to accommodate for more renewable energy.
Existing Structures						
Demolition Requirements		Existing structures will be cost prohibitive to demo or relocate		Existing structures will likely need to be demolished or relocated.		There are no existing structures on site.
Easements / Utility / Site improvements						
Available & Capacity of Utilities		Unknown or site is a greenfield and there is no observation of site utilities nearby		Unknown but presumed yes		Site has utility lines in a convenient location to site

Springfield Court Complex Relocation Assessment
 Site Selection Study
 DCAMM Project #TRC2301-OSD-1

	weight		points total points = weight x points		points total points = weight x points		points total points = weight x points		points total points = weight x points
Site ID		Site 1: 50 State Street	172	Site 2: 125 Liberty St.	149	Site 3: 255 Liberty St.	146	Site 4: 55 Avocado St.	115
Location		Downtown		Downtown		Downtown		Downtown, west side of I-91	
Location Description									
Distance from Springfield City Hall	3	0 miles	5 15	0.7 miles	5 15	0.8 miles	5 15	1.2 miles	5 15
Site Acquisition - Cost & Details									
Acquisition Costs & Timing	1	Existing site; NA	5 5	Privately owned; Currently under contract and may not be available; Buyer is pursuing leases for portions of the building.	3 3	Recently sold to Massachusetts Commercial Transportation in December 2022.	1 1	Privately owned; will require public process to acquire, which adds to timing as well as costs.	3 3
Site Context									
Zoning Usage	3	Business-- Permitted use, compatible with surrounding uses	5 15	Business-- Permitted use, compatible with surrounding uses	5 15	Industrial A - Permitted use, but has a Zoning Ordinance 2 which a municipal use is permitted subject to a Planning Board Site Plan Review	1 3	Industrial-- Permitted use, but has a Zoning Ordinance 2 which a municipal use is permitted subject to a Planning Board Site Plan Review	1 3
Compatibility with Surrounding Uses	2	Downtown, adjacent to appropriate and supporting uses	5 10	Downtown, adjacent to appropriate and supporting uses	1 2	Surrounding property is industrial and not likely to be compatible.	3 6	Mixed Retail / Commercial / Industrial; surrounding industrial type uses may inhibit compatibility and based on Zoning Usage, surrounding buildings are may provide future compatibility.	1 2
Historic / Cultural / Archaeological Resources	2	Downtown, adjacent to appropriate and supporting uses	5 10	N/A	5 10	N/A	5 10	N/A	5 10
Parking Availability (On-site and/or access to public parking)	3	Sufficient public parking in the area	5 15	Limited parking in area; would require construction of parking on site, which would likely be structured parking due to size of parcel	0 0	Limited parking in area; would require construction of parking on site, which may be able to be surface parking given site of parcel	3 9	Limited parking in area; would require construction of parking on site, which would likely be structured parking due to size of parcel	0 0
Proximity to Commuter Rail / Public transportation	3	0.1 mile to bus/ 0.5 mile to Union Station	5 15	0 ft to Bus / .1 mile Union Station	5 15	300 ft to bus / .3 Springfield Union St	5 15	720 ft to Bus / 1.4 miles commuter rail	1 3
General Site Access from major roadways	2	On primary roadways	5 10	On primary roadways	5 10	On primary roadways	3 6	Near primary roadway; street is a dead end, which limits vehicular circulation	1 2
Site Characteristics - Physical Land Conditions									
Size (Acres)	3	2.1 acres	1 3	2.16 acres	1 3	7.78 acres	5 15	2.96 acres	3 9
Challenges due to Shape & Topography of Site	2	No apparent issues	5 10	No apparent issues	5 10	Majority of lot is behind other uses	2 4	No apparent issues	5 10
Frontage as it relates to width of lot on public street	2	Sufficient frontage and visibility	4 8	Sufficient frontage and visibility; property is a block and therefore the roads provide an additional space between buildings	5 10	Has sufficient frontage on a portion of the site, but is primarily located behind other uses.	3 6	Sufficient frontage but lacks visibility as it is off a dead-end road.	1 2
Environmental Conditions									
DEP Documented/Regulated Areas of Environmental Concern	3	None identified	5 15	None identified	5 15	None identified	5 15	None identified	5 15
Sustainability									
Subject to flooding (per RMAT and/or FEMA)	3	No	5 15	No	5 15	No	5 15	No, protected by levee	5 15
Potential for application of renewable energy resources	3	Yes- solar	5 15	Yes- solar, possibly geothermal due to size	5 15	Yes- solar, possibly geothermal due to size	5 15	Yes- solar	5 15
Existing Structures									
Demolition Requirement	2	Yes	3 6	Yes	3 6	Yes	3 6	Yes	3 6
Easements / Utility / Site Improvements									
Available & Capacity of Utilities	1	All utilities are available Drain, sewer, water, gas, and electrical conduit were observed in the area, capacity and condition unknown	5 5	All city utilities; Drain, sewer, water, gas, and electrical conduit were observed in the area, capacity and condition unknown	5 5	All city utilities - 600 AMP Power Drain, sewer, water, gas, and electrical conduit were observed in the area, capacity and condition unknown	5 5	Heavy Power - All city utilities	5 5
Listing Price									
		N/A		\$2,800,000 includes costs for due diligence, testing, inspections, and legal fees		\$900,000 includes costs for due diligence, testing, inspections, and legal fees		\$2,200,000	
Comments									
		Strong site given selection criteria and location.		Strong site given selection criteria.		Larger than 5 acres, potential site; Clear locations for parking & building, however, determining appropriate access to property will require test fitting; Based on the Order of Magnitude cost estimate, this site is likely to have the lowest estimated construction cost of the top six sites.		Industrial site, but within search area; may require a more formal division between adjacent property	

Refer to Appendix C for Nitsch's Civil Review of the Sites.

Springfield Court Complex Relocation A
Site Selection Study
DCAMM Project #TRC2301-OSD-1

	weight		points	total points = weight x points		points	total points = weight x points		points	total points = weight x points		points	total points = weight x points
Site ID		Site 5: 1400-1414 State St.	137		Site 6: 505-583 E. Columbus Ave.	120		Site 7: 379 Riverdale St.	117		Site 8: Allen St & Cooley St.	134	
Location		Near Blunt Park			South End			West Springfield			Sixteen Acres area		
Location Description		2.5 miles	4	12	0.9 miles	5	15	2.1 miles	4	12	4.5 miles	4	12
Distance from Springfield City Hall	3												
Site Acquisition - Cost & Details													
Acquisition Costs & Timing	1	Entire site is under contract to a hospital REIT and is experiencing permitting challenges; as of February 28, 2023, the five-story building in the center will be vacant in the next 90 days.	3	3	Privately owned; will require public process to acquire, which adds to timing as well as costs.	3	3	Privately owned; will require public process to acquire, which adds to timing as well as costs.	3	3	Privately owned; will require public process to acquire, which adds to timing as well as costs.	1	1
Site Context													
Zoning Usage	3	Residential but may be compatible with surrounding uses or use can be permitted subject to review.	3	9	Industrial-- Permitted use, but may not be compatible with surrounding uses	0	0	Business-- Permitted use, compatible with surrounding uses	5	15	Business A - Permitted use, compatible with surrounding uses	3	9
Compatibility with Surrounding Uses	2	Medical / Education / Residential. Fair compatibility with surrounding uses.	4	8	Mixed Retail / Commercial / Industrial; surrounding industrial type uses may inhibit compatibility.	1	2	Mixed Retail / Commercial / Industrial; surrounding industrial type uses may inhibit compatibility.	1	2	Residential / Retail - Usable area is located in front of single family homes. Another side is at the loading dock side of retail. Not likely to be appropriate.	0	0
Historic / Cultural / Archaeological Resources	2	MassHistoric: "Inventoried Property". One of the buildings in the rear of the site is subject to a great deal of opposition from a local preservation committee.	5	10	N/A	5	10	N/A	5	10	N/A	5	10
Parking Availability (On-site and/or access to public parking)	3	Limited parking in area; would require construction of parking on site, which may be able to be surface parking given size of parcel	5	15	Limited parking in area; would require construction of parking on site, which would likely be structured parking due to size of parcel	0	0	Limited parking in area; would require construction of parking on site, which would likely be structured parking due to size of parcel	0	0	Limited parking in area; would require construction of parking on site, which may be able to be surface parking given size of parcel	3	9
Proximity to Commuter Rail / Public transportation	3	Bus stop in front / 3.2 miles commuter rail	2	6	.2 mile to Bus / .1 mile Union Station	5	15	.3 miles to Bus	2	6	505 ft to bus	2	6
General Site Access from major roadways	2	On primary roadways	5	10	On primary roadways	5	10	On primary roadways	5	10	On primary roadways	5	10
Site Characteristics - Physical Land Conditions													
Size (Acres)	3	17.53 acres	5	15	2.34 acres	1	3	2.25 acres	1	3	13.18 acres; 9.68 acres of raw usable land and 3.50 acres of wetlands	5	15
Challenges due to Shape & Topography of Site	2	Potentially a noticeable change in topography	3	6	No apparent issues	5	10	No apparent issues	5	10	Mostly rectangular; potentially a noticeable change in topography	3	6
Frontage as it relates to width of lot on public street	2	Has sufficient frontage on a portion of the site, but is primarily located behind other uses.	3	6	Sufficient frontage and visibility	3	6	Sufficient frontage and visibility	3	6	Sufficient frontage and visibility; land is large enough provide a significant amount of space between new courthouse and existing buildings	5	10
Environmental Conditions													
DEP Documented/Regulated Areas of Environmental Concern	3	Oil, Compliance: RAO Class A1. Subject to AUL 1996; requires significant remediation, with an order of magnitude cost of \$5M for clean-up, which would be the responsibility of a new owner	0	0	Known or suspected environmental issues exist; Oil, Compliance: DPS, AUL 487 Columbus adjacent	3	9	None identified	5	15	Yes - Wooded Swamp Wetlands, 50-ft No Disturb Zone & 100-ft Buffer Zone, but parcel is large enough to avoid areas.	5	15
Sustainability													
Subject to flooding (per RMAT and/or FEMA)	3	No	5	15	No, protected by levee	5	15	Yes, in a flood zone	1	3	RMAT: Moderate exposure to proximity to water body	3	9
Potential for application of renewable energy resources	3	Yes- solar, possibly geothermal due to size	5	15	Yes- solar	5	15	Yes- solar	5	15	Yes- solar, possibly geothermal due to size	5	15
Existing Structures													
Demolition Requirement	2	Yes	1	2	Yes	1	2	Yes	1	2	Yes	3	6
Easements / Utility / Site Improvements													
Available & Capacity of Utilities	1	Municipal utilities; Drain, water, gas, and electrical conduit were observed in the area, capacity and condition unknown	5	5	All city utilities	5	5	All city utilities	5	5	None - area is a greenfield; Drain, sewer, water, and overhead power lines were observed in the area, capacity and condition unknown	1	1
Listing Price													
		Potentially \$1,500,000 - seller recognizes the remediation costs required for the site. This is subject to negotiations with the REIT that has it under contract. Cost includes costs for due diligence, testing, inspections, and legal fees			\$4,500,000			\$2,950,000			\$1,900,000 based on a Broker Opinion of Value (BOV) with a low of \$1.2M and a high of \$1.4M; used high-value for conservative estimate. \$1.9M includes costs for due diligence, testing, inspections, and legal fees.		
Comments													
		Vibra Hospital site, redevelopment appears underway; Shape of property makes building options very limited; access to site may be confusing to visitors; site will require test fitting Underground fuel storage tanks on site, may need remediation - further assessment required.			Likely ruled out on location, encumbered by tenants, and not close to public transit			Currently hospitality property, likely to be ruled out due to location			Raw land- no utilities, sidewalks, etc.; approximately one fifth of land (northwest, approximately 3 acres) is within wetlands and its buffer zones. Note 50-ft no disturb zone around wetland. However, the site is large enough to be clear 50-ft of wetlands. Undeveloped land and proximity to wetland resource area would require relatively extensive stormwater management system. Based on the Order of Magnitude cost estimate, this site is likely to have the most expensive estimated cost of construction (ECC) of the top 6 site options.		





Refer to Appendix C for Nitsch's Civil Review of the Sites.

Refer to Appendix D for the 1400-1414 State Street AUL.

Springfield Court Complex Relocation A

Site Selection Study

DCAMM Project #TRC2301-OSD-1


				
weight				
points				
total points = weight x points				
Site ID	Site 9: 244 Shaker Rd.	Site 10: 70 Maple St.	Site 11: 44 Hendee St.	Site 12: 50 Federal St.
Location	East Longmeadow	East Longmeadow	North of I-291	Downtown
Location Description	East Longmeadow	East Longmeadow	North of I-291	Downtown
Distance from Springfield City Hall	4.8 miles	4.5 miles	2.7 miles	1 mile
Site Acquisition - Cost & Details				
Acquisition Costs & Timing	1 Privately owned; will require public process to acquire, which adds to timing as well as costs.	1 Privately owned; Currently under contract and may not be available; Buyer is not pursuing leases.	1 Privately owned; will require public process to acquire, which adds to timing as well as costs.	1 State owned property, which serves as highly used parking. May present logistical challenges to change the use.
Site Context				
Zoning Usage	3 Residential	3 MULT--Permitted use, compatible with surrounding uses	3 Industrial-- Permitted use, but may not be compatible with surrounding uses	3 Residential C
Compatibility with Surrounding Uses	2 Residential / Retail / Industrial; surrounding industrial type uses may inhibit compatibility and based on Zoning Usage, surrounding buildings are unlikely to provide future compatibility.	2 Mixed Retail / Commercial / Industrial; surrounding industrial type uses may inhibit compatibility.	2 Mixed Retail / Commercial / Industrial; surrounding industrial type uses may inhibit compatibility and based on Zoning Usage, surrounding buildings are unlikely to provide future compatibility.	2 Residential / Education / Retail; Site is directly adjacent to several single residential homes
Historic / Cultural / Archaeological Resources	2 N/A	2 N/A but it's diagonal from E. Longmeadow historical headquarters	2 N/A	2 N/A
Parking Availability (On-site and/or access to public parking)	3 Limited parking in area; would require construction of parking on site, which would likely be structured parking due to size of parcel	3 Limited parking in area; would require construction of parking on site, which may be able to be surface parking given size of parcel	3 Limited parking in area; would require construction of parking on site, which would likely be structured parking due to size of parcel	3 Limited parking in area; would require construction of parking on site, which would likely be structured parking due to size of parcel
Proximity to Commuter Rail / Public transportation	3 .1 Bus / 7.4 miles commuter rail	3 0.7 to bus / 7.4 miles commuter rail	3 0.4 miles to bus / 2.47 miles to Union Station	3 200 feet to bus, 0.75 miles to Union Station
General Site Access from major roadways	2 On primary roadways	2 On primary roadways	2 On primary roadways	2 On primary roadways
Site Characteristics - Physical Land Conditions				
Size (Acres)	3 3.09 acres	3 4.10 acres	3 2.5 acres	3 3.25 acres
Challenges due to Shape & Topography of Site	2 Mostly rectangular; potentially a noticeable change in topography	2 Semi-irregular in shape; Likely to be a relatively flat site	2 Triangular; likely to be a relatively flat site	2 No apparent issues
Frontage as it relates to width of lot on public street	2 Sufficient frontage and visibility	2 Sufficient frontage and visibility	2 Sufficient frontage and visibility	2 Sufficient frontage; Visibility may be challenging as it is by 4+ story buildings and a boulevard (street divided by dense trees)
Environmental Conditions				
DEP Documented/Regulated Areas of Environmental Concern	3 Phase II - parcels adjacent reported	3 Known or suspected environmental issues exist Yes- Phase IV Yes - DEP 21E Site (Tier II)	3 None identified	3 None identified
Sustainability				
Subject to flooding (per RMAT and/or FEMA)	3 No	3 No	3 No	3 No
Potential for application of renewable energy resources	3 Yes- solar, possibly geothermal due to size	3 Yes- solar, possibly geothermal due to size	3 Yes- solar	3 Yes- solar, possibly geothermal due to size
Existing Structures				
Demolition Requirement	2 Yes	2 Yes	2 Yes	2 No, Site is a parking lot
Easements / Utility / Site improvements				
Available & Capacity of Utilities	1 None identified	1 Heavy Power 4,000 amps; Drain, sewer, water, gas, and electrical conduit were observed in the area, capacity and condition unknown	1 Municipal utilities	1 Unknown
Listing Price				
	\$545,000	Undisclosed. Asking price was \$1,800,000; \$2,300,000 includes costs for due diligence, testing, inspections, and legal fees	\$595,000	
Comments				
	Raw land, no utilities on site; property abuts single family homes	Environmental contamination issues, location will need remediation (level of remediation to be determined)	Irregularly shaped parcel, abutting parcels are mixed use with primarily industrial use, assume location rules out.	Large site, adjacent to educational area. Existing use may prohibit acquisition.

Refer to Appendix C for Nitsch's Civil Review of the Sites.

Springfield Court Complex Relocation A

Site Selection Study

DCAMM Project #TRC2301-OSD-1

	weight		points	total score, weight x points
Site ID		Site 13: W Columbus, Clinton St., Avocado St.		120
Location				
Location Description		West side of I-91		
Distance from Springfield City Hall	3	0.9 miles	5	15
Site Acquisition - Cost & Details				
Acquisition Costs & Timing	1	Privately owned; will require public process to acquire, which adds to timing as well as costs.	3	3
Site Context				
Zoning Usage	3	Industrial-- Permitted use, but has a Zoning Ordinance 2 which a municipal use is permitted subject to a Planning Board Site Plan Review	1	3
Compatibility with Surrounding Uses	2	Mixed Retail / Commercial / Industrial; surrounding industrial type uses may inhibit compatibility; existing surrounding buildings are unlikely to provide future compatibility.	2	4
Historic / Cultural / Archaeological Resources	2	N/A	5	10
Parking Availability (On-site and/or access to public parking)	3	Limited parking in area; would require construction of parking on site, which would likely be structured parking due to size of parcel	0	0
Proximity to Commuter Rail / Public transportation	3	0.3 miles to bus, 0.5 miles to Union Station	2	6
General Site Access from major roadways	2	Near primary roadway; street is a dead end, which limits vehicular circulation.	1	2
Site Characteristics - Physical Land Conditions				
Size (Acres)	3	14.5 acres	5	15
Challenges due to Shape & Topography of Site	2	No apparent issues	5	10
Frontage as it relates to width of lot on public street	2	Sufficient frontage but lacks visibility as it is off a dead-end road	1	2
Environmental Conditions				
DEP Documented/Regulated Areas of Environmental Concern	3	None identified	5	15
Sustainability				
Subject to flooding (per RMAT and/or FEMA)	3	No, protected by levee	5	15
Potential for application of renewable energy resources	3	Yes- solar, possibly geothermal due to size	5	15
Existing Structures				
Demolition Requirement	2	Yes	1	2
Easements / Utility / Site improvements				
Available & Capacity of Utilities	1	Unknown (Presumed yes)	3	3
Listing Price				
Comments				
		Large site, precise location unknown		

Refer to Appendix C for Nitsch's Civil Review of the Sites.

B Initial List of Site Options

DCAMM's Office of Real Estate -

Initial List of Options.....B-02

Greystone Management Solutions -

Initial List of Site Options.....B-03

Opal Real Estate Group

Solicitation.....B-102

Greystone Management Solutions -

Opinion of Value for Allen & Cooley

Road.....B-105

Greystone Management Solutions

- Identification of On-Market

Properties Update.....B-118

Land ID	Site Code	Site Name	Land Name	Municipality	Executive Office	Agency Code	Tenure	Controlling Org Name	Controlling Org	Maint Org Name	Main Org ID	Land Area		Ownership Type	Acquired Year	Map	Block	Lot	Address Description
16607	MIL47	Armory - Springfield	Armory - Springfield	Springfield	Executive Office of Public Safety and Security	Military Division	State Owned	Military Division	MIL	Military Division	MIL	2	acres	In Fee	1988	0	02195	0100	
23183	ITD00	ITD Data Center at Springfield	Information Technology Data Center	Springfield	Executive Office of Technology Services and Security	EOTSS	State Owned	Executive Office of Technology Services and Security	EOTSS	Division of Capital Asset Management and Maintenance	DCAMM	2.18	acres	In Fee	2009	04550	N/A	0040	Off Elliot Street
16666	DCRSFPL	Springfield Pool	Pool Thomas Memorial Swimming	Springfield	Executive Office of Energy and Environmental Affairs	Department of Conservation and Recreation	State Owned	Department of Conservation and Recreation	DCR	Department of Conservation and Recreation	DCR	3.20	acres	Article 97 - In Fee	1976	1036	0	218	at Blunt Park Road
16658	DOT99	DOT - All Locations	R.O.W. Parcel Route I-91	Springfield	Department of Transportation	Department of Transportation	State Owned	Department of Transportation	DOT	Department of Transportation	DOT	2.82	acres	Right of way	1958	3085	0	710	ES Columbus Avenue
20928	TRC47	Springfield Court Complex	Springfield Hall Of Justice	Springfield	Judicial Branch	Trial Court	State Owned	Trial Court	TRC	Trial Court	TRC	2.10	acres	In Fee	1998	04303	0	490	
20860	STC00	Springfield Tech Community College	Springfield Technical Community College	Springfield	Executive Office of Education	Springfield Tech Community College	State Owned	Springfield Tech Community College	STC	Springfield Tech Community College	STC	3.20	acres	In Fee	1987	4997	0	1	
16664	EQE01	State Material Recovery Facility	State Material Recovery Facility	Springfield	Executive Office of Energy and Environmental Affairs	Department of Environmental Protection	State Owned	Department of Environmental Protection	EQE	Department of Environmental Protection	EQE	2.71	acres	Article 97 - In Fee	1988	0148	000	45	Birnie Avenue

Presenting:


125 Liberty St Liberty Arts Medical Building

Springfield, MA 01103



40,392 SF Class C Medical Building
Built in 1971
Property is for sale at \$2,300,000 (\$56.94/SF)


Investment Information

125 Liberty St - Liberty Arts Medical Building	
Springfield, MA 01103	
40,392 SF Class C Medical Building Built in 1971 Property is for sale at \$2,300,000 (\$56.94/SF)	
For Sale Data	
Sale Price: \$2,300,000 Price/SF: \$56.94 Cap Rate: -	
Days on Market: 303 Sale Status: Active Sale Conditions: Redevelopment Project Sale Type: Investment Or Owner User	
Income Expense Data	
Taxes: \$141,463 Operating Expense: - Total Est Expenses: \$141,463	
Notes	
<p>NAI Plotkin is pleased to present for sale, this unique development opportunity with close proximity to Mercy Hospital (.8 miles) and Baystate Medical Center (1 mile). This property offers great visibility and access to I- 291, I-91, and the Mass Pike, as well as frontage on three roadways including Chestnut St, Dwight St, and Frank B. Murray St. It borders downtown Springfield's Central Business District and has immediate access to all major highways.</p>	

10/21/2022

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Property Information

125 Liberty St - Liberty Arts Medical Building Springfield, MA 01103						
40,392 SF Class C Medical Building Built in 1971 Property is for sale at \$2,300,000 (\$56.94/SF)						
Office Information						
Building Type: Medical Class: C RBA: 40,392 SF Total Avail: 40,392 SF Smallest Space: 367 SF Max Contig: 40,392 SF % Leased: 0.0% Bldg Vacant: 40,392 SF Typical Floor Size: 10,098 SF Core Factor: -			Building Status: Built 1971 Building FAR: 0.43 Stories: 4 Elevators: - Land Area: 2.15 AC Zoning: B2 Owner Occupied: No Owner Type: Individual Tenancy: Multiple Tenant			
Expenses: 2021 Tax @ \$3.50/sf, 2010 Est Tax @ \$3.96/sf Parking: 193 Surface Spaces are available; Ratio of 4.78/1,000 SF Amenities: Bus Line Parcel No: SPRI-007770-000000-000645						
Floor	SF Avail	Floor Contia	Bldg Contia	Rent/SF/yr + Svs	Occupancy	Term
	40,392	40,392	40,392	Withheld	Vacant	TBD
P 1st	2,488	2,488	2,488	\$18.50/fs	Vacant	Negotiable
P 1st	1,094	1,094	1,094	\$18.50/mg	Vacant	Negotiable
P 1st	3,864	3,864	3,864	\$18.50/mg	Vacant	Negotiable
P 1st	1,386	1,386	1,386	\$18.50/mg	Vacant	Negotiable
P 2nd	2,270	2,270	2,270	\$18.50/mg	Vacant	Negotiable
P 2nd	730	730	730	\$18.50/mg	Vacant	Negotiable
P 2nd	367	367	367	\$18.50/mg	Vacant	Negotiable
P 2nd	522	522	522	\$18.50/mg	Vacant	Negotiable
P 3rd	1,679	1,679	1,679	\$18.50/mg	Vacant	Negotiable
P 3rd	670	670	670	\$18.50/mg	Vacant	Negotiable
P 4th	1,754	1,754	1,754	\$18.50/mg	Vacant	Negotiable
Building Notes						
Located 1/2 mile from Interstate 91 and 291, on PVTA bus line and within close proximity to downtown Springfield.						

10/21/2022

Location Information

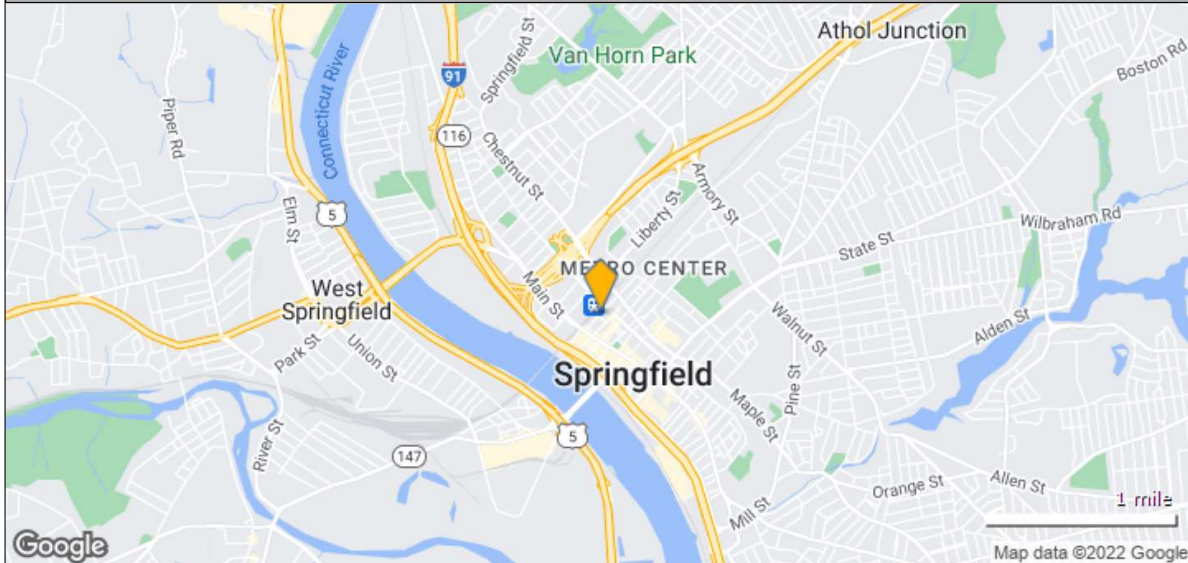
125 Liberty St - Liberty Arts Medical Building

Springfield, MA 01103

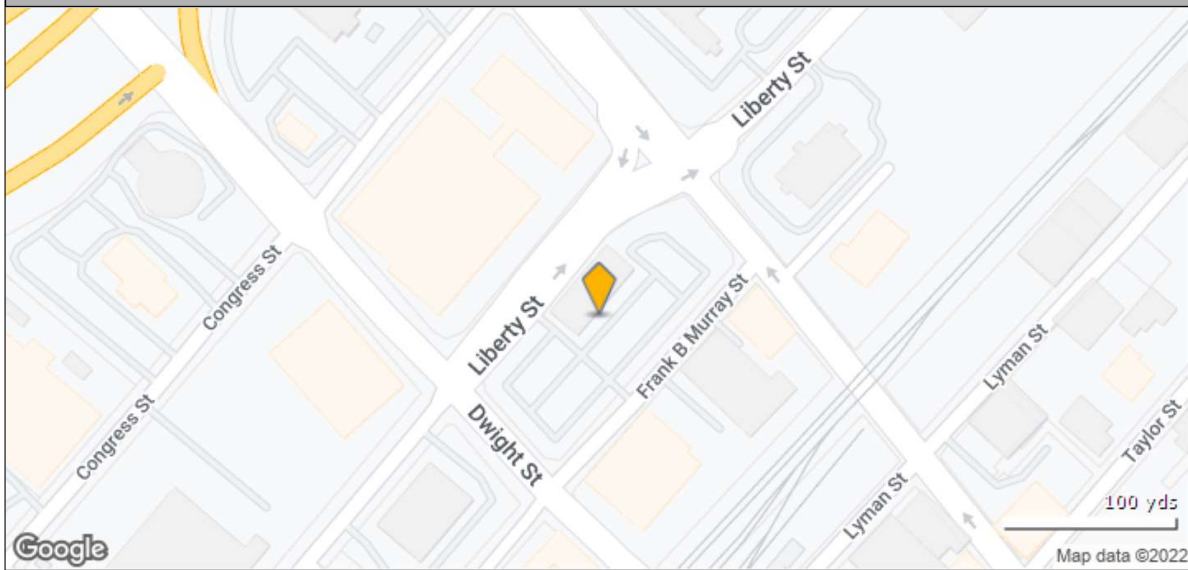
Metro Market: **Hartford**
 Submarket: **Hampden County/Hampden County**
 County: **Hampden**



City Level






Street Level



10/21/2022

Comps Information

125 Liberty St - Liberty Arts Medical Building Springfield, MA 01103			
Bldg Type: Office	Sale Price: \$2,300,000		
Class: C	Price/SF: \$56.94		
RBA: 40,392 SF	Cap Rate: -		
Stories: 4	Days on Market: 303		
Bldg Status: Built 1971			
Land Area: 2.15 AC			
2 Gateway Blvd * East Granby, CT 06026			
Bldg Type: Office	Sold Price: \$1,500,000		
Class: A	Price/SF: \$27.27		
RBA: 55,000 SF	Cap Rate: -		
Stories: 2	Sold Date: Dec 30, 2019		
Bldg Status: 1992			
Land Area: 7.77 AC			
Buyer: O'Leary - Vincunas LLC			
Distance: 13.57 miles from subject property			
115 Conz St * Northampton, MA 01060			
Bldg Type: Office	Sold Price: \$3,000,000		
Class: C	Price/SF: \$64.19		
RBA: 46,738 SF	Cap Rate: -		
Stories: 1	Sold Date: Jun 27, 2022		
Bldg Status: 1975			
Land Area: 3.57 AC			
Buyer: Rankin Holdings, LLC			
Distance: 14.22 miles from subject property			
141 Elm St * Westfield, MA 01085			
Bldg Type: Office	Sold Price: \$3,300,000		
Class: B	Price/SF: \$83.31		
RBA: 39,609 SF	Cap Rate: -		
Stories: 2	Sold Date: Aug 16, 2022		
Bldg Status: 1964			
Land Area: 0.78 AC			
Buyer: WATERSTONE PETERSHAM WATERSTONE PETERSHAM MEDICAL,			
Distance: 8.00 miles from subject property			
282 Cabot St * Holyoke, MA 01040			
Bldg Type: Office	Sold Price: \$2,725,200		
Class: C	Price/SF: \$59.60		
RBA: 45,728 SF	Cap Rate: -		
Stories: 4	Sold Date: Sep 7, 2022		
Bldg Status: 1975			
Land Area: 1.09 AC			
Buyer: 282 Cabot Propco Llc			
Distance: 6.94 miles from subject property			

10/21/2022


GREYSTONE

Comps Information (cont'd)

95 Elm St * West Springfield, MA 01089		
Bldg Type: Office	Sold Price: \$1,550,000	
Class: B	Price/SF: \$33.21	
RBA: 46,668 SF	Cap Rate: -	
Stories: 4	Sold Date: May 29, 2020	
Bldg Status: 1929		
Land Area: 0.97 AC		
Buyer: Saremi Llp		
Distance: 1.52 miles from subject property		
95 Liberty St * Springfield, MA 01103		
Bldg Type: Office	Sold Price: \$3,150,000	
Class: B	Price/SF: \$83.19	
RBA: 37,863 SF	Cap Rate: -	
Stories: 3	Sold Date: Jul 20, 2021	
Bldg Status: 1973		
Land Area: 1.30 AC		
Buyer: IBEW Local 7 Realty Co., Inc.		
Distance: 0.10 miles from subject property		
210 Pomeroy Ave (4 Properties) * Meriden, CT 06450		
Bldg Type: Office (Office Park)	Sold Price: \$1,199,000	
Class: -	Price/SF: \$18.11	
RBA: 66,196 SF	Cap Rate: -	
Stories: -	Sold Date: Jan 18, 2022	
Bldg Status: -		
Land Area: 6.07 AC		
Buyer: Union Flooring Installations, Llc		
Distance: 0.00 miles from subject property		
1139-1149 Main St (3 Properties) * Springfield, MA 01103		
Bldg Type: Office	Sold Price: \$2,750,000	
Class: -	Price/SF: \$21.91	
RBA: 125,510 SF	Cap Rate: -	
Stories: -	Sold Date: Oct 1, 2021	
Bldg Status: -		
Land Area: 1.25 AC		
Buyer: Springfield Redevautho		
Distance: 0.00 miles from subject property		
701 Hebron Ave (2 Properties) * Glastonbury, CT 06033		
Bldg Type: Office (Office Park)	Sold Price: \$4,300,000	
Class: B	Price/SF: \$89.58	
RBA: 48,000 SF	Cap Rate: -	
Stories: -	Sold Date: Apr 14, 2021	
Bldg Status: -		
Land Area: -		
Buyer: Mihel 1 Llc		
Distance: 0.00 miles from subject property		

10/21/2022


Comps Information (cont'd)

490 Shrewsbury St (2 Properties) * Worcester, MA 01604		
Bldg Type: Mixed (Strip Center)	Sold Price: \$3,200,000	
Class: -	Price/SF: -	
RBA: 35,736 SF	Cap Rate: -	
Stories: -	Sold Date: Dec 7, 2020	
Bldg Status: -		
Land Area: 1.63 AC		
Buyer: American E Coast 2 Llc		
Distance: 0.00 miles from subject property		

10/21/2022

GREYSTONE

Tenant Information

125 Liberty St - Liberty Arts Medical Building Springfield, MA 01103						
<div> <div>Tenants in Building: 8</div> <div>% Leased: 0.0%</div> <div>Tenancy: Multi</div> <div>Owner Occupied: No</div> </div> 						
Tenant	Industry	# Emp.	SF Occupied	Floor(s)	Move Date	Expiration Date
Bajaj Mahesh MD-McGovern	Health Care and Social	13	4,000	3		
Baystate Reference Laboratories-Springfield-	Health Care and Social	2	3,915	1		
Clifford J Prestia PC	Health Care and Social	3	4,000	4	08/31/2020	
Frances M Hurley, Nurse Practitioner	Health Care and Social	1	5,680	2	08/31/2020	
Metro Care Of Springfield	Health Care and Social	6	8,000	3,4	01/01/2017	
Pediatric Pulmonology Care of Western New	Health Care and Social	5	3,365	3	04/19/2018	
Renal & Transplant Associates Of New England,	Health Care and Social	30	3,833	1		
Right Choice Health Group LLC	Health Care and Social	15	4,000	2		

10/21/2022

GREYSTONE

Presenting:


255 Liberty St

Springfield, MA 01104



9,839 SF Class C Showroom Building
 Built in 1927
 Property is for sale at \$2,800,000 (\$284.58/SF)

Investment Information

<p align="center">255 Liberty St Springfield, MA 01104</p>	
<p>9,839 SF Class C Showroom Building Built in 1927 Property is for sale at \$2,800,000 (\$284.58/SF)</p>	
<p align="center">For Sale Data</p>	
<p align="center"> Sale Price: \$2,800,000 Price/SF: \$284.58 Cap Rate: - </p> <p align="center"> Days on Market: 175 Sale Status: Active Sale Conditions: - Sale Type: Investment Or Owner User </p>	
<p align="center">Notes</p>	
<p>9,839 SF building on 7.8 Acres of Industrial Zoned land. Paved. Opportunity Zone. Access from Liberty and Chestnut streets. Owner now has permit to park 300 vehicles!</p>	

10/21/2022

Page 2

Property Information

255 Liberty St Springfield, MA 01104	
9,839 SF Class C Showroom Building Built in 1927 Property is for sale at \$2,800,000 (\$284.58/SF)	

Building Information

Bldg Type: Showroom	Owner Type: Educational
Bldg Status: Built 1927	Owner Occupied: No
Class: C	Tenancy: Multiple Tenant
RBA: 9,839 SF	% Leased: 0.0%
Rent/SF/Yr:	Ceiling Height: 13'6"
Bldg Vacant: 9,839 SF	Column Spacing: -
Warehouse Avail: 9,839 SF	Const Mat: Masonry
Office Avail: -	Rail Spots: -
Max Contig: 9,839 SF	Crane: None
Stories: 1	Loading Docks: 2 ext
Building FAR: 0.03	Drive Ins: -
CAM: -	Rail Line: -
Land Area: 7.78 AC	Cross Docks: None
Lot Dimensions: -	Levelators: None
Smallest Space: 9,839 SF	Sprinklers: Wet
Zoning: I2	
Power: 600a 3p	
Feature: Bus Line, Fenced Lot	
Parking: 20 Surface Spaces are available; Ratio of 2.03/1,000 SF	
Parcel No: SPRI-007770-000000-000628	

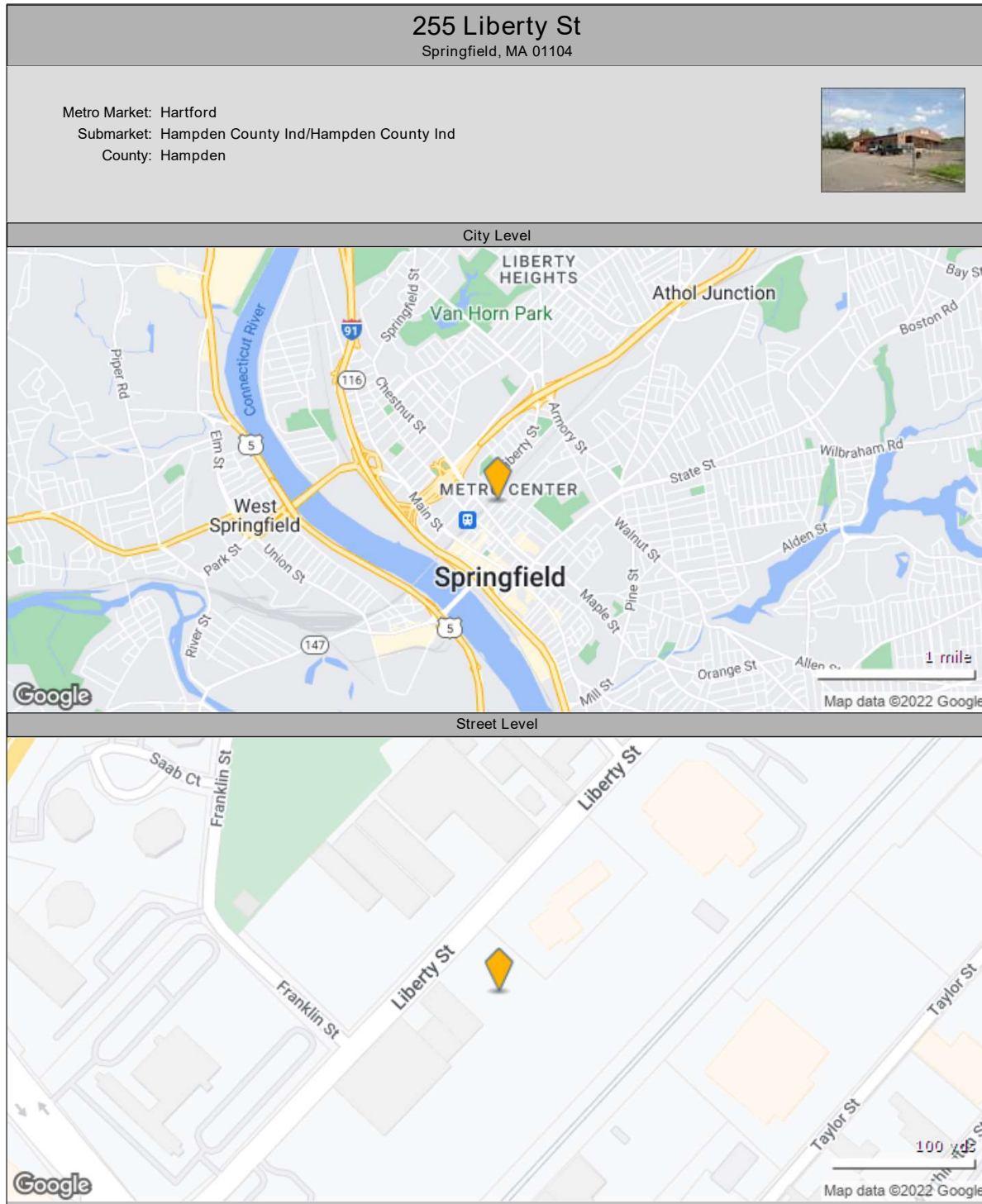
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/yr + Svs	Occupancy	Term
	9,839	9,839	9,839	Withheld	Vacant	TBD

Building Notes

Great location. Commercial building with refrigeration, loading docks and highway access.

10/21/2022





Location Information



10/21/2022

GREYSTONE






Comps Information

255 Liberty St Springfield, MA 01104		
<p>Bldg Type: Industrial RBA: 9,839 SF Stories: 1 Bldg Status: Built 1927 Land Area: 7.78 AC</p>	<p>Sale Price: \$2,800,000 Price/SF: \$284.58 Cap Rate: - Days on Market: 175</p>	
1-23 Pullman St * Worcester, MA 01606		
<p>Bldg Type: Industrial RBA: 15,665 SF Stories: 1 Bldg Status: 1963 Land Area: 1.53 AC</p>	<p>Sold Price: \$2,000,000 Price/SF: \$127.67 Cap Rate: - Sold Date: Sep 2, 2021</p>	
<p>Buyer: Mg Pullman Realty Llc Distance: 43.02 miles from subject property</p>		
38 New St * Worcester, MA 01605		
<p>Bldg Type: Industrial RBA: 10,000 SF Stories: 1 Bldg Status: 1950 Land Area: 0.50 AC</p>	<p>Sold Price: \$1,600,000 Price/SF: \$160.00 Cap Rate: - Sold Date: Dec 30, 2020</p>	
<p>Buyer: Second New Llc Distance: 42.49 miles from subject property</p>		
56 Millbrook St * Worcester, MA 01606		
<p>Bldg Type: Industrial RBA: 7,271 SF Stories: - Bldg Status: 1955 Land Area: 0.18 AC</p>	<p>Sold Price: \$2,000,000 Price/SF: \$275.07 Cap Rate: - Sold Date: Nov 25, 2019</p>	
<p>Buyer: Pjma Properties Llc Distance: 42.24 miles from subject property</p>		
39 Lamartine St * Worcester, MA 01610		
<p>Bldg Type: Industrial RBA: 8,800 SF Stories: 1 Bldg Status: 1920 Land Area: 0.41 AC</p>	<p>Sold Price: \$1,800,000 Price/SF: \$204.55 Cap Rate: - Sold Date: Feb 28, 2022</p>	
<p>Buyer: Tamam Jaber Distance: 41.59 miles from subject property</p>		

10/21/2022

GREYSTONE


Comps Information (cont'd)

731 Main St * Oxford, MA 01540		
Bldg Type: Industrial	Sold Price: \$1,410,000	
RBA: 6,300 SF	Price/SF: \$223.81	
Stories: 1	Cap Rate: -	
Bldg Status: 1965	Sold Date: Dec 16, 2021	
Land Area: 3 AC		
Buyer: Jhi Realty Llc		
Distance: 36.52 miles from subject property		
60 Optical Dr * Southbridge, MA 01550		
Bldg Type: Industrial	Sold Price: \$5,500,000	
RBA: 16,700 SF	Price/SF: \$329.34	
Stories: 2	Cap Rate: -	
Bldg Status: 1910	Sold Date: Oct 15, 2021	
Land Area: 50.04 AC		
Buyer: MSNS Limited Company		
Distance: 29.29 miles from subject property		
1112 Farmington Ave * Farmington, CT 06032		
Bldg Type: Industrial	Sold Price: \$1,500,000	
RBA: 5,130 SF	Price/SF: \$292.40	
Stories: 1	Cap Rate: -	
Bldg Status: 1958	Sold Date: Jun 4, 2021	
Land Area: 3.58 AC		
Buyer: 1112 Farm Ave LLC		
Distance: 28.86 miles from subject property		
130R Blackstone River Rd (2 Properties) * Worcester, MA 01607		
Bldg Type: Mixed	Sold Price: \$1,550,000	
Class: C	Price/SF:	
RBA: 20,000 SF	Cap Rate: -	
Stories: -	Sold Date: Jan 25, 2022	
Bldg Status: -		
Buyer: Homeland Group Realty, Inc.		
Distance: 0.00 miles from subject property		
1249 John Fitch Blvd (2 Properties) * South Windsor, CT 06074		
Bldg Type: Mixed	Sold Price: \$1,410,000	
Class: C	Price/SF:	
RBA: 23,498 SF	Cap Rate: -	
Stories: -	Sold Date: Mar 31, 2020	
Bldg Status: -		
Buyer: 1239 Jfb Llc		
Distance: 0.00 miles from subject property		

10/21/2022

GREYSTONE

Comps Information (cont'd)

94 West St (5 Properties) * Vernon, CT 06066		
Bldg Type: Mixed	Sold Price: \$5,064,000	
Class: -	Price/SF: -	
RBA: 68,251 SF	Cap Rate: -	
Stories: -	Sold Date: Mar 14, 2020	
Bldg Status: -		
Buyer:		
Distance: 0.00 miles from subject property		

10/21/2022

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GREYSTONE

Tenant Information

255 Liberty St Springfield, MA 01104						
Tenants in Building: 2 % Leased: 0.0% Tenancy: Multi Owner Occupied: No						
Tenant	Industry	# Emp.	SF Occupied	Floor(s)	Move Date	Expiration Date
Tri Wire Engineering Solutions	Professional, Scientific, and	9	500	1		
Tri-State CDL Training Center	Educational Services	7	9,409	1	06/06/2008	Owned

10/21/2022



Exclusively listed by:

William Low, Jr.
President
413.237.9692
bill@lowpicard.com



INDUSTRIAL PROPERTY FOR SALE

255 LIBERTY STREET

255 and 331 Liberty Street Springfield, MA 01104

L&P Commercial

175 Dwight Road, Suite 103A
413.595.8008 | lowpicard.com

255 LIBERTY STREET

255 and 331 Liberty Street Springfield, MA 01104



OFFERING SUMMARY	
Sale Price:	\$2,800,000
Building Size:	9,839 SF
Available SF:	9,839 SF
Lot Size:	7.8 Acres
Number of Units:	2
Price / SF:	\$284.58
Year Built:	1924
Renovated:	2019
Zoning:	IA
Market:	Western Mass
Submarket:	Greter Springfield

PROPERTY OVERVIEW

Rare offering; 7.8 Acres of paved Industrial land in the middle of Springfield. 9,839 square foot office building with class rooms. Access from Liberty St and Chestnut St.

PROPERTY HIGHLIGHTS

- 7.8 Acres
- Zoned Industrial
- Opportunity Zone
- Close to Major Highways
- Access from 2 Major Streets
- A Block From Inter-Model Transit Center



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255 LIBERTY STREET

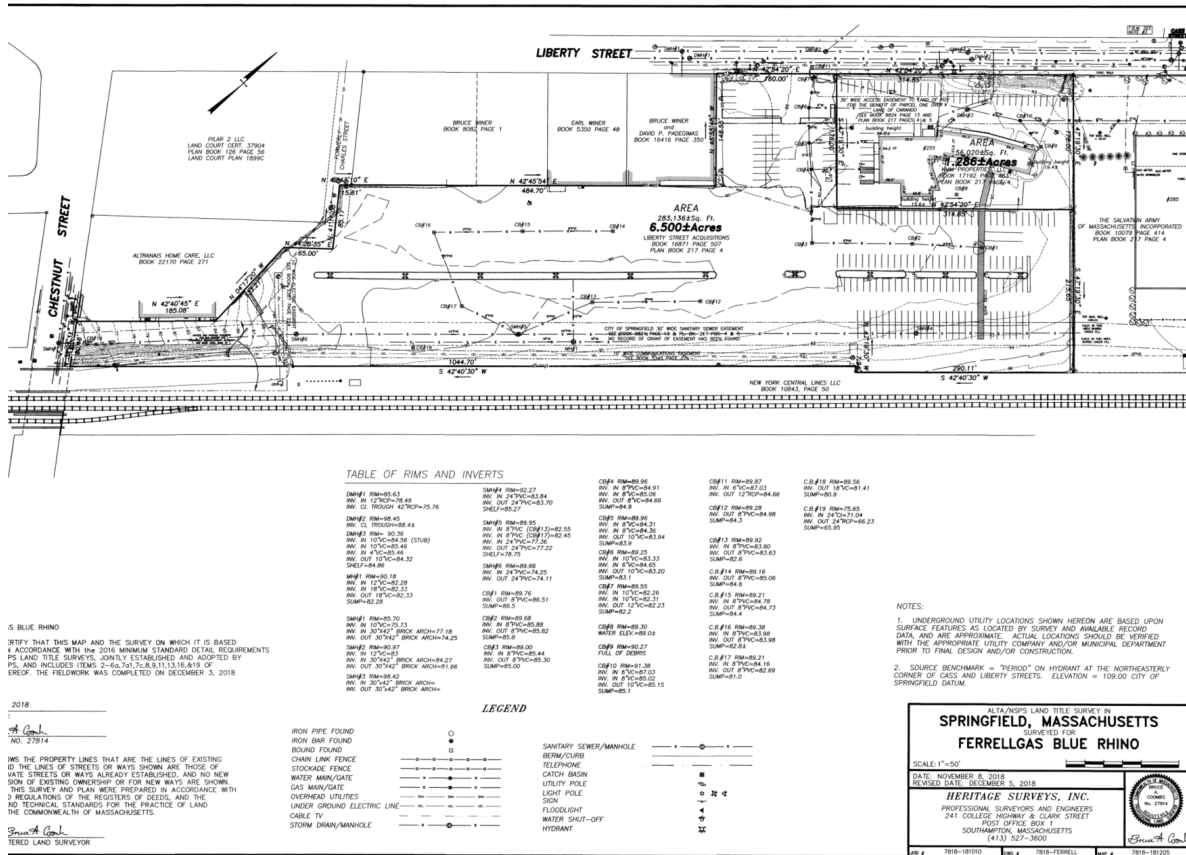
255 and 331 Liberty Street Springfield, MA 01104



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255 LIBERTY STREET

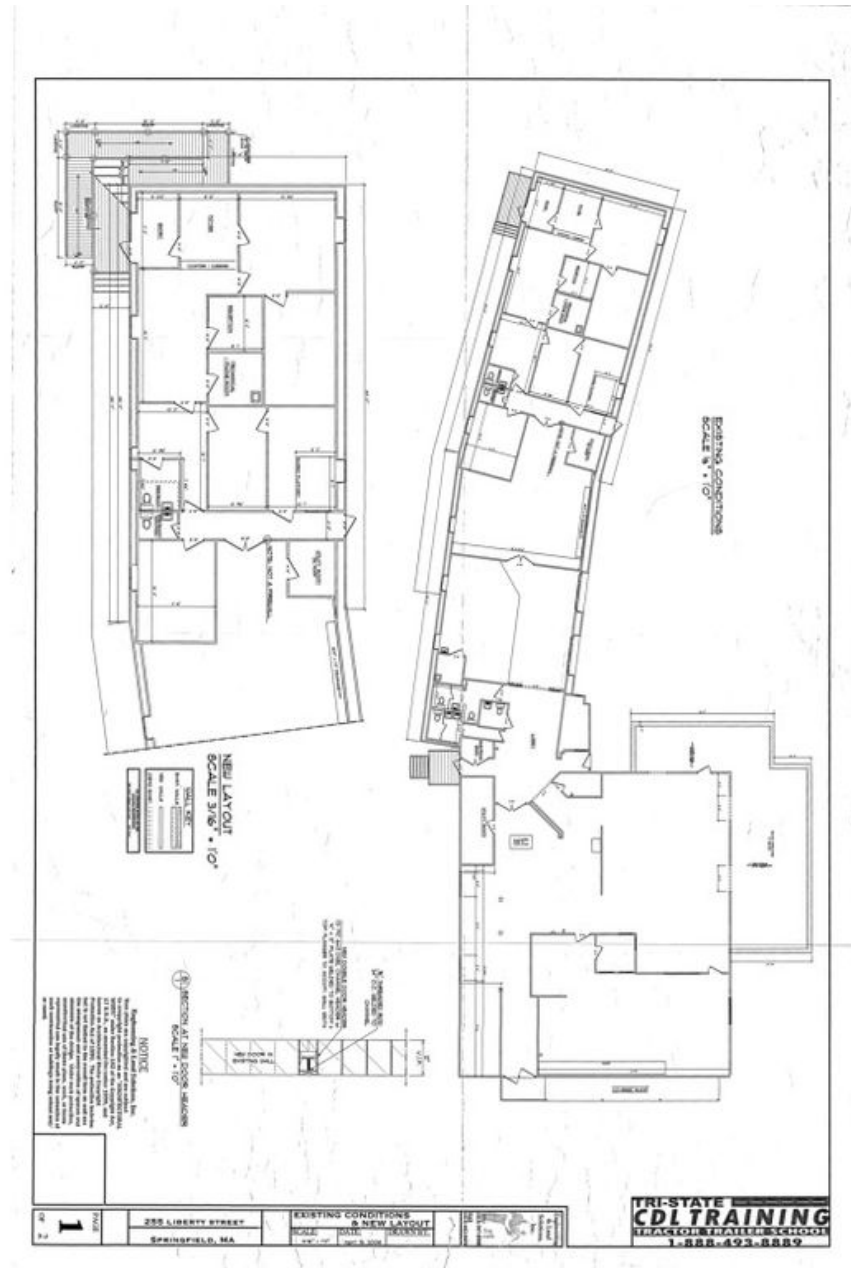
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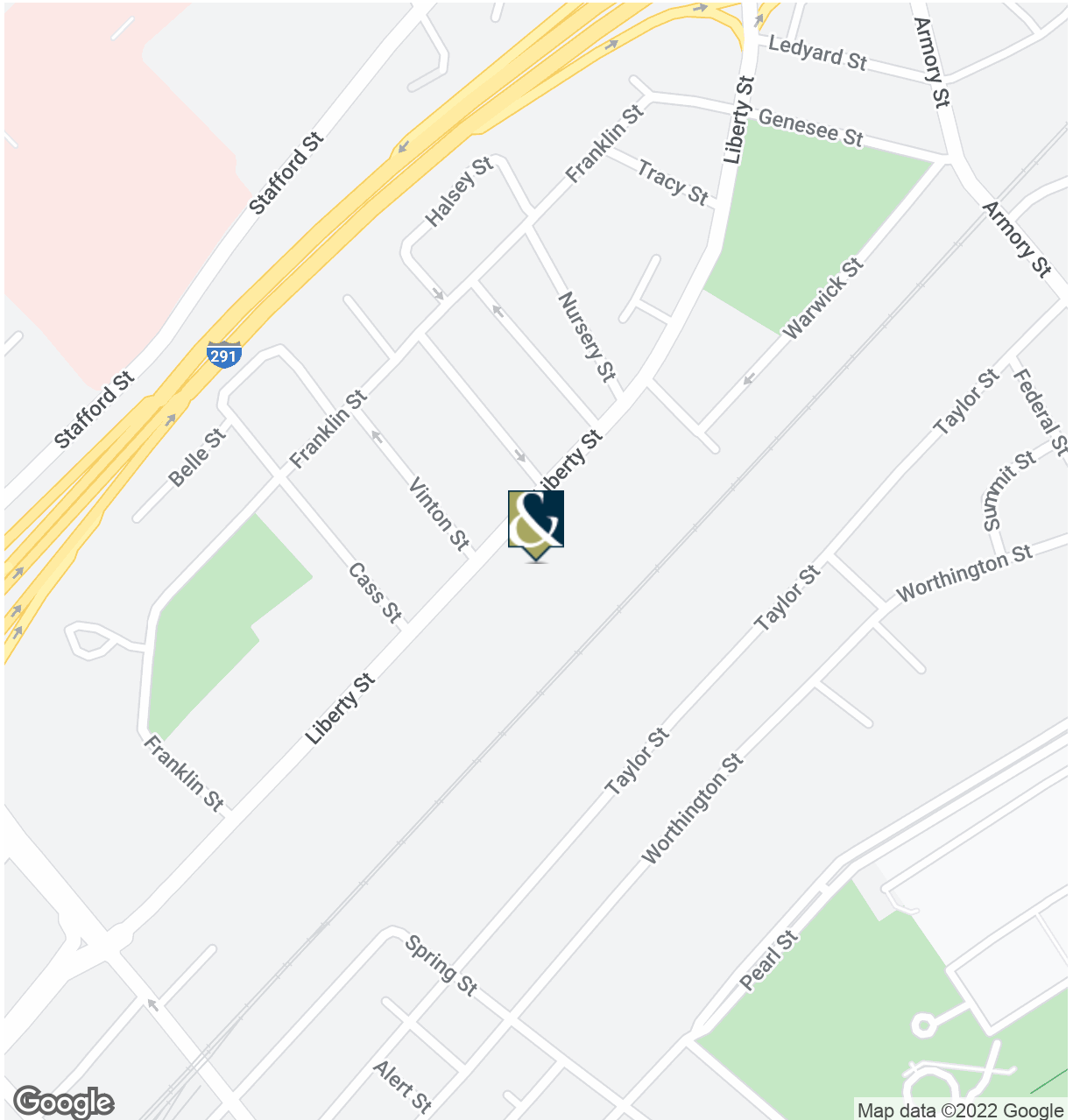
255 and 331 Liberty Street Springfield, MA 01104



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255 LIBERTY STREET

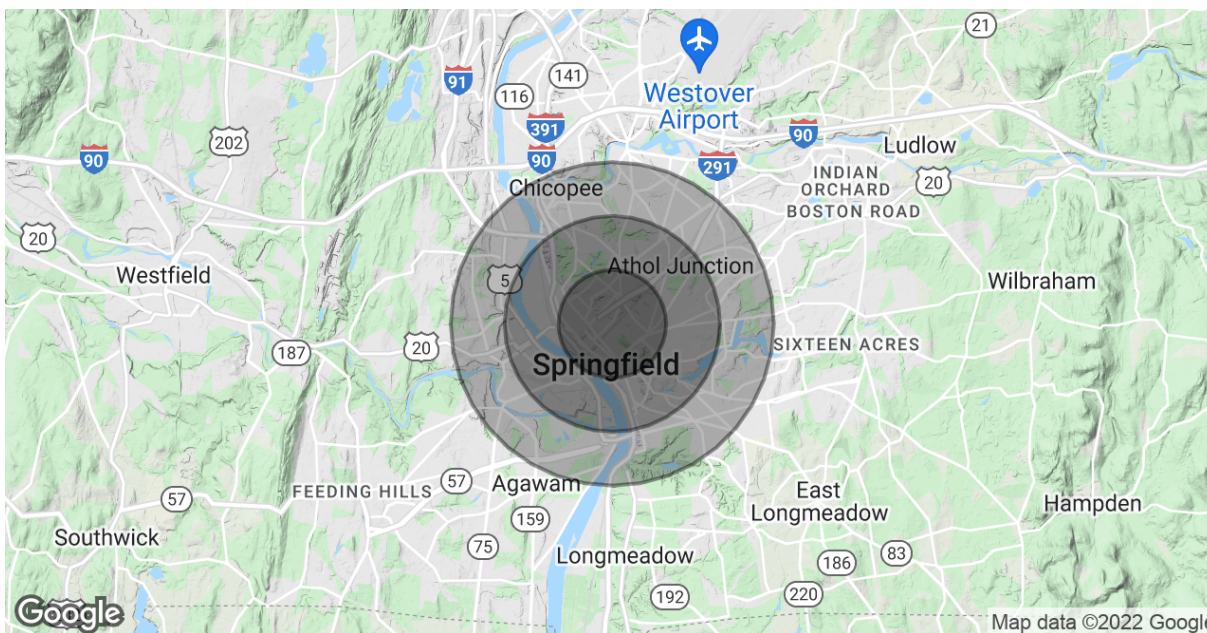
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255 LIBERTY STREET

255 and 331 Liberty Street Springfield, MA 01104



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	21,453	76,313	142,332
Average Age	30.8	30.2	31.3
Average Age (Male)	30.9	28.8	30.0
Average Age (Female)	31.6	31.7	32.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	9,194	28,820	53,115
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$30,216	\$36,882	\$41,894
Average House Value	\$163,131	\$168,242	\$184,469

** Demographic data derived from 2010 US Census*



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GREYSTONE

Presenting:


55 Avocado St

Springfield, MA 01104




41,000 SF Class C Food Processing Building
Built in 1977
Property is for sale

Investment Information

<p align="center">55 Avocado St Springfield, MA 01104</p>	
<p>41,000 SF Class C Food Processing Building Built in 1977 Property is for sale</p>	
<p align="center">For Sale Data</p>	
<p align="center"> Sale Price: For Sale Price/SF: - Cap Rate: - Days on Market: 183 Sale Status: Active Sale Conditions: - Sale Type: Investment Or Owner User </p>	
<p align="center">Notes</p>	
<p>Macmillan Group is pleased to represent the property owner as exclusive agent offering 55 Avocado Street Springfield For Sale. This 41,136 sq ft industrial building offers office / showroom space along with open industrial space. The second level is similar to the first floor with a mix of office and workshop area. The building has six loading docks and two drive in doors. The 2nd floor has access via 2 staircases . There's a large out building in the back and very large land area in back that could be utilized for trailer parking. The property is ideal for a warehouse/distribution facility and a variety of other industrial uses. Avocado Street has a great location advantage just being .1 miles from I-291 and minutes from Interstate 90 (Massachusetts Turnpike) , and Interstate 91.</p>	

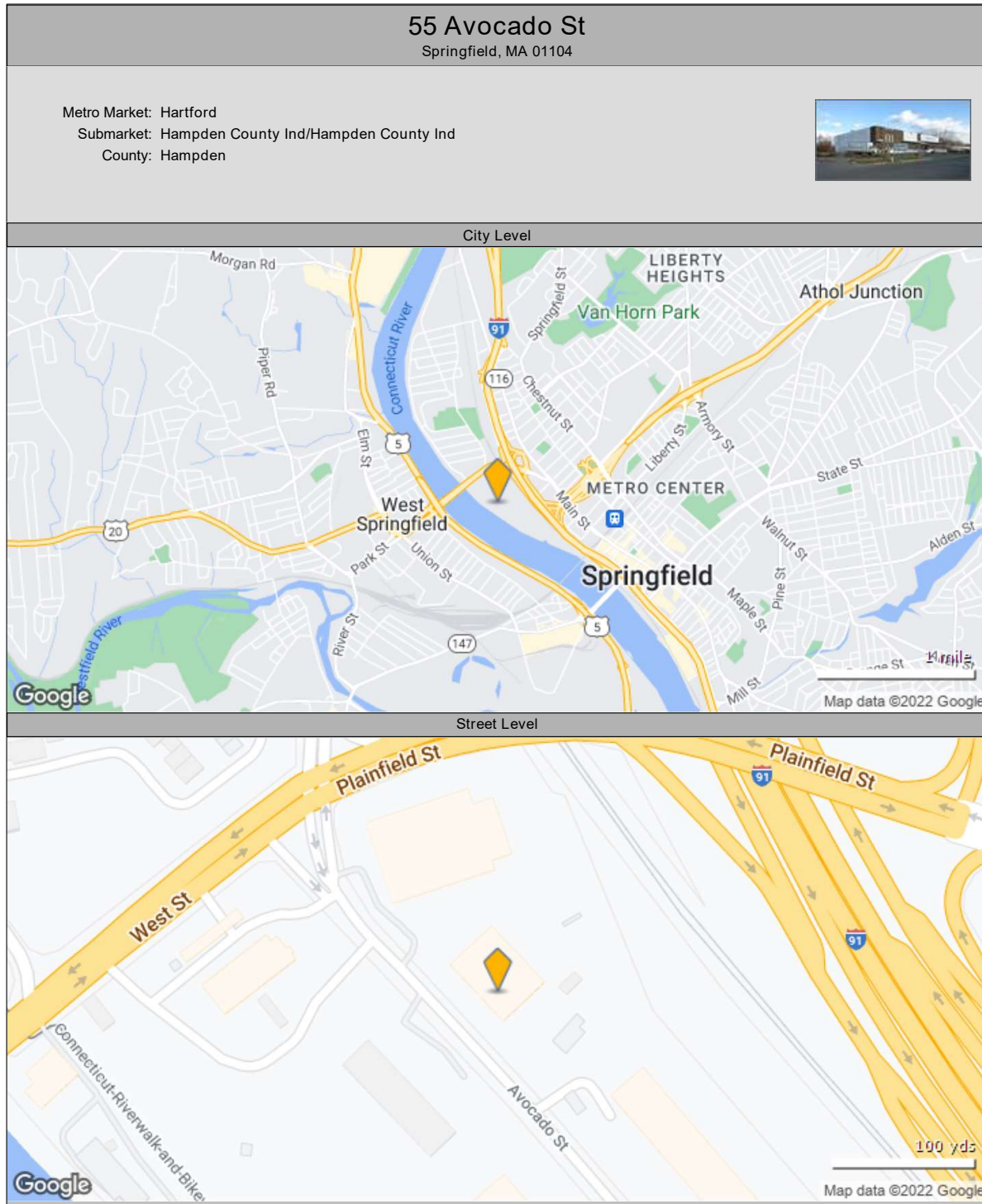
10/21/2022

Property Information

55 Avocado St Springfield, MA 01104						
41,000 SF Class C Food Processing Building Built in 1977 Property is for sale						
Building Information						
Bldg Type: Food Processing Bldg Status: Built 1977 Class: C RBA: 41,000 SF Rent/SF/Yr: Bldg Vacant: 41,000 SF Warehouse Avail: 41,000 SF Office Avail: -			Owner Type: - Owner Occupied: Yes Tenancy: Single Tenant % Leased: 0.0% Ceiling Height: 21'4" Column Spacing: - Const Mat: Steel Rail Spots: None			
Max Contig: 41,000 SF Stories: 2 Building FAR: 0.32 CAM: - Land Area: 2.96 AC Lot Dimensions: - Smallest Space: 41,000 SF Zoning: Industrial A			Crane: None Loading Docks: 6 ext Drive Ins: 2 Rail Line: None Cross Docks: Yes Levelators: None Sprinklers: None			
Power: 1600a/440v 3p Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City Feature: Fenced Lot, Yard Parking: 100 Surface Spaces are available; Ratio of 2.43/1,000 SF Parcel No: SPRI-000845-000000-000076						
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/yr + Svs	Occupancy	Term
	41,000	41,000	41,000	Withheld	Vacant	TBD
Building Notes						
Colebrook Realty Services, Inc. is pleased to offer for sale 55 Avocado Street, Springfield, MA. This 41000 SF partially refigderated facility sits on 2.96 acres of land and is conviniently located at exit 8 of I-91						

10/21/2022

Location Information



10/21/2022

GREYSTONE

Comps Information

55 Avocado St Springfield, MA 01104		
<p>Bldg Type: Industrial RBA: 41,000 SF Stories: 2 Bldg Status: Built 1977 Land Area: 2.96 AC</p>	<p>Sale Price: an undisclosed price Price/SF: - Cap Rate: - Days on Market: 183</p>	
89 Guion St * Springfield, MA 01104		
<p>Bldg Type: Industrial RBA: 38,368 SF Stories: 1 Bldg Status: 1972 Land Area: 10.43 AC</p>	<p>Sold Price: \$2,495,370 Price/SF: \$65.04 Cap Rate: - Sold Date: Feb 24, 2022</p>	
<p>Buyer: Casella Major Account Services LLC Distance: 3.15 miles from subject property</p>		
745 Springfield St * Agawam, MA 01001		
<p>Bldg Type: Industrial RBA: 43,597 SF Stories: 1 Bldg Status: 1981 Land Area: 3.10 AC</p>	<p>Sold Price: \$1,850,000 Price/SF: \$42.43 Cap Rate: - Sold Date: Apr 28, 2021</p>	
<p>Buyer: Frozen Foods Corporation Distance: 3.28 miles from subject property</p>		
90 Tapley St * Springfield, MA 01104		
<p>Bldg Type: Industrial RBA: 34,158 SF Stories: 1 Bldg Status: 1954 Land Area: 2.50 AC</p>	<p>Sold Price: \$1,695,000 Price/SF: \$49.62 Cap Rate: - Sold Date: Aug 2, 2022</p>	
<p>Buyer: 90 Tapley LLC Distance: 2.60 miles from subject property</p>		
32 Century St * Agawam, MA 01001		
<p>Bldg Type: Industrial RBA: 26,604 SF Stories: 1 Bldg Status: 1970 Land Area: 1.50 AC</p>	<p>Sold Price: \$2,880,000 Price/SF: \$108.25 Cap Rate: - Sold Date: Jun 27, 2022</p>	
<p>Buyer: Acp Fp Ag Llc Distance: 2.15 miles from subject property</p>		

10/21/2022

GREYSTONE


Comps Information (cont'd)

21 Ramah Cir S * Agawam, MA 01001		
Bldg Type: Industrial	Sold Price: \$700,000	
RBA: 28,629 SF	Price/SF: \$24.45	
Stories: 1	Cap Rate: -	
Bldg Status: 1960	Sold Date: Sep 28, 2021	
Land Area: 1.70 AC		
Buyer: William St Hldg Llc		
Distance: 1.98 miles from subject property		
151 Capital Dr * West Springfield, MA 01089		
Bldg Type: Industrial	Sold Price: \$3,200,000	
RBA: 40,896 SF	Price/SF: \$78.25	
Stories: 1	Cap Rate: -	
Bldg Status: 1979	Sold Date: Jan 2, 2022	
Land Area: 3.82 AC		
Buyer: 151 Capital Drive LLC		
Distance: 1.97 miles from subject property		
97-147 Avocado St * Springfield, MA 01104		
Bldg Type: Industrial	Sold Price: \$4,650,000	
RBA: 68,368 SF	Price/SF: \$68.01	
Stories: 1	Cap Rate: -	
Bldg Status: 1970	Sold Date: Dec 16, 2021	
Land Area: 5.06 AC		
Buyer: Troy Laundry Building Llc		
Distance: 0.14 miles from subject property		
59 Gen Creighton W Abrams Dr (3 Properties) * Agawam, MA 01001		
Bldg Type: Industrial	Sold Price: \$12,000,000	
RBA: 302,143 SF	Price/SF: \$39.72	
Stories: -	Cap Rate: -	
Bldg Status: -	Sold Date: Feb 25, 2022	
Land Area: 22.93 AC		
Buyer: CGI Manufacturing Real Estate LLC		
Distance: 0.00 miles from subject property		
163-165 Stafford St (2 Properties) * Springfield, MA 01104		
Bldg Type: Industrial	Sold Price: \$800,000	
RBA: 34,544 SF	Price/SF: \$23.16	
Stories: -	Cap Rate: -	
Bldg Status: -	Sold Date: Dec 2, 2020	
Land Area: 0.78 AC		
Buyer: 401 Liberty Street Llc		
Distance: 0.00 miles from subject property		

10/21/2022

GREYSTONE

Comps Information (cont'd)


107 Front St (2 Properties) * Springfield, MA 01151		
Bldg Type: Industrial	Sold Price: \$643,000	
RBA: 59,602 SF	Price/SF: \$10.79	
Stories: -	Cap Rate: -	
Bldg Status: -	Sold Date: Mar 9, 2020	
Land Area: 2.11 AC		
Buyer: Npn Realty Llc		
Distance: 0.00 miles from subject property		

10/21/2022

Page 7

GREYSTONE

Tenant Information

55 Avocado St Springfield, MA 01104						
<div> <div> <div>Tenants in Building: 1</div> <div>% Leased: 0.0%</div> <div>Tenancy: Single</div> <div>Owner Occupied: Yes</div> </div>  </div>						
Tenant	Industry	# Emp.	SF Occupied	Floor(s)	Move Date	Expiration Date
Sterling Custom Cabinets	Retailer	7	41,045	1		Owned

10/21/2022

GREYSTONE

FOR SALE - Investment / Owner Use

55 Avocado St

Springfield, Massachusetts



KEY FEATURES



- 1,136 sq ft industrial building offers office / showroom space along with open industrial space.
- Second level is similar to the first floor with a mix of office and workshop area.
- Four loading docks and two drive in doors.
- Second floor has access via 2 staircases .
- Large out building in the back and very land area in back that could be utilized for trailer parking.
- Ideal for a warehouse/distribution facility and a variety of other industrial uses.
- .1 miles from I-291 and minutes from Interstate 90 (Massachusetts Turnpike) , and Interstate 91.

Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy, but we regret we cannot guarantee it. All properties subject to change or withdrawal without notice.



FOR MORE INFORMATION CONTACT:

Demetrios Panteleakis | 413.315.0727 | demetrios@macmillang.com

Walter Kroll | 413.246.1766 | walter@macmillang.com

**MACMILLAN
GROUP**

GREYSTONE

FOR SALE - Investment / Owner Use

55 Avocado St

Springfield, Massachusetts



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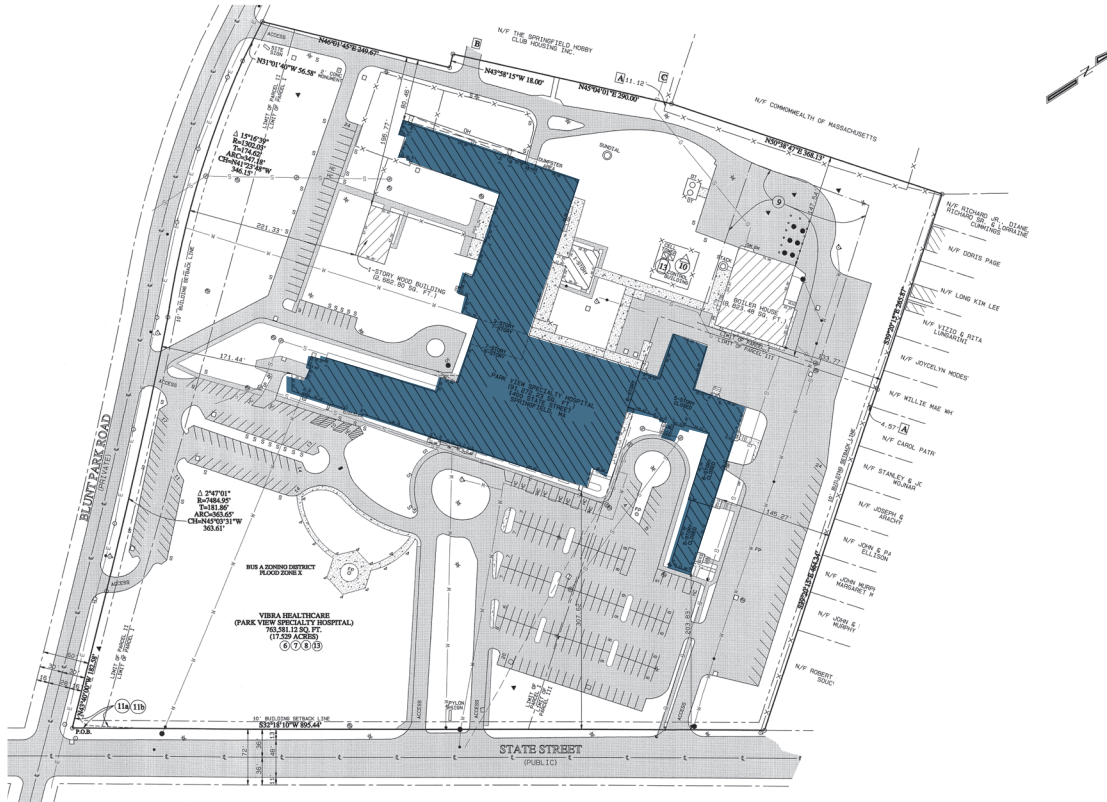
Walter Kroll | 413.246.1766 | walter@macmillang.com

**MACMILLAN
GROUP**

DEVELOPMENT SITE FOR SALE

1400-1414 State Street

Springfield, Massachusetts 01109



For Sale - Medical Development Site

Sale Price: Negotiable

Cushman & Wakefield is marketing for sale a 17.529 acre site in Springfield, Massachusetts. Current conditions include a 92,000 SF hospital and outbuildings. The anticipated redevelopment includes a healthcare occupier that will purchase approximately 5-6 acres of the site for development of clinical space. Working with the City of Springfield, the balance of the site is available for development subject to rezoning and allowed uses.

Property Features

Building Size	±402,435/SF Gross	Parking	303 Parking spaces	Gas	Columbia Gas
Land Size	17.529 Acre	Beds	120	Water/Sewer	Springfield Sewer/Water
Building Site Ratio	13%	Power	Western Massachusetts Electric	Comments	All utilities to site

DEVELOPMENT SITE FOR SALE

1400-1414 State Street

Springfield, Massachusetts 01109



Property Overview

1400 State Street

Land SF	564,886
Assessor Parcel	111100275
Assessed Valuation	\$5,803,900

1414 State Street

Land SF	149,629
Assessor Parcel	111100278
Assessed Valuation	\$599,800

Total Land Area

17,529 Acres
Zoning: Residence C

Data and Analytics | Market Scenario Planner - Outpatient

Service Line	2020 Volume	2025 Volume	2030 Volume	5 Yr Growth	10 Yr Growth
Cardiology	317,926	335,647	342,664	5.6%	7.8%
Cosmetic Procedures	24,717	27,153	30,083	9.9%	21.7%
Dermatology	139,575	157,875	168,625	13.1%	20.8%
Endocrinology	6,306	7,190	7,408	14.0%	17.5%
ENT	95,094	105,390	106,521	10.8%	12.0%
Evaluation and Management	3,221,345	3,380,523	3,492,758	4.9%	8.4%
Gastroenterology	79,764	82,132	83,074	3.0%	4.1%
General Surgery	19,511	20,013	20,520	2.6%	5.2%
Gynecology	29,588	31,412	31,493	6.2%	6.4%
Lab	1,400,709	1,516,357	1,591,444	8.3%	13.6%
Miscellaneous Services	651,278	733,498	722,836	12.6%	11.0%
Nephrology	17,177	18,355	19,822	6.9%	15.4%
Neurology	50,111	58,825	63,911	17.4%	27.5%
Neurosurgery	2,770	3,350	3,607	20.9%	30.2%
Ophthalmology	285,539	327,692	351,123	14.8%	23.0%
Orthopedics	91,435	112,974	122,485	23.6%	34.0%
Pain Management	35,308	44,332	48,990	25.6%	38.8%
Physical Therapy/Rehabilitation	759,043	953,878	1,038,244	25.7%	36.8%
Podiatry	54,554	64,925	73,963	19.0%	35.6%
Psychiatry	391,747	416,435	452,733	6.3%	15.6%
Pulmonology	43,661	49,247	51,299	12.8%	17.5%
Radiology	961,999	991,169	1,012,510	3.0%	5.3%
Spine	6,085	7,626	8,091	25.3%	33.0%
Thoracic Surgery	1,695	2,125	2,268	25.4%	33.8%
Urology	32,699	34,125	35,424	4.4%	8.3%
Vascular	52,973	60,722	65,785	14.6%	24.2%

Source: The Advisory Board Company

For more information, please contact:

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Managing Director
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Springfield, MA 01089 fitzgeraldco.com

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GREYSTONE

Presenting:


505-583 E Columbus Ave 505 - 511 East Columbus Avenue

Springfield, MA 01105



35,219 SF Class B Office Building
Built in 1950
Property is for sale


Investment Information

<p align="center">505-583 E Columbus Ave - 505 - 511 East Columbus Avenue Springfield, MA 01105</p>	
<p>35,219 SF Class B Office Building Built in 1950 Property is for sale</p>	
<p align="center">For Sale Data</p>	
<p align="center"> Sale Price: For Sale Price/SF: - Cap Rate: - Days on Market: 67 Sale Status: Active Sale Conditions: - Sale Type: Investment </p>	
<p align="center">Notes</p>	
<p>Colebrook is pleased to offer for sale a two (2) medical/office building complex with an ATM pad site. The property features approximately 35,219 SF of building area on 2.34 acres of land in a prime location with 191 visibility and access. The property is fully leased and located in close proximity to the Naismith Memorial Basketball Hall of Fame and the new \$900 million dollar MGM Casino. The property is situated on a large lot at the south end of Springfield's downtown area. The asking price for the property is \$4,500,000. The sale of the Property shall include the assignment of the Easement Agreement for the rear parking area.</p>	

10/21/2022

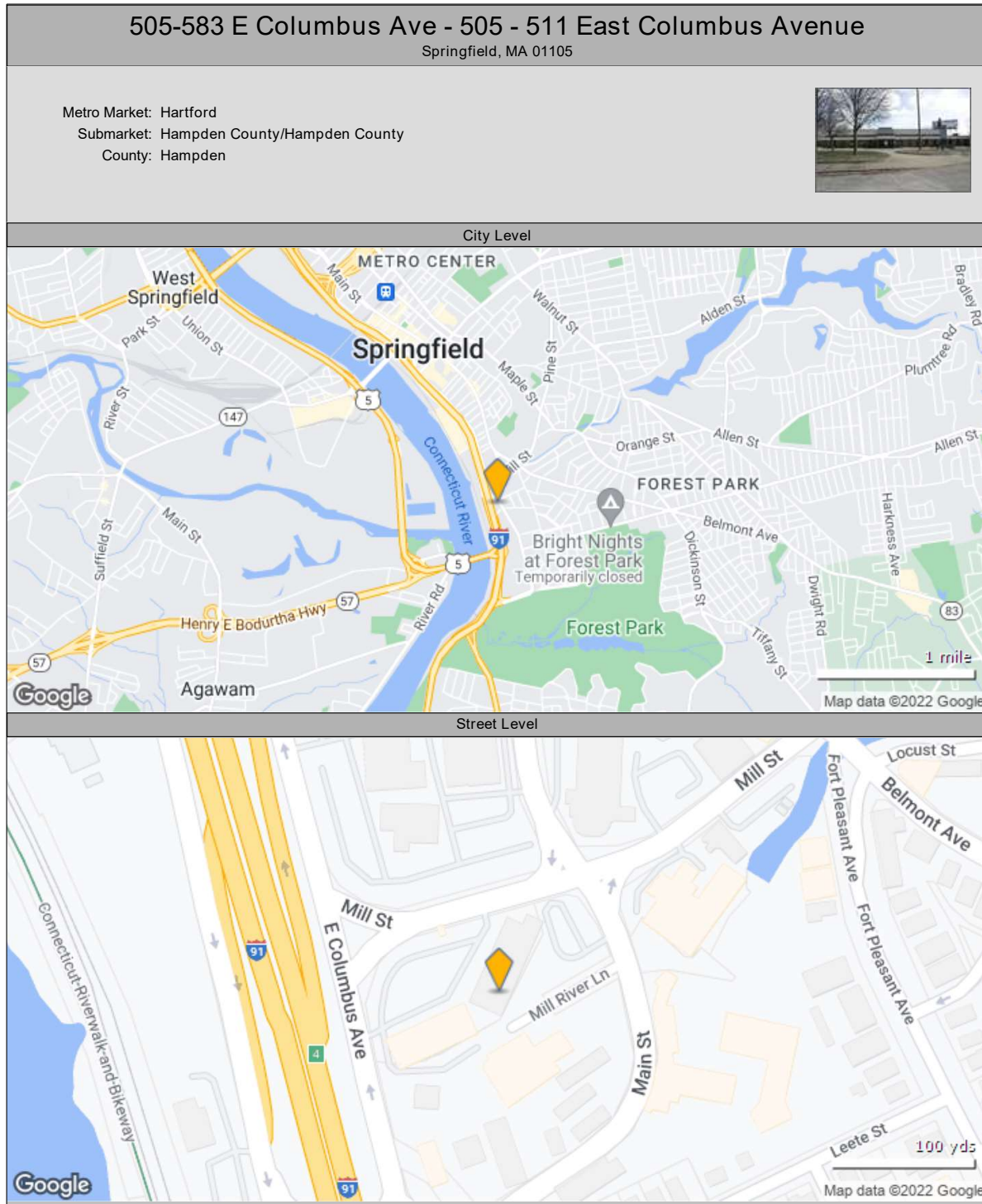
GREYSTONE

Property Information

505-583 E Columbus Ave - 505 - 511 East Columbus Avenue Springfield, MA 01105																												
35,219 SF Class B Office Building Built in 1950 Property is for sale																												
Office Information																												
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Building Type: Office</td> <td style="width: 50%;">Building Status: Built 1950</td> </tr> <tr> <td>Class: B</td> <td>Building FAR: 0.35</td> </tr> <tr> <td>RBA: 35,219 SF</td> <td>Stories: 3</td> </tr> <tr> <td>Total Avail: 8,035 SF</td> <td>Elevators: -</td> </tr> <tr> <td>Smallest Space: 1,479 SF</td> <td>Land Area: 2.34 AC</td> </tr> <tr> <td>Max Contig: 8,035 SF</td> <td>Zoning: IA</td> </tr> <tr> <td>% Leased: 100.0%</td> <td>Owner Occupied: -</td> </tr> <tr> <td>Bldg Vacant: 11,166 SF</td> <td>Owner Type: Corporate/User</td> </tr> <tr> <td>Typical Floor Size: 11,467 SF</td> <td>Tenancy: Multiple Tenant</td> </tr> <tr> <td>Core Factor: -</td> <td></td> </tr> <tr> <td colspan="2" style="padding-top: 10px;"> Expenses: 2020 Tax @ \$3.22/sf Parking: 147 Surface Spaces are available; Ratio of 4.27/1,000 SF Parcel No: SPRI-004303-000000-000605 </td> </tr> </table>							Building Type: Office	Building Status: Built 1950	Class: B	Building FAR: 0.35	RBA: 35,219 SF	Stories: 3	Total Avail: 8,035 SF	Elevators: -	Smallest Space: 1,479 SF	Land Area: 2.34 AC	Max Contig: 8,035 SF	Zoning: IA	% Leased: 100.0%	Owner Occupied: -	Bldg Vacant: 11,166 SF	Owner Type: Corporate/User	Typical Floor Size: 11,467 SF	Tenancy: Multiple Tenant	Core Factor: -		Expenses: 2020 Tax @ \$3.22/sf Parking: 147 Surface Spaces are available; Ratio of 4.27/1,000 SF Parcel No: SPRI-004303-000000-000605	
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Building Notes																												
Location has high visibility of Interstate 91 and ample on site parking.																												

10/21/2022

Location Information



10/21/2022

GREYSTONE

Comps Information

505-583 E Columbus Ave - 505 - 511 East Columbus Avenue Springfield, MA 01105		
<p>Bldg Type: Office Class: B RBA: 35,219 SF Stories: 3 Bldg Status: Built 1950 Land Area: 2.34 AC</p>	<p>Sale Price: an undisclosed price Price/SF: - Cap Rate: - Days on Market: 67</p>	
189 Brookdale Dr * Springfield, MA 01104		
<p>Bldg Type: Office Class: B RBA: 24,530 SF Stories: 1 Bldg Status: 1984 Land Area: 2.80 AC Buyer: You & Me Inv Llc Distance: 4.82 miles from subject property</p>	<p>Sold Price: \$1,080,000 Price/SF: \$44.03 Cap Rate: - Sold Date: Dec 2, 2019</p>	
2071 Roosevelt Ave * Springfield, MA 01104		
<p>Bldg Type: Office Class: B RBA: 43,515 SF Stories: 1 Bldg Status: 1970 Land Area: 4.31 AC Buyer: Friends Of Springfield Distance: 3.78 miles from subject property</p>	<p>Sold Price: \$4,825,000 Price/SF: \$110.88 Cap Rate: - Sold Date: Jan 29, 2020</p>	
95 Elm St * West Springfield, MA 01089		
<p>Bldg Type: Office Class: B RBA: 46,668 SF Stories: 4 Bldg Status: 1929 Land Area: 0.97 AC Buyer: Saremi Llp Distance: 2.52 miles from subject property</p>	<p>Sold Price: \$1,550,000 Price/SF: \$33.21 Cap Rate: - Sold Date: May 29, 2020</p>	
95 Liberty St * Springfield, MA 01103		
<p>Bldg Type: Office Class: B RBA: 37,863 SF Stories: 3 Bldg Status: 1973 Land Area: 1.30 AC Buyer: IBEW Local 7 Realty Co., Inc. Distance: 1.46 miles from subject property</p>	<p>Sold Price: \$3,150,000 Price/SF: \$83.19 Cap Rate: - Sold Date: Jul 20, 2021</p>	

10/21/2022

GREYSTONE


Comps Information (cont'd)

235 Chestnut St * Springfield, MA 01103		
Bldg Type: Office	Sold Price: \$750,000	
Class: C	Price/SF: \$30.24	
RBA: 24,800 SF	Cap Rate: -	
Stories: 3	Sold Date: Sep 1, 2022	
Bldg Status: 1961		
Land Area: 0.79 AC		
Buyer: Razzak Building Llc		
Distance: 1.47 miles from subject property		
20 Maple St * Springfield, MA 01103		
Bldg Type: Office	Sold Price: \$930,000	
Class: C	Price/SF: \$29.50	
RBA: 31,525 SF	Cap Rate: -	
Stories: 4	Sold Date: Feb 26, 2021	
Bldg Status: 1930		
Land Area: 0.99 AC		
Buyer: Tree Hse Props Llc		
Distance: 0.94 miles from subject property		
584 Meadow St * Agawam, MA 01001		
Bldg Type: Office	Sold Price: \$1,100,000	
Class: B	Price/SF: \$61.63	
RBA: 17,849 SF	Cap Rate: -	
Stories: 2	Sold Date: May 26, 2022	
Bldg Status: 1968		
Land Area: 0.88 AC		
Buyer: Corja Realty Llc		
Distance: 0.71 miles from subject property		
540 Meadow Street Ext * Agawam, MA 01001		
Bldg Type: Office	Sold Price: For Sale	
Class: B	Price/SF:	
RBA: 17,800 SF	Cap Rate: -	
Stories: 2	Sold Date: Jun 20, 2022	
Bldg Status: 1973		
Land Area: 1.50 AC		
Buyer:		
Distance: 0.67 miles from subject property		
57 Suffolk St (2 Properties) * Holyoke, MA 01040		
Bldg Type: Mixed	Sold Price: \$695,000	
Class: -	Price/SF:	
RBA: 59,256 SF	Cap Rate: -	
Stories: -	Sold Date: Aug 24, 2022	
Bldg Status: -		
Land Area: 0.79 AC		
Buyer: 57 Suffolk Street Llc		
Distance: 0.00 miles from subject property		

10/21/2022

GREYSTONE

Comps Information (cont'd)


1139-1149 Main St (3 Properties) * Springfield, MA 01103		
Bldg Type: Office	Sold Price: \$2,750,000	
Class: -	Price/SF: \$21.91	
RBA: 125,510 SF	Cap Rate: -	
Stories: -	Sold Date: Oct 1, 2021	
Bldg Status: -		
Land Area: 1.25 AC		
Buyer: Springfield Redevautho		
Distance: 0.00 miles from subject property		

10/21/2022

Page 7

GREYSTONE

Tenant Information

505-583 E Columbus Ave - 505 - 511 East Columbus Avenue Springfield, MA 01105						
Tenants in Building: 5 % Leased: 100.0% Tenancy: Multi Owner Occupied: -						
Tenant	Industry	# Emp.	SF Occupied	Floor(s)	Move Date	Expiration Date
Carson Center For Human Service	Health Care and Social	10	200	1		
Guidewire Inc	Health Care and Social	8	1,200	1		
Habit Opco	Health Care and Social		500	1	09/25/2022	
Sunshine Village	Health Care and Social	18	2,700	1		
VHB	Professional, Scientific, and	10	1,500	1		

10/21/2022

GREYSTONE

Presenting:


379 Riverdale St Bel Air Inn

West Springfield, MA 01089




20,000 SF Hotel Building
Built in 1950
Property is for sale at \$2,950,000 (\$147.50/SF)

Investment Information

379 Riverdale St - Bel Air Inn West Springfield, MA 01089	
<p>20,000 SF Hotel Building Built in 1950 Property is for sale at \$2,950,000 (\$147.50/SF)</p>	
For Sale Data	
<p>Sale Price: \$2,950,000 Price/Room \$61,458.33 Cap Rate: -</p> <p>Days on Market: 4 Sale Status: Active Sale Conditions: - Sale Type: Investment</p>	

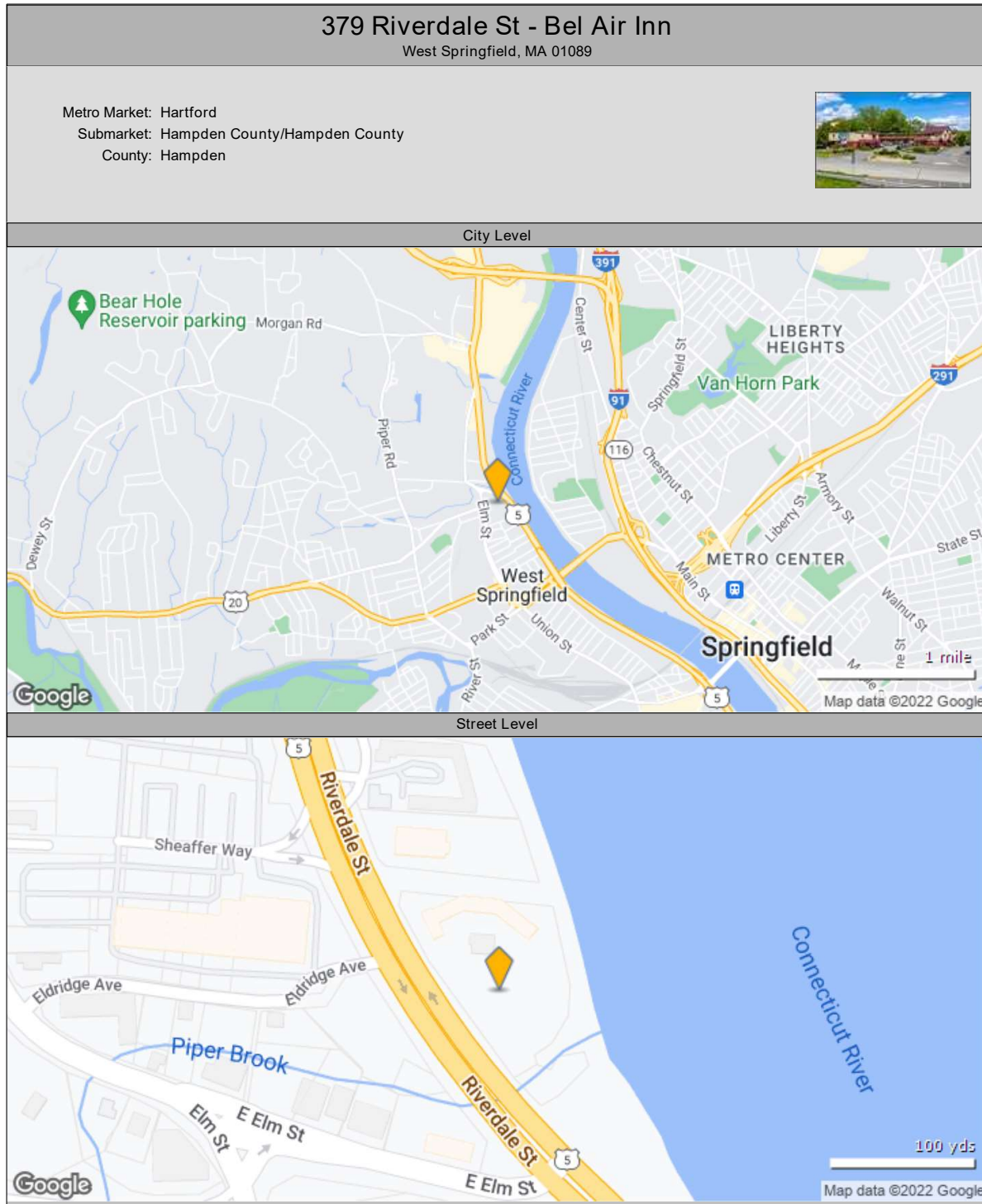
10/21/2022

Property Information

379 Riverdale St - Bel Air Inn West Springfield, MA 01089	
<p>20,000 SF Hotel Building Built in 1950 Property is for sale at \$2,950,000 (\$147.50/SF)</p>	
Building Information	
<p>Bldg Type: Hotel Hotel Size: 20,000 SF # of Rooms: 48 Annual % Occup: - Avg Daily Rate: 104 Stories: 3 Owner Type: Developer/Owner-NTL Hotel Name: Bel Air Inn Parking: Ratio of 1.20/1,000 SF Parcel No: WSPR-000226-005250-000070A</p>	<p>Bldg Status: Built 1950 Building FAR: 0.20 Land Area: 2.25 AC Zoning: Business A (BA) Avg Room Size: - Typical Floor Size: 6,667 SF Lot Dimensions: -</p>

10/21/2022

Location Information



10/21/2022

GREYSTONE

Comps Information

379 Riverdale St - Bel Air Inn West Springfield, MA 01089		
Hotel Size: 20,000 SF	Sale Price: \$2,950,000	
# of Rooms: 48	Price/Room: \$61,458.33	
Avg Room Size: -	Cap Rate: -	
Stories: 3	Days on Market: 4	
Bldg Status: Built 1950		
Land Area: 2.25 AC		
515 Canal St * Brattleboro, VT 05301		
Hotel Size: 35,826 SF	Sold Price: \$2,186,000	
# of Rooms: -	Price/SF: \$61.02	
Avg Room Size: -	Cap Rate: -	
Stories: 2	Sold Date: Apr 15, 2021	
Bldg Status: 1960		
Land Area: 1.50 AC		
Buyer: Shree Nidhi Llc		
Distance: 49.98 miles from subject property		
20 W Housatonic St * Pittsfield, MA 01201		
Hotel Size: 13,633 SF	Sold Price: \$2,225,000	
# of Rooms: -	Price/SF: \$163.21	
Avg Room Size: -	Cap Rate: -	
Stories: 2	Sold Date: May 14, 2021	
Bldg Status: 1986		
Land Area: 1.85 AC		
Buyer: Rivera Properties LLC		
Distance: 39.53 miles from subject property		
194 Pittsfield Rd * Lenox, MA 01240		
Hotel Size: 21,168 SF	Sold Price: \$2,300,000	
# of Rooms: -	Price/SF: \$108.65	
Avg Room Size: -	Cap Rate: -	
Stories: 2	Sold Date: Sep 14, 2021	
Bldg Status: 1973		
Land Area: 2.95 AC		
Buyer: Housatonic Hotel LLC		
Distance: 38.12 miles from subject property		
11 Old Stockbridge Rd * Lenox, MA 01240		
Hotel Size: 10,813 SF	Sold Price: \$1,638,750	
# of Rooms: -	Price/SF: \$151.55	
Avg Room Size: -	Cap Rate: -	
Stories: 3	Sold Date: Mar 30, 2021	
Bldg Status: 1894		
Land Area: 0.79 AC		
Buyer: Lenox Collection Llc		
Distance: 37.68 miles from subject property		

10/21/2022

GREYSTONE


Comps Information (cont'd)

2 Kemble St * Lenox, MA 01240		
Hotel Size: 11,800 SF	Sold Price: \$3,125,000	
# of Rooms: -	Price/SF: \$264.83	
Avg Room Size: -	Cap Rate: -	
Stories: 3	Sold Date: Feb 24, 2022	
Bldg Status: 1881		
Land Area: 2 AC		
Buyer: Kemble Berkshires Llc		
Distance: 37.54 miles from subject property		
95 Scott Rd * Waterbury, CT 06705		
Hotel Size: 20,312 SF	Sold Price: \$1,700,000	
# of Rooms: -	Price/SF: \$83.69	
Avg Room Size: -	Cap Rate: -	
Stories: 2	Sold Date: Apr 21, 2022	
Bldg Status: 1950		
Land Area: 4.22 AC		
Buyer: John Lombard		
Distance: 44.16 miles from subject property		
279 W Park St * Lee, MA 01238		
Hotel Size: 15,885 SF	Sold Price: \$1,735,000	
# of Rooms: -	Price/SF: \$109.22	
Avg Room Size: -	Cap Rate: -	
Stories: 2	Sold Date: Jun 1, 2022	
Bldg Status: 1920		
Land Area: 5.40 AC		
Buyer: Jain Berkshire Revocable Trust		
Distance: 34.93 miles from subject property		
207 Brainard Rd * Hartford, CT 06114		
Hotel Size: 31,998 SF	Sold Price: \$3,400,000	
# of Rooms: -	Price/SF: \$106.26	
Avg Room Size: -	Cap Rate: -	
Stories: 3	Sold Date: Dec 17, 2021	
Bldg Status: 1970		
Land Area: 2 AC		
Buyer: Cmnty Renewal Team Inc		
Distance: 26.54 miles from subject property		
2 Franklin St (3 Properties) * Framingham, MA 01702		
Bldg Type: Mixed	Sold Price: \$1,900,000	
Class: -	Price/SF:	
RBA: 20,287 SF	Cap Rate: -	
Stories: -	Sold Date: Dec 9, 2021	
Bldg Status: -		
Land Area: 0.38 AC		
Buyer: Franklin Buildings, LLC		
Distance: 0.00 miles from subject property		

10/21/2022

GREYSTONE

Comps Information (cont'd)

251 Greenmanville Ave (2 Properties) * Mystic, CT 06355		
Bldg Type: Mixed	Sold Price: \$3,675,000	
Class: -	Price/SF: -	
RBA: 31,027 SF	Cap Rate: -	
Stories: -	Sold Date: Mar 31, 2021	
Bldg Status: -		
Land Area: 4.13 AC		
Buyer: Unicorn Project LLC		
Distance: 0.00 miles from subject property		

10/21/2022

Page 7

Tenant Information

379 Riverdale St - Bel Air Inn West Springfield, MA 01089						
<p>Tenants in Building: 1</p> <p>% Leased: -</p> <p>Tenancy: -</p> <p>Owner Occupied: -</p>						
Tenant	Industry	# Emp.	SF Occupied	Floor(s)	Move Date	Expiration Date
Bel Air Motel	Professional, Scientific, and	6	500	1	10/08/2021	

10/21/2022

For Sale

Investment or Development Opportunity

Bel Air Inn | 2.25 +/- Acres | \$2,950,000



379 Riverdale Street

West Springfield, Massachusetts 01089

Property Highlights

- 2.25 +/- Acres of Land Zoned Business A, Bordering the Connecticut River
- 52+ Room 2-Story Motel with Regular & Efficiency Units & 3-Story Residential Building
- Located Near Super Stop & Shop, Dick's Sporting Goods, Home Depot, Costco, Staples, Kohl's, Raymour & Flannigan, Chili's, Texas Longhorn, Bertera Auto Dealerships (3)
- 1 1/2 Mile to I-91 and 4 1/2 Miles to Mass Pike
- Ideal for Investment or Development

Property Description

As an exclusive listing agent, NAI Plotkin is pleased to offer for sale, this unique property located on busy Route 5 in West Springfield, MA, known as the Bel Air Motel. This 52 +/- room motel was built in 1950 with additions and renovations completed over the years. It offers 500' +/- frontage along a high traffic retail corridor. It offers easy access to all major highways including the Mass Pike (I-90).

* Sales includes Business & Real Estate

OFFERING SUMMARY

Sale Price	\$2,950,000
Lot Size	2.25 +/- Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.5 Miles	3,137	\$46,987
1 Mile	12,410	\$47,252
1.5 Miles	26,771	\$52,220

For more information

David Wolos

C: 413 439 5757

dwolos@splotkin.com



Jim Reardon

C: 860 508 2192

jreardon@splotkin.com



NAIPlotkin

1350 Main Street, Suite 1410
Springfield, MA 01103
413 781 8000 tel
NAIPlotkin.com



For Sale

Investment or Development Opportunity

Bel Air Inn | 2.25 +/- Acres | \$2,950,000

PROPERTY INFORMATION

BUILDING INFORMATION

Type of Property:	Hospitality
Number of Buildings:	2
Status:	Currently Operating as a Motel
Number of Motel Rooms:	52+/- Regular & Efficiency
Motel Type:	Economy
Construction Type:	Masonry and Wood Framed
Exterior:	Masonry Block and Brick
Year Built:	1950, (Renovated over the years)
Roof:	Flat, Membrane
Type Heat:	Individual Electric
Air Conditioning:	Individual AC Units

SITE INFORMATION

Land Area:	2.25 +/- Acres
Frontage:	500'
Zoning:	Business A (BA)
Utilities:	
Water & Sewer:	Town of West Springfield
Gas:	Eversource
Electric:	Eversource
Total Assessed Value	\$1,308,100
Real Estate Taxes:	\$40,447 (FY'2022)



1350 Main Street, Suite 1410
Springfield, MA 01103
413 781 8000 tel
NAIPlotkin.com



For Sale

Investment or Development Opportunity

Bel Air Inn | 2.25 +/- Acres | \$2,950,000

PHOTOS



NAIPlotkin

1350 Main Street, Suite 1410
Springfield, MA 01103
413 781 8000 tel
NAIPlotkin.com



For Sale

Investment or Development Opportunity

Bel Air Inn | 2.25 +/- Acres | \$2,950,000

AERIAL



NAIPlotkin

1350 Main Street, Suite 1410
Springfield, MA 01103
413 781 8000 tel
NAIPlotkin.com

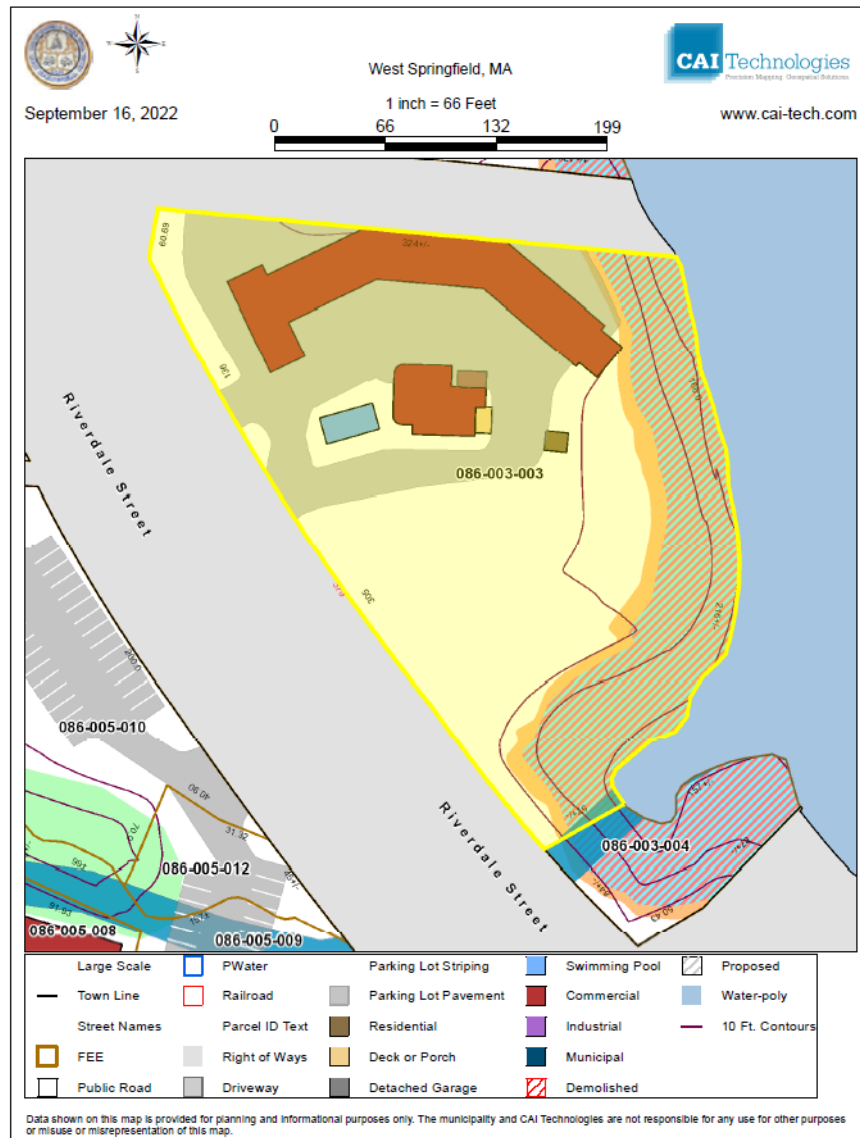


For Sale

Investment or Development Opportunity

Bel Air Inn | 2.25 +/- Acres | \$2,950,000

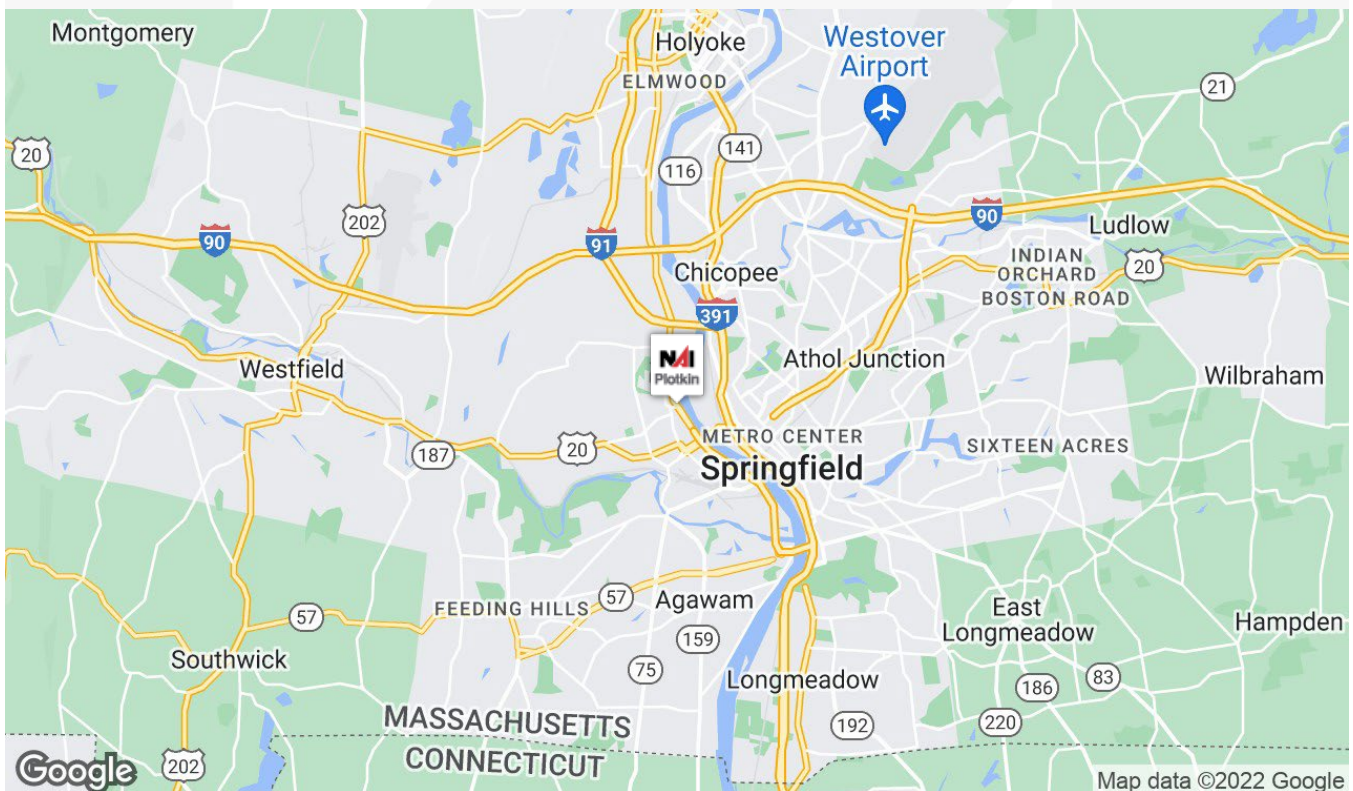
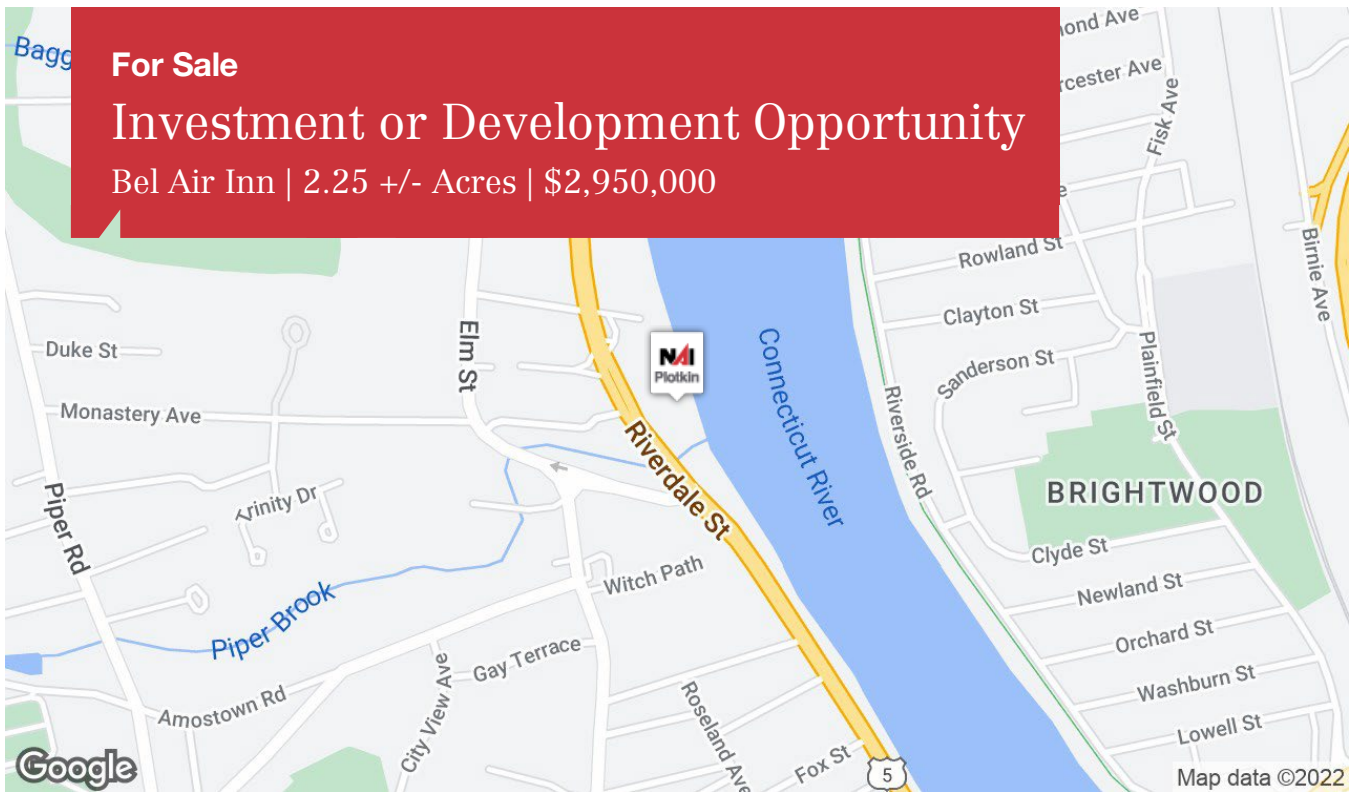
PLOT PLAN



NAIPlotkin

1350 Main Street, Suite 1410
Springfield, MA 01103
413 781 8000 tel
NAIPlotkin.com

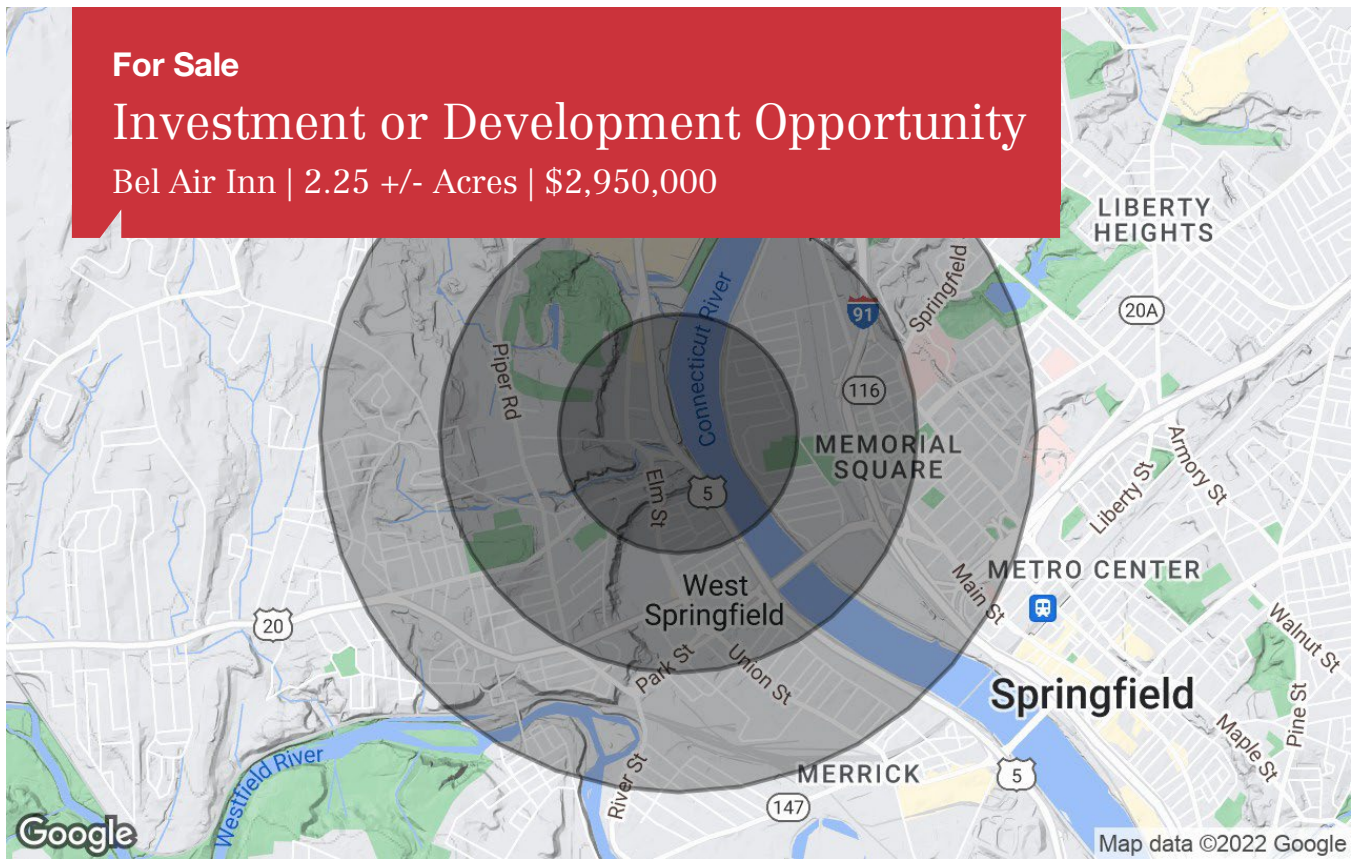




NAIPlotkin

1350 Main Street, Suite 1410
Springfield, MA 01103
413 781 8000 tel
NAIPlotkin.com





Population	0.5 Miles	1 Mile	1.5 Miles
TOTAL POPULATION	3,137	12,410	26,771
MEDIAN AGE	35.9	32.0	33.2
MEDIAN AGE (MALE)	31.5	29.5	31.9
MEDIAN AGE (FEMALE)	37.3	33.6	34.2
Households & Income	0.5 Miles	1 Mile	1.5 Miles
TOTAL HOUSEHOLDS	1,349	5,202	11,398
# OF PERSONS PER HH	2.3	2.4	2.3
AVERAGE HH INCOME	\$46,987	\$47,252	\$52,220
AVERAGE HOUSE VALUE	\$209,724	\$174,043	\$171,826

For Sale

Investment or Development Opportunity

Bel Air Inn | 2.25 +/- Acres | \$2,950,000



Disclaimer: This Offering Memorandum has been prepared designed to assist a potential buyer in determining whether to proceed with an in-depth investigation of the subject property. NAI Plotkin make no representations concerning the condition of the subject properties and advises prospective buyers to obtain professional assistance in this regard. Any projections contained herein represent best estimates based on assumptions that are considered reasonable. No representations or warranties, expressed or implied, are made that actual results will conform to such projections. This document is provided subject to errors, omissions, prior sale or lease, change of price or terms and other changes in the information, and is subject to modification or withdrawal without notice. The contents herein are confidential and are not to be reproduced or distributed to another party without the proper written consent of NAI Plotkin and the owner.



For more information

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Allen St


Allen St. Springfield MA
13.17 Acres

13.17 Acres +/-

Google Earth
2018 Google


Page 1

Investment Information

<p align="center">Allen St Springfield, MA 01118</p>	
<p>Land of 13.17 AC is for sale</p>	
<p align="center">For Sale Data</p>	
<p> Sale Price: For Sale Price/AC: - Cap Rate: - Days on Market: 1,458 Sale Status: Active Sale Conditions: - Sale Type: Investment Or Owner User </p>	
<p align="center">Notes</p>	
<p>Parcel, situated in Springfield's largest neighborhood, Sixteen Acres, is adjacent to Five Town Plaza, a 400,000 square foot GLA shopping center. Major retailers in the immediate area including two supermarkets and many national restaurant chains plus neighboring specialty medical complexes draw consumers from a wide area. Site is located within the triangle formed by Cooley St., Bicentennial Hwy. and Allen St., a concentration of retail and attractive professional buildings.</p>	

10/21/2022

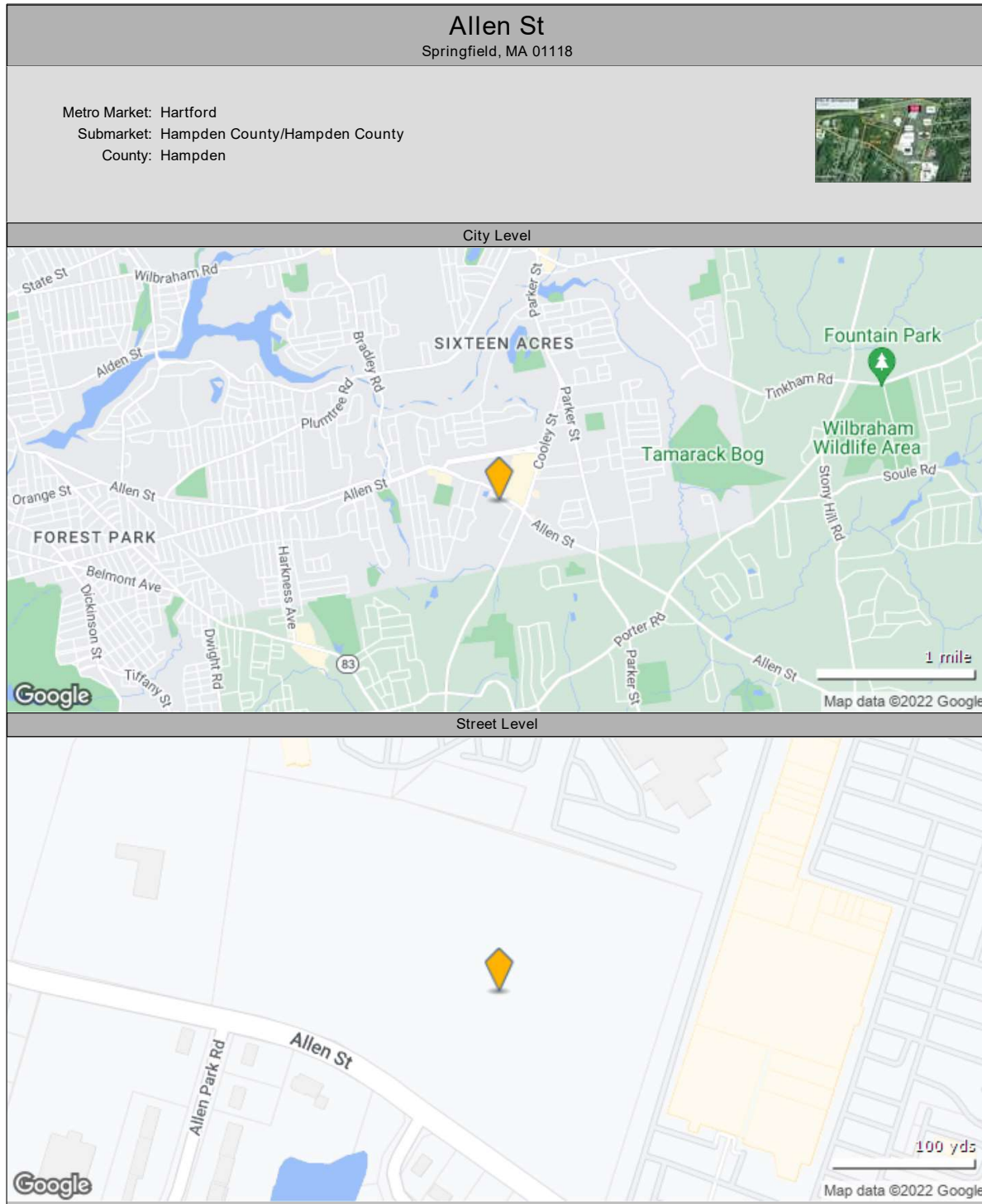
Property Information

Allen St Springfield, MA 01118	
Land of 13.17 AC is for sale	
Land Information	
Parcel Size: 13.17 AC	Proposed Use: Commercial
Zoning: Business A	On-Site Improv: -
Density: -	Owner Type: -
Number Of Lots: -	Lot Dimensions: -
Improvements: -	

10/21/2022






GREYSTONE

Location Information



GREYSTONE






Comps Information

Allen St Springfield, MA 01118		
Parcel Size: 573,685 SF	Sale Price: an undisclosed price	
Proposed Use: Commercial	Price/AC	
Zoning: Business A	Cap Rate: -	
Density: -	Days on Market: 1,458	
Number of Lots: -		
55 E Carew St * South Hadley, MA 01075		
Parcel Size: 11.29 AC	Sold Price: \$3,550,000	
Proposed Use: Land	Price/AC: \$314,437.81	
Zoning: -	Cap Rate: -	
Density: -	Sold Date: Apr 14, 2021	
Number of Lots: -		
Buyer: E Ink Corp		
Distance: 9.75 miles from subject property		
90 Elm St * Enfield, CT 06082		
Parcel Size: 12.37 AC	Sold Price: \$1,000,000	
Proposed Use: Land	Price/AC: \$80,840.77	
Zoning: -	Cap Rate: -	
Density: -	Sold Date: Jun 17, 2021	
Number of Lots: -		
Buyer: Enfield Dev, LLC		
Distance: 7.98 miles from subject property		
118 Hazard Ave * Enfield, CT 06082		
Parcel Size: 18.80 AC	Sold Price: \$900,000	
Proposed Use: Land	Price/AC: \$47,872.34	
Zoning: -	Cap Rate: -	
Density: -	Sold Date: Jul 1, 2021	
Number of Lots: -		
Buyer: Senior Housing Development LLC		
Distance: 8.00 miles from subject property		
Moody Road & Elm St @ ELM * Enfield, CT 06082		
Parcel Size: 7.14 AC	Sold Price: \$220,000	
Proposed Use: Land	Price/AC: \$30,812.36	
Zoning: -	Cap Rate: -	
Density: -	Sold Date: Apr 14, 2021	
Number of Lots: -		
Buyer:		
Distance: 7.05 miles from subject property		

10/21/2022

GREYSTONE


Comps Information (cont'd)

647 Shawnigan Dr * Chicopee, MA 01020		
Parcel Size: 7.39 AC	Sold Price: \$2,200,000	
Proposed Use: Land	Price/AC: \$297,699.96	
Zoning: -	Cap Rate: -	
Density: -	Sold Date: May 2, 2022	
Number of Lots: -		
Buyer: All Purpose Storage Chico		
Distance: 4.80 miles from subject property		
645 Shawinigan Dr * Chicopee, MA 01020		
Parcel Size: 7.39 AC	Sold Price: \$1,162,050	
Proposed Use: Land	Price/AC: \$157,246.47	
Zoning: -	Cap Rate: -	
Density: -	Sold Date: Feb 16, 2021	
Number of Lots: -		
Buyer: Western Massachusetts		
Distance: 4.80 miles from subject property		
950 Worcester * Springfield, MA 01151		
Parcel Size: 24 AC	Sold Price: For Sale	
Proposed Use: Land	Price/AC:	
Zoning: -	Cap Rate: -	
Density: -	Sold Date: Jan 25, 2022	
Number of Lots: -		
Buyer:		
Distance: 4.59 miles from subject property		
595 Cottage St * Springfield, MA 01104		
Parcel Size: 7.46 AC	Sold Price: \$750,000	
Proposed Use: Land	Price/AC: \$100,536.07	
Zoning: -	Cap Rate: -	
Density: -	Sold Date: Dec 23, 2021	
Number of Lots: -		
Buyer: Brockway Realty Llc		
Distance: 3.52 miles from subject property		
274 Boston Rd * Springfield, MA 01109		
Parcel Size: 9.53 AC	Sold Price: \$500,000	
Proposed Use: Land	Price/AC: \$52,465.87	
Zoning: -	Cap Rate: -	
Density: -	Sold Date: Apr 20, 2021	
Number of Lots: -		
Buyer: Grahams Construction INC		
Distance: 2.74 miles from subject property		

10/21/2022

GREYSTONE

Comps Information (cont'd)

645 Shawinigan Dr (2 Properties) * Chicopee, MA 01020		
Bldg Type: Mixed	Sold Price: \$2,200,000	
Class: -	Price/AC:	
RBA:	Cap Rate: -	
Stories: -	Sold Date: May 4, 2022	
Bldg Status: -		
Buyer: All Purpose Storage Chico		
Distance: 0.00 miles from subject property		

10/21/2022



FOR SALE
Allen St. Springfield, MA 01118

**13.17 (+/-)
Acres**



PARCEL FOR SALE

Size: 13.17 Acres
Zoning: Business A
Price: Undisclosed
Parcel ID: 002800790

DEMOGRAPHICS

Radius	Population	Med. HH Income	# Households
1 Miles	8,400	\$67,900.	3,200
3 Miles	72,000	\$63,600.	27,250

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, lease, terms or other conditions and/or withdrawals without notice. All information must be verified by interested parties.



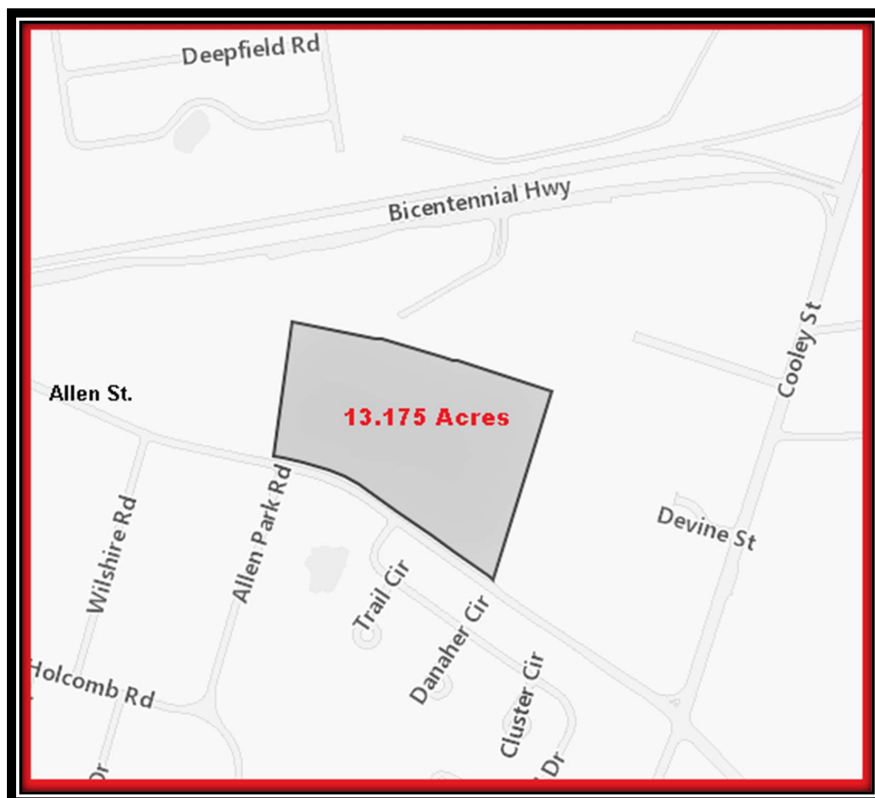
Mark Sobel
msobel@1stusrealty.com
508.280.4563
508.591.3000

www.1stusrealty.com



FOR SALE
Allen St. Springfield, MA 01118

13.17 (+/-)
Acres



Parcel, situated in Springfield's largest neighborhood, Sixteen Acres, is adjacent to Five Town Plaza, a 400,000 square foot GLA shopping center. Major retailers in the immediate area including two supermarkets and many national restaurant chains plus neighboring specialty medical complexes draw consumers from a wide area.

Site is located within the triangle formed by Cooley St., Bicentennial Hwy. and Allen St., a concentration of retail and attractive professional buildings.

This 13.17 (+/-) acre parcel with 900+ ft. frontage on Allen St. is located on a public bus route. The parcel has some wetlands. Business A zoning allows a variety of residential and commercial uses.

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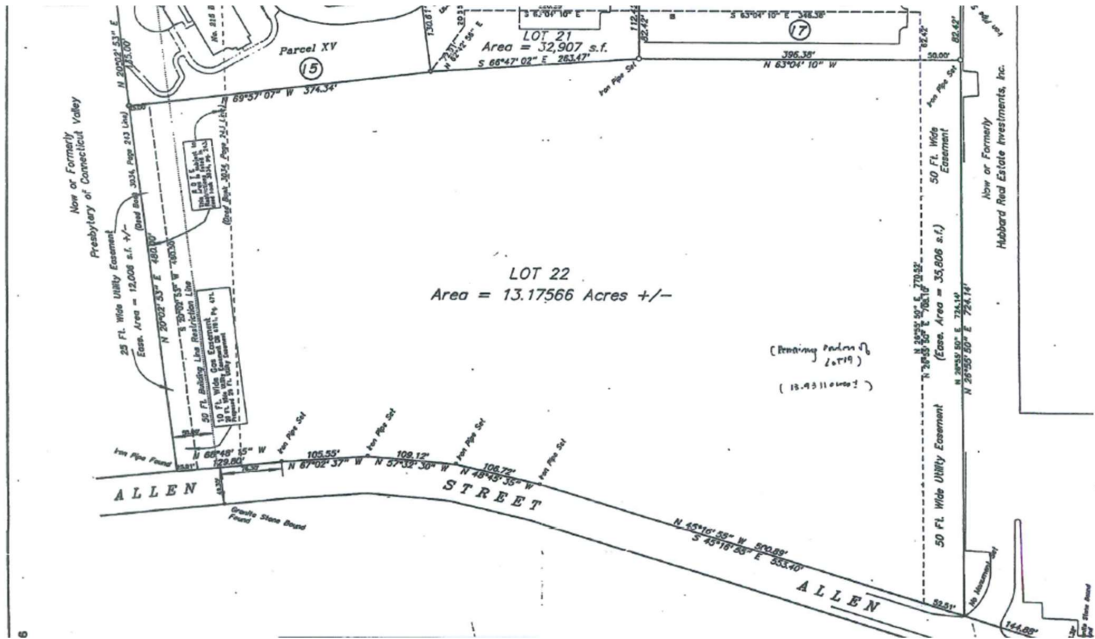
www.1stusrealty.com



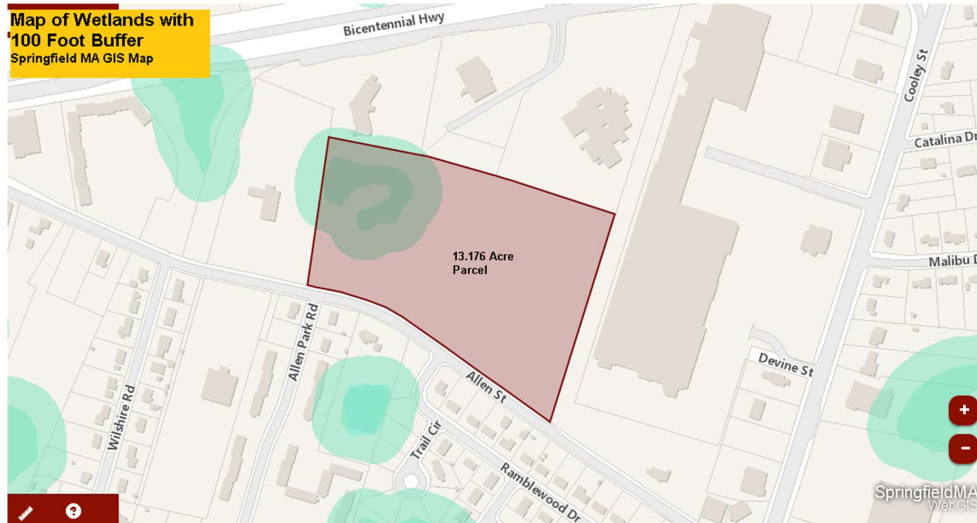
FOR SALE 13.17 (+/-) Acres

Allen St. Springfield, MA 01118

Plan of Land approved by Springfield Planning Board 1996



Map of Wetlands with 100 Foot Buffer
Springfield MA GIS Map



Information obtained from City of Springfield MA website: GIS

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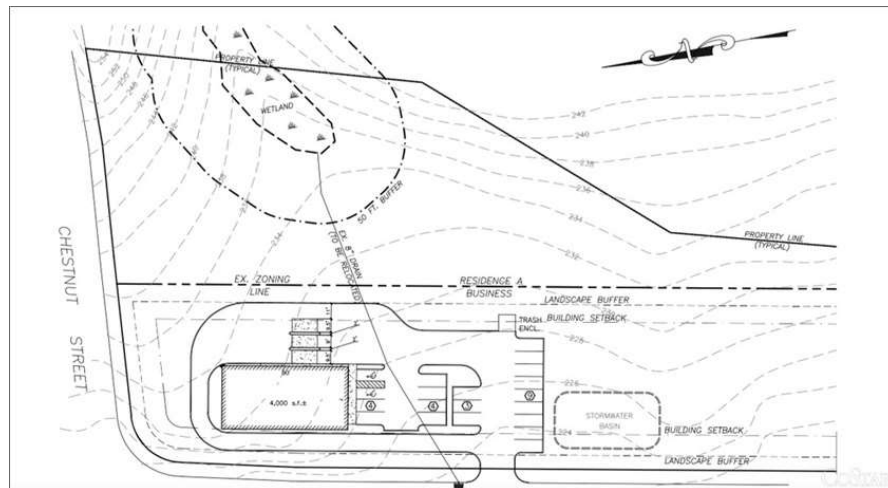
Mark Sobel
msobel@1stusrealty.com
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508.591.3000

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Presenting:


244 Shaker Rd Commercial Land In East Longmeadow

East Longmeadow, MA 01028




Land of 3.09 AC is for sale at \$545,000 (\$176,375.40/AC)

Investment Information

244 Shaker Rd - Commercial Land In East Longmeadow	
East Longmeadow, MA 01028	
Land of 3.09 AC is for sale at \$545,000 (\$176,375.40/AC)	
For Sale Data	
<p>Sale Price: \$545,000</p> <p>Price/AC \$176,375.40</p> <p>Cap Rate: -</p> <p>Days on Market: 2,018</p> <p>Sale Status: Active</p> <p>Sale Conditions: -</p> <p>Sale Type: Investment</p>	
Income Expense Data	
<p>Taxes: \$5,290</p> <p>Operating Expense: -</p> <p>Total Est Expenses: \$5,290</p>	

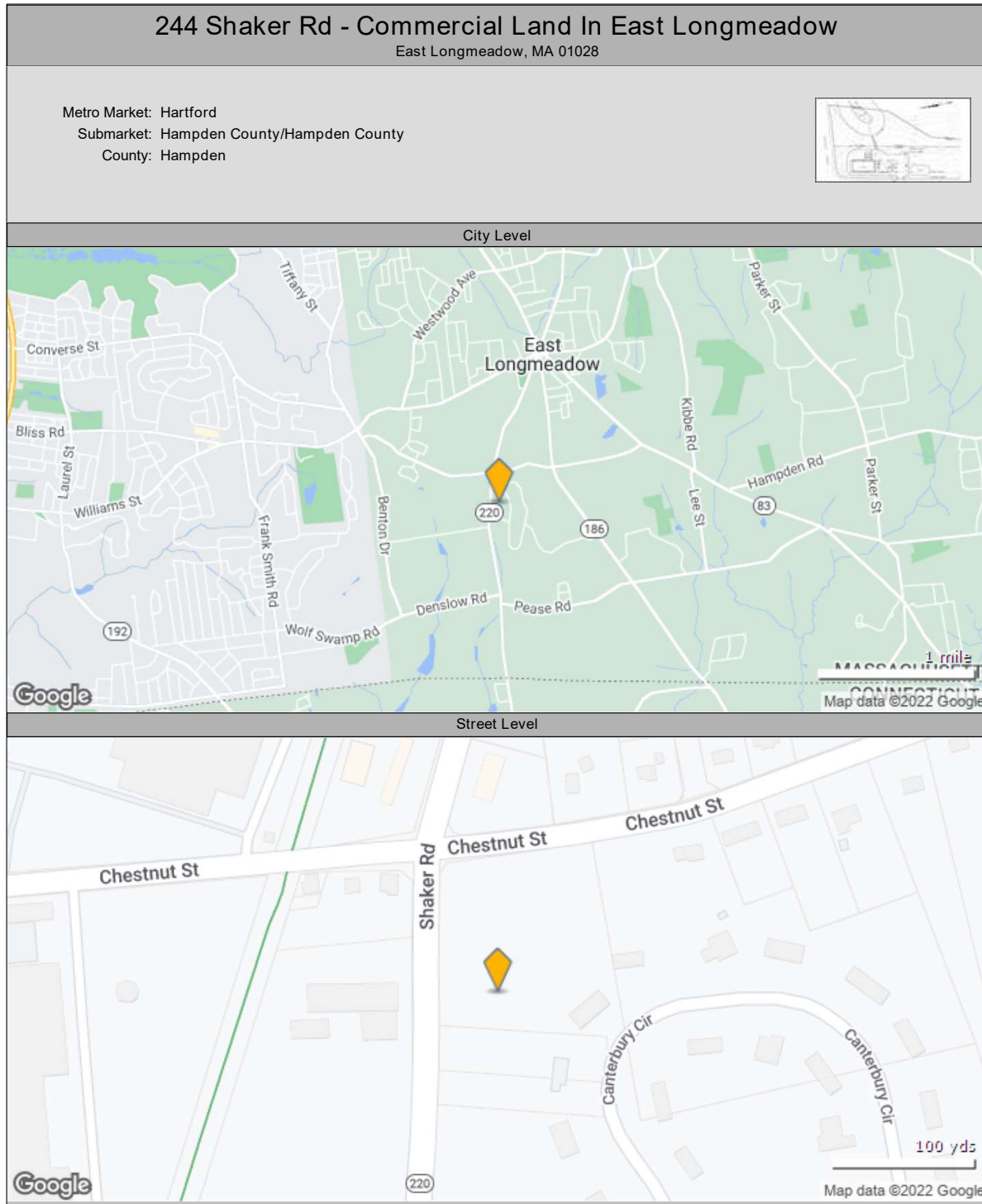
10/21/2022

Property Information

244 Shaker Rd - Commercial Land In East Longmeadow East Longmeadow, MA 01028	
<p>Land of 3.09 AC is for sale at \$545,000 (\$176,375.40/AC)</p>	
Land Information	
<p>Parcel Size: 3.09 AC Zoning: - Density: - Number Of Lots: - Improvements: -</p>	<p>Proposed Use: Commercial On-Site Improv: Raw land Owner Type: - Lot Dimensions: -</p>
<p>Off-Site Improv: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water</p>	

10/21/2022






Location Information



10/21/2022

GREYSTONE






Comps Information

244 Shaker Rd - Commercial Land In East Longmeadow		
East Longmeadow, MA 01028		
Parcel Size: 134,600 SF	Sale Price: \$545,000	
Proposed Use: Commercial	Price/AC: \$176,375.40	
Zoning: -	Cap Rate: -	
Density: -	Days on Market: 2,018	
Number of Lots: -		
556 New Britain Ave * Farmington, CT 06032		
Parcel Size: 4 AC	Sold Price: \$340,000	
Proposed Use: Land	Price/AC: \$85,000.00	
Zoning: -	Cap Rate: -	
Density: -	Sold Date: Jul 14, 2021	
Number of Lots: -		
Buyer: Jones Richard D & Jacqueline I		
Distance: 28.07 miles from subject property		
210 Albany Tpke * Canton, CT 06019		
Center Type: Retail	Sold Price: \$650,000	
Center Size: 1,760 SF	Price/AC: \$369.32	
Store: 1	Cap Rate: -	
Bldg Status: 1960	Sold Date: Mar 30, 2020	
Land Area: 1.59 AC		
Buyer: Canton Quick Stop Realty		
Distance: 25.03 miles from subject property		
395 Willard Ave * Newington, CT 06111		
Parcel Size: 2.03 AC	Sold Price: \$600,000	
Proposed Use: Land	Price/AC: \$295,565.83	
Zoning: -	Cap Rate: -	
Density: -	Sold Date: Dec 23, 2019	
Number of Lots: -		
Buyer: COLCHESTER PROPERTIES, LLC		
Distance: 26.44 miles from subject property		
219 Addison Rd * Glastonbury, CT 06033		
Parcel Size: 2.43 AC	Sold Price: \$537,500	
Proposed Use: Land	Price/AC: \$221,193.00	
Zoning: -	Cap Rate: -	
Density: -	Sold Date: Apr 29, 2021	
Number of Lots: -		
Buyer: Addison Square Llc		
Distance: 23.01 miles from subject property		

10/21/2022

GREYSTONE


Comps Information (cont'd)

895 Day Hill Road * Windsor, CT 06095		
Parcel Size: 3.25 AC	Sold Price: \$1,070,000	
Proposed Use: Land	Price/AC: \$329,230.77	
Zoning: -	Cap Rate: -	
Density: -	Sold Date: Oct 18, 2021	
Number of Lots: -		
Buyer: Dayhill Hotel Llc		
Distance: 15.30 miles from subject property		
61 Summit Lock Rd * Westfield, MA 01085		
Parcel Size: 6 AC	Sold Price: \$550,000	
Proposed Use: Land	Price/AC: \$91,666.67	
Zoning: -	Cap Rate: -	
Density: -	Sold Date: Apr 10, 2020	
Number of Lots: -		
Buyer: Richard E Fiore		
Distance: 13.97 miles from subject property		
80 Helmsford Way * Windsor, CT 06095		
Parcel Size: 2.82 AC	Sold Price: \$750,000	
Proposed Use: Land	Price/AC: \$265,992.53	
Zoning: -	Cap Rate: -	
Density: -	Sold Date: Jul 2, 2020	
Number of Lots: -		
Buyer: Winstanley Enterprises		
Distance: 15.10 miles from subject property		
2423-2431 Boston Rd * Wilbraham, MA 01095		
Parcel Size: 5.10 AC	Sold Price: \$800,000	
Proposed Use: Land	Price/AC: \$156,862.75	
Zoning: -	Cap Rate: -	
Density: -	Sold Date: Aug 17, 2020	
Number of Lots: -		
Buyer: Northeast Automotive Rlty		
Distance: 7.48 miles from subject property		
2155-2201 Boston Rd * Wilbraham, MA 01095		
Parcel Size: 2.81 AC	Sold Price: \$987,500	
Proposed Use: Land	Price/AC: \$351,422.34	
Zoning: -	Cap Rate: -	
Density: -	Sold Date: Feb 2, 2022	
Number of Lots: -		
Buyer: 670 Wilbraham Llc		
Distance: 7.34 miles from subject property		

10/21/2022

GREYSTONE

Comps Information (cont'd)

551 Governors Hwy (4 Properties) * South Windsor, CT 06074		
Parcel Size: 30.39 AC	Sold Price: \$1,000,000	
Proposed Use: Land	Price/AC:	
Zoning: -	Cap Rate: -	
Density: -	Sold Date: Mar 29, 2021	
Number of Lots: -		
Buyer: Uw Vintage Ln 2 Llc		
Distance: 0.00 miles from subject property		

10/21/2022



East Longmeadow Development Opportunity

244 SHAKER ROAD
East Longmeadow, MA 01028

Presented By:

Kevin Jennings

413.731.7770

kevin@jennings-re.com

Jonathan Little

413.731.7770 x102

jonathan@jennings-re.com



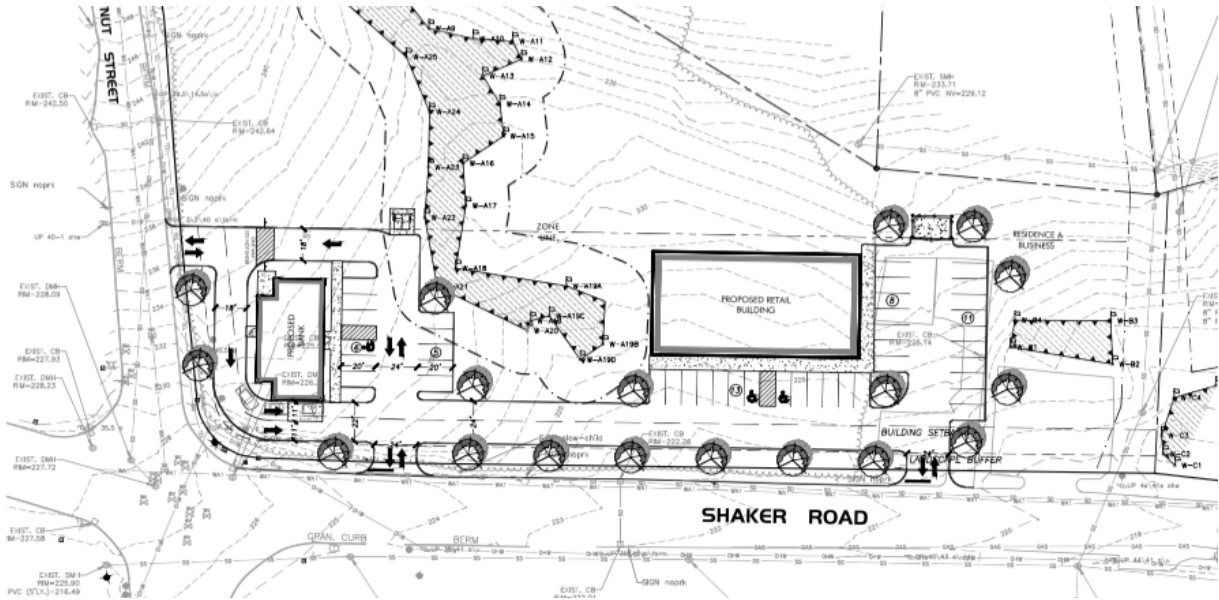
73 Chestnut Street Springfield, MA 01103

JENNINGS-RE.COM

EAST LONGMEADOW DEVELOPMENT OPPORTUNITY

244 Shaker Road East Longmeadow, MA 01028

Executive Summary



OFFERING SUMMARY

Sale Price:	\$545,000
Lot Size:	3.06 Acres
Zoning:	Business
Price / SF:	\$4.09



PROPERTY OVERVIEW

Well located on Route 220 in East Longmeadow, the parcel is located at a signalized intersection and fronts on two major commuter routes with excellent traffic counts. The parcel consists of 3.09 acres suitable for highly visible retail, office, medical office, or food uses. Excellent centralized location with access to the neighboring affluent communities. Ground lease opportunity available.

Presented By:

Kevin Jennings

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73 Chestnut Street Springfield, MA 01103

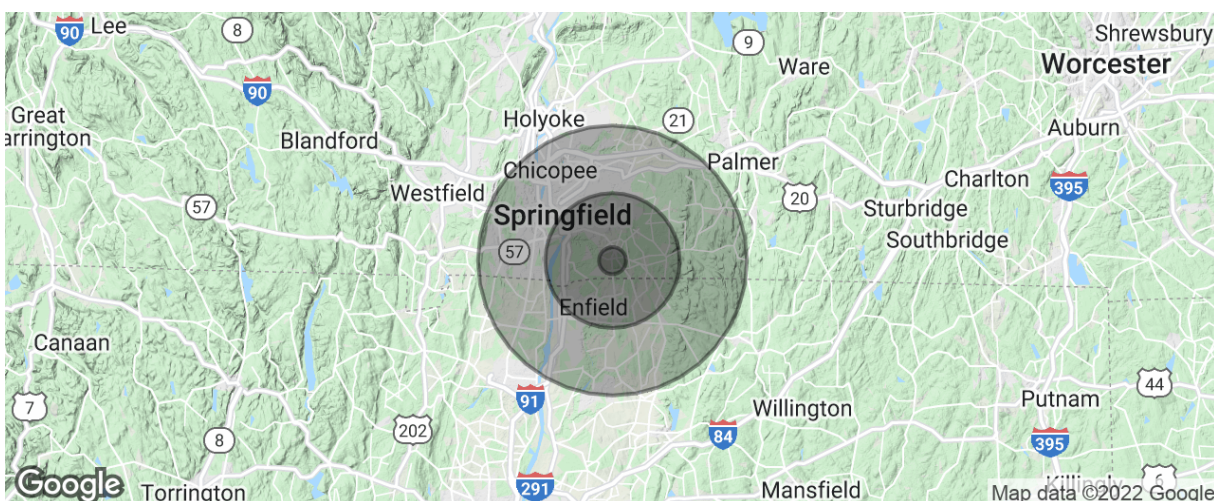
jennings-re.com

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EAST LONGMEADOW DEVELOPMENT OPPORTUNITY

244 Shaker Road East Longmeadow, MA 01028

Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,100	142,455	465,061
Median age	43.9	37.4	37.4
Median age (Male)	41.0	36.1	35.8
Median age (Female)	46.6	38.7	38.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,122	49,289	174,298
# of persons per HH	2.8	2.9	2.7
Average HH income	\$100,645	\$77,220	\$65,915
Average house value	\$348,423	\$267,298	\$251,567

* Demographic data derived from 2010 US Census

Presented By:

Kevin Jennings

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kevin@jennings-re.com

Jonathan Little

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jonathan@jennings-re.com



73 Chestnut Street Springfield, MA 01103

jennings-re.com

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J



GREYSTONE

Presenting:


70 Maple St

East Longmeadow, MA 01028




80,452 SF Class C Manufacturing Building
 Built in 1965
 Property is for sale at \$1,800,000 (\$22.37/SF)

Investment Information

<p align="center">70 Maple St East Longmeadow, MA 01028</p>	
<p>80,452 SF Class C Manufacturing Building Built in 1965 Property is for sale at \$1,800,000 (\$22.37/SF)</p>	
<p align="center">For Sale Data</p>	
<p align="center"> Sale Price: \$1,800,000 Price/SF: \$22.37 Cap Rate: - </p> <p align="center"> Days on Market: 273 Sale Status: Active Sale Conditions: - Sale Type: Investment </p>	
<p align="center">Income Expense Data</p>	
<p align="center"> Taxes: \$20,044 Operating Expense: - Total Est Expenses: \$20,044 </p>	

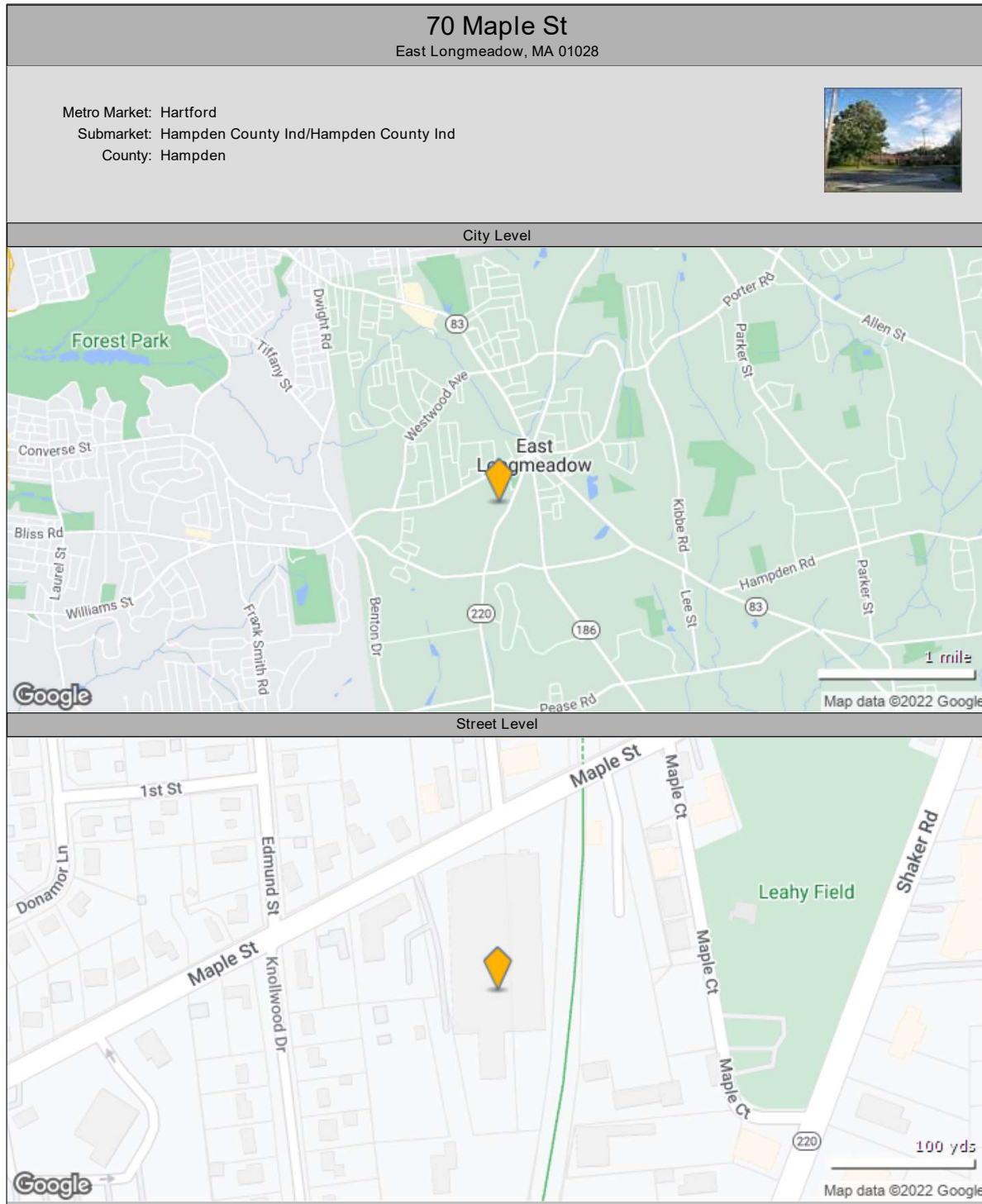
10/21/2022

Property Information

70 Maple St East Longmeadow, MA 01028	
80,452 SF Class C Manufacturing Building Built in 1965 Property is for sale at \$1,800,000 (\$22.37/SF)	
Building Information	
Bldg Type: Manufacturing Bldg Status: Built 1965 Class: C RBA: 80,452 SF Rent/SF/Yr: Bldg Vacant: 0 SF Warehouse Avail: - Office Avail: - Max Contig: - Stories: 1 Building FAR: 0.45 CAM: - Land Area: 4.10 AC Lot Dimensions: - Smallest Space: - Zoning: MULT Power: 4000a Parcel No: ELON-000027-000010	Owner Type: Corporate/User Owner Occupied: - Tenancy: Single Tenant % Leased: 100.0% Ceiling Height: 30'0" Column Spacing: - Const Mat: Reinforced Concrete Rail Spots: - Crane: - Loading Docks: Yes Drive Ins: - Rail Line: - Cross Docks: - Levelators: - Sprinklers: -

10/21/2022






Location Information



10/21/2022

GREYSTONE

Comps Information

70 Maple St East Longmeadow, MA 01028		
<p>Bldg Type: Industrial RBA: 80,452 SF Stories: 1 Bldg Status: Built 1965 Land Area: 4.10 AC</p>	<p>Sale Price: \$1,800,000 Price/SF: \$22.37 Cap Rate: - Days on Market: 273</p>	
745 Springfield St * Agawam, MA 01001		
<p>Bldg Type: Industrial RBA: 43,597 SF Stories: 1 Bldg Status: 1981 Land Area: 3.10 AC</p>	<p>Sold Price: \$1,850,000 Price/SF: \$42.43 Cap Rate: - Sold Date: Apr 28, 2021</p>	
<p>Buyer: Frozen Foods Corporation Distance: 7.05 miles from subject property</p>		
1102 Sheridan St * Chicopee, MA 01022		
<p>Bldg Type: Industrial RBA: 74,520 SF Stories: 1 Bldg Status: 1986 Land Area: 4.91 AC</p>	<p>Sold Price: \$3,300,000 Price/SF: \$44.28 Cap Rate: - Sold Date: Dec 2, 2020</p>	
<p>Buyer: YUT LLC Distance: 8.69 miles from subject property</p>		
151 Capital Dr * West Springfield, MA 01089		
<p>Bldg Type: Industrial RBA: 40,896 SF Stories: 1 Bldg Status: 1979 Land Area: 3.82 AC</p>	<p>Sold Price: \$3,200,000 Price/SF: \$78.25 Cap Rate: - Sold Date: Jan 2, 2022</p>	
<p>Buyer: 151 Capital Drive LLC Distance: 7.36 miles from subject property</p>		
26 Sears Way * West Springfield, MA 01089		
<p>Bldg Type: Industrial RBA: 153,500 SF Stories: 2 Bldg Status: 1952 Land Area: 3.77 AC</p>	<p>Sold Price: \$3,040,000 Price/SF: \$19.80 Cap Rate: - Sold Date: Mar 19, 2021</p>	
<p>Buyer: 26 G Sears Llc Distance: 6.04 miles from subject property</p>		

10/21/2022

GREYSTONE


Comps Information (cont'd)

202 Day St * West Springfield, MA 01089		
Bldg Type: Industrial	Sold Price: \$900,000	
RBA: 43,400 SF	Price/SF: \$20.74	
Stories: 1	Cap Rate: -	
Bldg Status: 1920	Sold Date: Apr 21, 2021	
Land Area: 2.39 AC		
Buyer: J & A Aerospace Inc		
Distance: 5.67 miles from subject property		
265 Main St * Agawam, MA 01001		
Bldg Type: Industrial	Sold Price: \$3,550,000	
RBA: 141,000 SF	Price/SF: \$25.18	
Stories: 1	Cap Rate: -	
Bldg Status: 1955	Sold Date: Dec 22, 2020	
Land Area: 13.41 AC		
Buyer: HP Hood LLC		
Distance: 5.30 miles from subject property		
225 Carando Dr * Springfield, MA 01104		
Bldg Type: Industrial	Sold Price: \$2,550,000	
RBA: 46,148 SF	Price/SF: \$55.26	
Stories: 2	Cap Rate: -	
Bldg Status: 1991	Sold Date: Jan 5, 2021	
Land Area: 3.73 AC		
Buyer: Greenfield Development		
Distance: 5.88 miles from subject property		
40 E Newberry Rd (3 Properties) * Bloomfield, CT 06002		
Bldg Type: Industrial	Sold Price: \$900,000	
RBA: 103,252 SF	Price/SF: \$8.72	
Stories: -	Cap Rate: -	
Bldg Status: -	Sold Date: Jul 19, 2022	
Land Area: 40.35 AC		
Buyer: Nikki Ct Llc		
Distance: 0.00 miles from subject property		
514 Main St (2 Properties) * Holyoke, MA 01040		
Bldg Type: Industrial	Sold Price: \$1,000,000	
RBA: 58,483 SF	Price/SF: \$17.10	
Stories: -	Cap Rate: -	
Bldg Status: -	Sold Date: Jul 14, 2021	
Land Area: 2.01 AC		
Buyer: Antonio Albericci		
Distance: 0.00 miles from subject property		

10/21/2022

GREYSTONE

Comps Information (cont'd)

3 Green St (2 Properties) * Clinton, MA 01510		
Bldg Type: Industrial	Sold Price: \$2,500,000	
RBA: 129,458 SF	Price/SF: \$19.31	
Stories: -	Cap Rate: -	
Bldg Status: -	Sold Date: Mar 30, 2020	
Land Area: 6.20 AC		
Buyer: Clinton Cameron Mass Llc		
Distance: 0.00 miles from subject property		

10/21/2022

GREYSTONE

Presenting:


44 Hendee St

Springfield, MA 01104



6,306 SF Industrial Building
 Built in 1965
 Property is for sale at \$595,000 (\$94.35/SF)

Investment Information

<p align="center">44 Hendee St Springfield, MA 01104</p>	
<p>6,306 SF Industrial Building Built in 1965 Property is for sale at \$595,000 (\$94.35/SF)</p>	
<p align="center">For Sale Data</p>	
<p align="center"> Sale Price: \$595,000 Price/SF: \$94.35 Cap Rate: - </p> <p align="center"> Days on Market: 85 Sale Status: Active Sale Conditions: - Sale Type: Investment Or Owner User </p>	
<p align="center">Notes</p>	
<p>R.J. Greeley Company is pleased to present 44 Hendee Street located in Springfield, MA. Hendee Street offers 707 square feet of office space along with 5,599 square feet of warehouse . Hendee Street has 11 Drive-in doors, a gated fence surrounding the property, 11' -15' ceiling height from joist in the bays along with ample on-site parking and a great location as it is just minutes away from Interstate(s) I-90, I-91 and I-291.</p>	

10/21/2022

Page 2

GREYSTONE

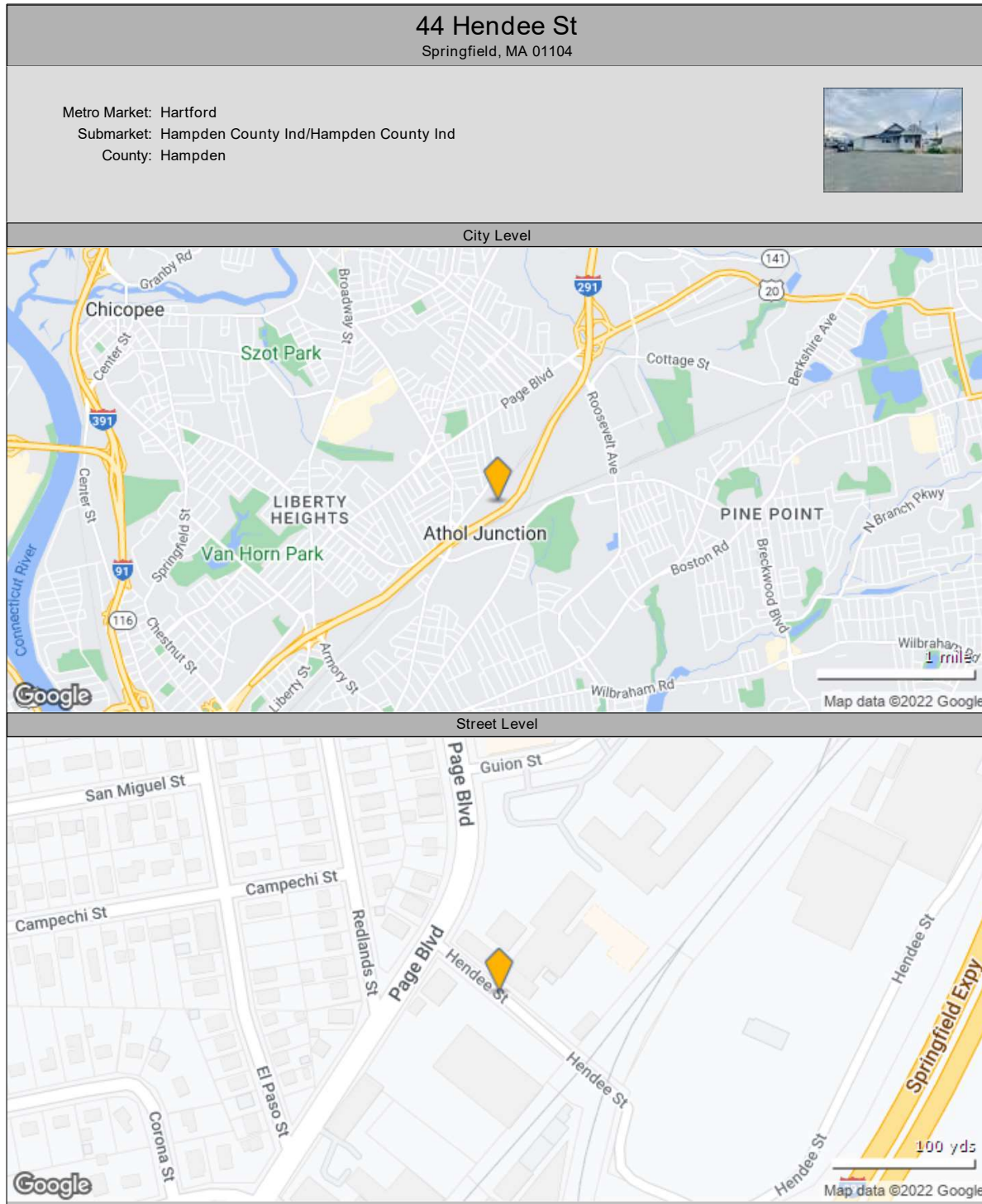
Property Information

44 Hendee St Springfield, MA 01104							
6,306 SF Industrial Building Built in 1965 Property is for sale at \$595,000 (\$94.35/SF)							
Building Information							
Bldg Type: Industrial Bldg Status: Built 1965 Class: - RBA: 6,306 SF Rent/SF/Yr: Bldg Vacant: 6,306 SF Warehouse Avail: 6,306 SF Office Avail: - Max Contig: 6,306 SF Stories: 1 Building FAR: 0.06 CAM: - Land Area: 2.50 AC Lot Dimensions: - Smallest Space: 6,306 SF Zoning: -				Owner Type: - Owner Occupied: - Tenancy: - % Leased: 0.0% Ceiling Height: - Column Spacing: - Const Mat: - Rail Spots: - Crane: - Loading Docks: - Drive Ins: 11 Rail Line: - Cross Docks: - Levelators: - Sprinklers: -			
Parking: 7 Surface Spaces are available; Ratio of 1.11/1,000 SF							
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/yr + Svs	Occupancy	Term	
	6,306	6,306	6,306	Withheld	Vacant	TBD	

10/21/2022

GREYSTONE

Location Information



10/21/2022

GREYSTONE

Comps Information

44 Hendee St Springfield, MA 01104		
<p>Bldg Type: Industrial RBA: 6,306 SF Stories: 1 Bldg Status: Built 1965 Land Area: 2.50 AC</p>	<p>Sale Price: \$595,000 Price/SF: \$94.35 Cap Rate: - Days on Market: 85</p>	
1 Shoham Rd * East Windsor, CT 06088		
<p>Bldg Type: Industrial RBA: 11,410 SF Stories: 1 Bldg Status: 1990 Land Area: 3.47 AC</p>	<p>Sold Price: \$540,000 Price/SF: \$47.33 Cap Rate: - Sold Date: Jul 22, 2021</p>	
<p>Buyer: Olender's Body Shop Distance: 14.00 miles from subject property</p>		
36 Lawrence Plain Rd * Hadley, MA 01035		
<p>Bldg Type: Industrial RBA: 4,423 SF Stories: 1 Bldg Status: 1920 Land Area: 6.30 AC</p>	<p>Sold Price: \$800,000 Price/SF: \$180.87 Cap Rate: - Sold Date: Apr 20, 2021</p>	
<p>Buyer: Tuckman LLC Distance: 13.38 miles from subject property</p>		
95 Shaker Rd * East Longmeadow, MA 01028		
<p>Bldg Type: Industrial RBA: 10,378 SF Stories: 1 Bldg Status: 1920 Land Area: 2.51 AC</p>	<p>Sold Price: \$725,000 Price/SF: \$69.86 Cap Rate: - Sold Date: Jul 27, 2021</p>	
<p>Buyer: 21 Shillingford Rt Distance: 5.48 miles from subject property</p>		
288 Main St * Agawam, MA 01001		
<p>Bldg Type: Industrial RBA: 11,846 SF Stories: 1 Bldg Status: 1975 Land Area: 0.91 AC</p>	<p>Sold Price: \$900,000 Price/SF: \$75.98 Cap Rate: - Sold Date: Sep 2, 2022</p>	
<p>Buyer: 350 Main St LLC Distance: 4.51 miles from subject property</p>		

10/21/2022

GREYSTONE


Comps Information (cont'd)

75 Marion St * Chicopee, MA 01013		
Bldg Type: Industrial	Sold Price: \$575,000	
RBA: 6,946 SF	Price/SF: \$82.78	
Stories: 1	Cap Rate: -	
Bldg Status: 1977	Sold Date: May 3, 2022	
Land Area: 0.30 AC		
Buyer: William St Holding LLC		
Distance: 2.21 miles from subject property		
1635 Page Blvd * Springfield, MA 01104		
Bldg Type: Industrial	Sold Price: \$597,000	
RBA: 4,192 SF	Price/SF: \$142.41	
Stories: 1	Cap Rate: -	
Bldg Status: 1981	Sold Date: May 21, 2021	
Land Area: 1.91 AC		
Buyer: Ddm Property Group Llc		
Distance: 2.15 miles from subject property		
164 Switzer Ave * Springfield, MA 01109		
Bldg Type: Industrial	Sold Price: \$400,000	
RBA: 8,000 SF	Price/SF: \$50.00	
Stories: 1	Cap Rate: -	
Bldg Status: 1963	Sold Date: Jun 8, 2022	
Land Area: 0.63 AC		
Buyer:		
Distance: 1.43 miles from subject property		
480 Ledyard St (2 Properties) * Hartford, CT 06114		
Bldg Type: Mixed	Sold Price: \$610,000	
Class: C	Price/SF:	
RBA: 19,206 SF	Cap Rate: -	
Stories: -	Sold Date: Feb 7, 2022	
Bldg Status: -		
Buyer: MSM Express LLC		
Distance: 0.00 miles from subject property		
163-165 Stafford St (2 Properties) * Springfield, MA 01104		
Bldg Type: Industrial	Sold Price: \$800,000	
RBA: 34,544 SF	Price/SF: \$23.16	
Stories: -	Cap Rate: -	
Bldg Status: -	Sold Date: Dec 2, 2020	
Land Area: 0.78 AC		
Buyer: 401 Liberty Street Llc		
Distance: 0.00 miles from subject property		

10/21/2022

GREYSTONE

Comps Information (cont'd)

27 Broom St (2 Properties) * Plainfield, MA 01070		
Bldg Type: Industrial	Sold Price: \$600,000	
RBA: 22,000 SF	Price/SF: \$27.27	
Stories: -	Cap Rate: -	
Bldg Status: -	Sold Date: Jun 10, 2020	
Land Area: 98 AC		
Buyer: Almond Property Mgmt Llc		
Distance: 0.00 miles from subject property		

10/21/2022

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176 Shoemaker Ln, Agawam, MA 01001 - Chez Josef - Banquet & Event Hall | LoopNet



176 Shoemaker Ln - Chez Josef - Banquet & Event Hall

57,000 SF Specialty Building Offered For Sale in Agawam, MA

[Specialty Properties](#) / [Massachusetts](#) / [Agawam](#) / 176 Shoemaker Ln, Agawam, MA 01001



INVESTMENT HIGHLIGHTS

365 parking spaces, paved lot

Two commercial kitchens



<https://www.loopnet.com/Listing/176-Shoemaker-Ln-Agawam-MA/22311864/>

1/5



176 Shoemaker Ln - Chez Josef - Banquet & Event Hall

57,000 SF Specialty Building Offered For Sale in Agawam, MA

R.J. Greeley Company, Inc is pleased to present 176 Shoemaker Lane, Agawam for sale. The property is approximately 9.88 acres, improved by a 52,000 sf banquet hall and event space known as Chez Josef. The exterior or the property is well landscaped and features a prominently placed fountain and a circular driveway that leads to two covered loading and unloading areas. The interior of the property features approximately 30,000 SF of event space that was previously licensed for 1,500 total occupants. The event space benefits from clear span open areas, high ceilings and several bathrooms. The remaining 22,000 SF includes two kitchens, office space (first and second floor), freezer/cooler storage and dry storage. The property is zoned industrial B and has 365 lined spaces and 33 stacked spaces (employee parking during functions). The property is located 5 miles from I-91 and 3 miles from Route 57. The property is also available for lease.

PROPERTY FACTS

Sale Type	Investment or Owner User	Building Size	57,000 SF
Property Type	Specialty	No. Stories	2
Property Subtype	Lodge/Meeting ✓	Year Built	1967
Building Class	B	Tenancy	Single
Lot Size	9.88 AC	Parking Ratio	6.4/1,000 SF

MAP

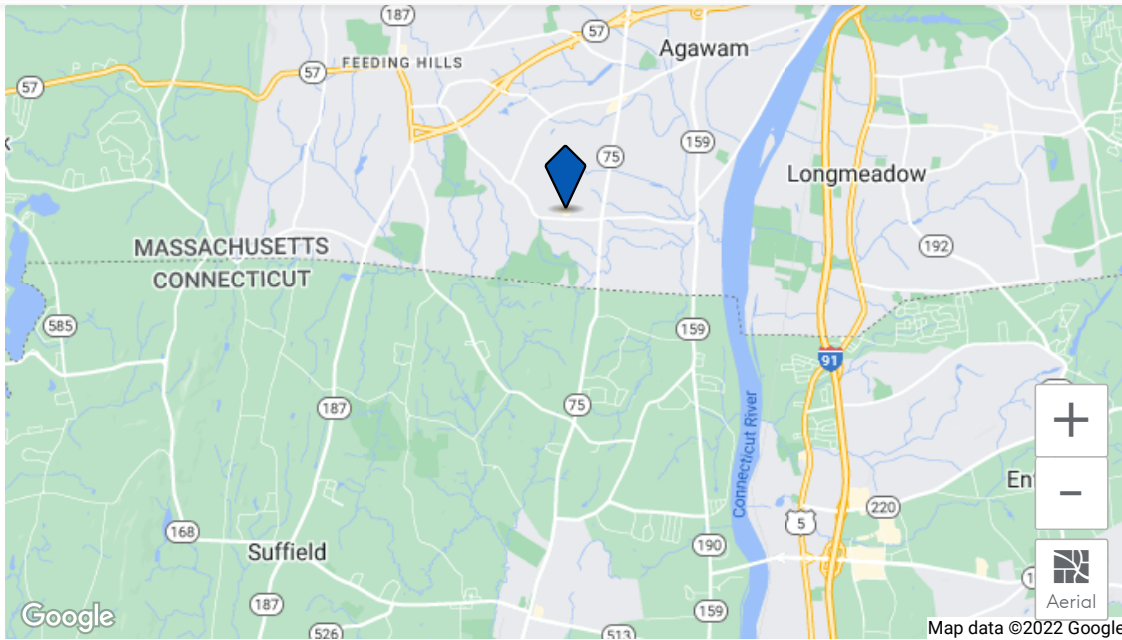


176 Shoemaker Ln, Agawam, MA 01001 - Chez Josef - Banquet & Event Hall | LoopNet



176 Shoemaker Ln - Chez Josef - Banquet & Event Hall

57,000 SF Specialty Building Offered For Sale in Agawam, MA



TRANSPORTATION



Bradley International Airport 19 min drive 8.8 mi

PROPERTY TAXES

Parcel Number	AGAW-000004H-000001-000003	Improvements Assessment	\$2,510,300
Land Assessment	\$427,500	Total Assessment	\$2,937,800



<https://www.loopnet.com/Listing/176-Shoemaker-Ln-Agawam-MA/22311864/>

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Help



176 Shoemaker Ln - Chez Josef - Banquet & Event Hall

57,000 SF Specialty Building Offered For Sale in Agawam, MA

More public record information on 176 Shoemaker Ln, Agawam, MA 01001

The Specialty Property at 176 Shoemaker Ln, [Agawam](#), MA **01001** is currently available For Sale. Contact R.J. Greeley Company for more information.

SPECIALTY PROPERTIES IN NEARBY NEIGHBORHOODS

- [Sheldon Charter Oak Specialty Properties](#)
- [Simsbury Ctr Historic District Specialty Properties](#)
- [Bloomfield/Windsor Specialty Properties](#)
- [East Granby/Suffield Specialty Properties](#)
- [Enfield/E Windsor/Windsor Locks Specialty Properties](#)
- [Downtown Westfield Specialty Properties](#)
- [Brightwood Specialty Properties](#)
- [Memorial Square Specialty Properties](#)
- [Forest Park Specialty Properties](#)
- [South End Hampden Specialty Properties](#)
- [Downtown Springfield Specialty Properties](#)
- [Six Corners Specialty Properties](#)
- [Old Hill Specialty Properties](#)
- [Liberty Heights Specialty Properties](#)
- [McKnight Specialty Properties](#)

NEARBY LISTINGS

- [254 Bridge St, Springfield MA](#)



176 Shoemaker Ln, Agawam, MA 01001 - Chez Josef - Banquet & Event Hall | LoopNet



176 Shoemaker Ln - Chez Josef - Banquet & Event Hall

57,000 SF Specialty Building Offered For Sale in Agawam, MA

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5/5



June 29, 2022

Commissioner Carol W. Gladstone
Division of Capital Asset Management and Maintenance
One Ashburton Place
Boston, MA 02108

Dear Commissioner Gladstone,

We are aware that DCAMM and the State trial court have begun the process to study the issues and concerns with the current Roderick L. Ireland Courthouse in Springfield, Massachusetts.

Should a new courthouse in Springfield be an option – we offer the following site that we own and control for consideration.

West Columbus Avenue, Clinton Street and Avocado Street – Springfield, Massachusetts
(See attached sample rendering)

Property Development highlights include:

- 14.5 acres in downtown Springfield along the Connecticut River
- A 4 story 210,000 – 250,000 square foot new building.
- Over 700 car parking spaces – includes underground parking
- 3 exclusive entrance/exits
- High visibility to Interstate Route 91
- Access to public transportation
- Adjacent property for future development

This property is close to the current existing courthouse and will not impact travel time for the public or courthouse employees. This location is only a few blocks from Springfield's main transportation building – Union Station.

The property is available for purchase or lease. In addition, OPAL Real Estate would propose a public/private partnership to “build to suit” a new courthouse and enter into a long term lease with DCAMM.

Thank you for your time and consideration.

Very Truly,

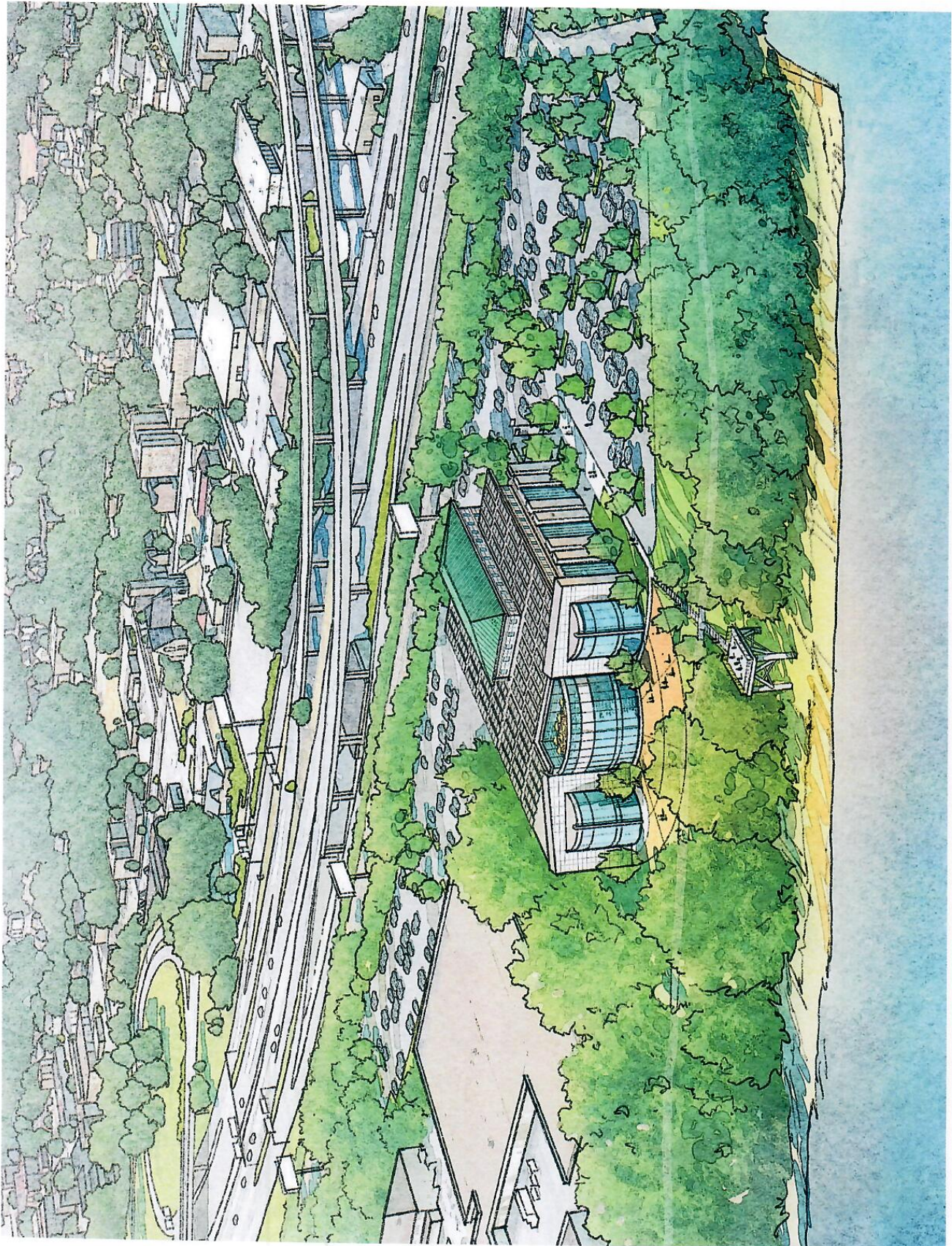


Peter Picknelly

Cc: Chief Justice Jeffrey A Locke
1 Pemberton Square
Boston, MA 02108

Court Administrator John A. Bello
1 Pemberton Square
Boston, MA 02108

Mayor Domenic Sarno
Office of the Mayor
36 Court Street
Springfield, MA 01103



GREYSTONE

Opinion of Value

Allen & Cooley Rd, Springfield, MA

March 8, 2023

Prepared For:

Division of Capital Asset Management & Maintenance
Office of Real Estate Management
One Ashburton Place, 14th Floor
Boston, MA 02108

Greystone Management Solutions
 20 Park Plaza
 Suite 1120
 Boston, MA 02116
 P: 617.316.1654 | F: 617.316.1655

GREYSTONE

TO: Heidi J. Green, AICP, Senior Project Manager, Office of Real Estate Management, *DCAMM*
 Scott Schilt, Senior Program Manager, Trial Courts, *DCAMM*

FROM: Greystone Management Solutions

DATE: March 8, 2023

RE: Opinion of Value: Allen & Cooley Road, Springfield

PURPOSE AND SCOPE OF EVALUATION

The Division of Capital Asset Management and Maintenance (“DCAMM”) engaged Greystone Management Solutions (“Greystone”) to provide real estate advisory services related to the Springfield Court Complex Relocation Assessment. Greystone identified and provided the eleven (11) available on-market options, based on qualifying criteria, on September 22, 2022. We understand DCAMM reviewed the list of sites along with the criteria, and subsequently identified six (6) sites that best meet certain requirements, and requested Greystone to provide additional research services for the shortlisted sites.

Greystone was able to obtain the list prices and updates for five (5) of the sites. However, the land located at Allen and Cooley Road in Springfield (the “Proposed Site”) does not have a price listing, and attempts to obtain price guidance from the Listing Broker were unsuccessful. This Opinion of Value is based on current market conditions for the Proposed Site. Our opinion is based on a review of recent transactions for similar land and properties or buildings with sufficient land in the Greater Springfield Submarket, with an emphasis on those located in the downtown Springfield area.

In preparing this opinion we toured the submarket where the Proposed Site is located and reviewed third-party databases for comparable listings. We also considered available information for the value of land under contract in the submarket. This is a good faith opinion based on this available data of the reasonable range in which the property could trade.

INTENDED USE

DCAMM is the intended user of this opinion for the purpose of assessing fair market value for the Proposed Site.

The comments that follow are not intended to be a complete analysis of all properties, but rather an opinion about particular market forces that affect the fair market value for lease and sale values in the specific market for land and redevelopment properties. The information provided utilizes the market listings as well as completed sales. This analysis does not consider any impact on value related to the 21E Massachusetts Oil and Hazardous Material Release Prevention Act or soil conditions.

Our analysis assumes four basic conditions about the marketplace. If these conditions are not present, it impacts the valuation.

- (1) The subject real estate market is in stable condition, and the market has not experienced any significant sharp movements.
- (2) The real estate market environment is neither experiencing hyperinflation nor development based on overly optimistic speculation.
- (3) The Proposed Site is not physically and economically obsolete relative to its intended use.
- (4) The Proposed Site is buildable based on current zoning and entitlements.

PROPOSED SITE

The Proposed Site consists of +/- 13.17 acres (as depicted in the Site Plan attached hereto as Appendix 1) as parcel number 002800790 and adjacent to Five Town Plaza, a 400,000 square foot shopping center (as depicted in the Aerial Photo attached hereto as Appendix 2). The Proposed Site is located within the triangle formed by Cooley Street, the Bicentennial Highway, and Allen Street (as depicted in the Plat Map attached hereto as Appendix 3) which have a concentration of retail, medical and professional buildings.

The land is zoned Business 1 General Business district, with 314 feet of frontage along Allen Street (as depicted in the GIS Map and legend included as Appendix 4) General Business Districts according to Article 1 of the Springfield Zoning Bylaws¹ allow for a variety of uses including Office which is a by right use according to Section 1001-D, Subsection 4.

There are currently no curb cuts, driveways, or utilities to the site. The subject (FEMA map identifier 25013C0407E) is located within FEMA Flood Zones B and X with moderate risk of flood hazard, usually between the 100-year and 500-year floods. Approximately 3.5 acres of the northwest corner of the site are impaired by wetlands (as depicted in Appendix 5 hereto).

The proposed site is +/- five miles from the existing courthouse location. The Allen Park bus stop is just over 500 steps from the site. There are no subway or commuter rail services within walking distance to the area. The site is located 18.6 miles from Bradley International Airport.

¹ Page 46: https://www.springfield-ma.gov/planning/fileadmin/Planning_files/Zoning_Internet_Copy_.pdf

GREATER HARTFORD MARKET

The Site is located in the City of Springfield, within the Greater Hartford market which was statistically stable at the end of FY'22. However, January 2023 saw physical vacancy expansion, with fears of recession straining the office landscape. Office-using employment in the market contracted by -0.6% over the past five (5) years compared to 1.6% growth nationally².

The market has approximately 130,000 SF of new development in the pipeline, with no projected speculative construction expected. This is in part due to year over year asking rent remaining flat. Posted rents are close to pre-pandemic levels. Full-service gross rents are estimated to average \$19.90 PSF, compared to the national average of \$35.24 PSF.

The vacancy rate is 10.8% as of Q1'23, under the national average of 12.8%. The office market price in Hartford is more than 50% below the average for the entire United States. Continued speculation about the potential for a deep recession, growing vacancy rates and flat market rates are resulting in slowing sales activity. The average market price sits at just \$112 PSF compared to the national average of \$335 PSF. Accordingly, cap rates are on the rise and currently stand at 9.6%, over two points above the national average of 7.1%.

It is our belief that the market will continue to soften over the next three years. This is documented by recent announcements, including the Lego Group announcement in January 2023 that it will move its corporate headquarters from 100 Print Shop Road in Enfield to Boston by 2026, resulting in the loss of an estimated 740 jobs and another 259,000 square feet of vacancy to the market. Additionally, Campbell Soup Co. also announced that as part of consolidation efforts it will close its 595 Westport Ave, Norwalk headquarters and relocate those employees to New Jersey. Although no timeline was given, the prospect of another 252,000 square feet of vacancy looming in an already vulnerable market will present challenges to investors. The vacancy rate is expected to surpass 16% in the next five years and will outpace the national projection by over 3%.

SPRINGFIELD SUBMARKET

The outlook within the Springfield Submarket shows some strength not seen in the Greater Hartford market as a whole. Office rents in the Springfield market rose by 1.8% during the Q1 of 2023 and have posted an average annual gain of 2.4% over the past three years. Vacancies in the submarket were below the 10-year average as of Q1 2023 and trended slightly down over the past four quarters.

Annual sales volume averaged \$77.3M over the past five years, and surpassed \$98M over the last twelve months. The market price stands at \$190 PSF, an improvement over last year but still a big discount compared to the average for the country.

Cap rates in the market are hovering around 8.7%, representing the lowest cap rate Springfield has experienced in five years, although still higher than the national average. With loan delinquency rates exceeding 54%, it is anticipated that cap rates will not improve over the next three years as lending slows.

Tenants continue to reevaluate space needs, but with no new supply it is not anticipated that additional softening in the market will be substantial. Moreover, over the past three years inventory contracted as

² Costar: Hartford Office Market Summary

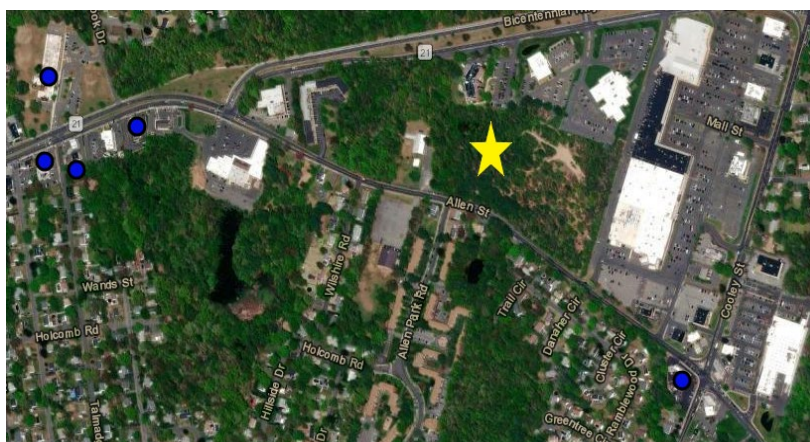
demolition outpaced new construction. This Submarket experienced sales activity that exceeded the three-year average, faring better than the national average.

Rents in the Hampden County area command an average of \$19.30 PSF gross, for 3- and 4- star space. Rents saw a moderate 1.8% increase year over year and trended the same over the last three years. Growth of less than a thirty cents per square foot is forecasted for the next three years.

SITE CONDITIONS

The proposed site is raw land without any infrastructure improvements. The B-1 zoning offers developers some flexibility and office is a by-right use. Of the 13.17 acres, approximately 9.68 acres are buildable due to wetlands impairment. Furthermore, the irregular shape of the parcel as impaired by the wetlands will come with its own challenges.

A search on the Energy and Environmental Affairs Data Portal rendered zero Waste Site and Reportable Release Results³. This is not a substitution for proper due diligence. It does indicate that there are no open environmental cases for the Proposed site currently.



The overall topography of the land appears to have minor elevation variations⁴. It is recommended that an engineer is consulted to verify the same.



³ <https://eeonline.eea.state.ma.us/portal#!/search/wastesite/results?TownName=SPRINGFIELD&Address=ALLEN%20ST>

⁴ <https://en-us.topographic-map.com/map-pqs8/Springfield/?center=42.0938%2C-72.50213&zoom=16>

STRENGTHS & WEAKNESSES

Strengths:

- Scarcity of urban commercial land for development
- Adjacent to grocery anchored shopping center
- Reasonably level topography
- Public Transit Access (Bus stop) adjacent to parcel

Weaknesses:

- Frontage limited to Allen Street
- Irregular shaped lot
- No existing utilities
- No existing curb cuts or roadways
- Unprecedented spikes in construction costs over the past two years
- Over five miles from the existing site
- Wetlands impairment

OPINION OF VALUE

Utilizing recent land sales within the market of like kind and for commercial uses, the average per acre value resulted in \$144,448. Although ask prices will generally be based on the total acreage not the useable acreage, our experience is most sales close based on the portion of the land that is not wetlands.

Property Address	Property City	Land Area AC	Sale Price	Sale Date	Sale Status	Asking Price	Price Per AC Land	Proposed Use	Zoning
0 Medeiros Way	Westfield	6.23	\$550,000	4/12/2021	Sold	600,000	88,282.44	industrial - shovel ready w/ utilities	IA
0 Southampton	Westfield	6.80	\$950,000	7/1/2022	Sold	950,000	139,705.88	Commercial	Business B
647 Shawinigan Dr	Chicopee	7.39	\$2,200,000	5/2/2022	Sold		297,699.96	Commercial	108
645 Shawinigan Dr (Multi-Property)	Chicopee	7.39	\$859,459	5/4/2022	Sold		116,300.42	Office, Retail	0
595 Cottage St	Springfield	7.46	\$750,000	12/23/2021	Sold		100,536.07	Industrial	Commercial
Ball Ln	Amherst	8.33	\$850,000	8/15/2022	Sold	850,000	102,040.76	Hold for Development	RLD
Rte 32	Ware	8.70	\$595,000		UC	595,000	68,390.81	Commercial, Industrial, Office	RB1
274 Boston Rd	Springfield	9.53	\$500,000	4/20/2021	Sold		52,465.87	Commercial	SB1B2
55 E Carew St	South Hadley	11.29	\$3,550,000	4/14/2021	Sold		314,437.81	Commercial	RB
93 Northampton St	Easthampton	34.09	\$2,200,000	4/11/2022	Sold	3,000,000	64,535.07	Commercial Retail	HB
						Average	\$144,448		

The subject site has 9.68 acres of raw land and 3.50 acres of wetlands. It is our opinion, based on the average price per acre, that the 9.68 acres of raw useable land would trade in the open market with a reasonable marketing period of 9-18 months between \$1,200,000 - \$1,400,000.

APPENDICES

APPENDIX 1 | SITE PLAN

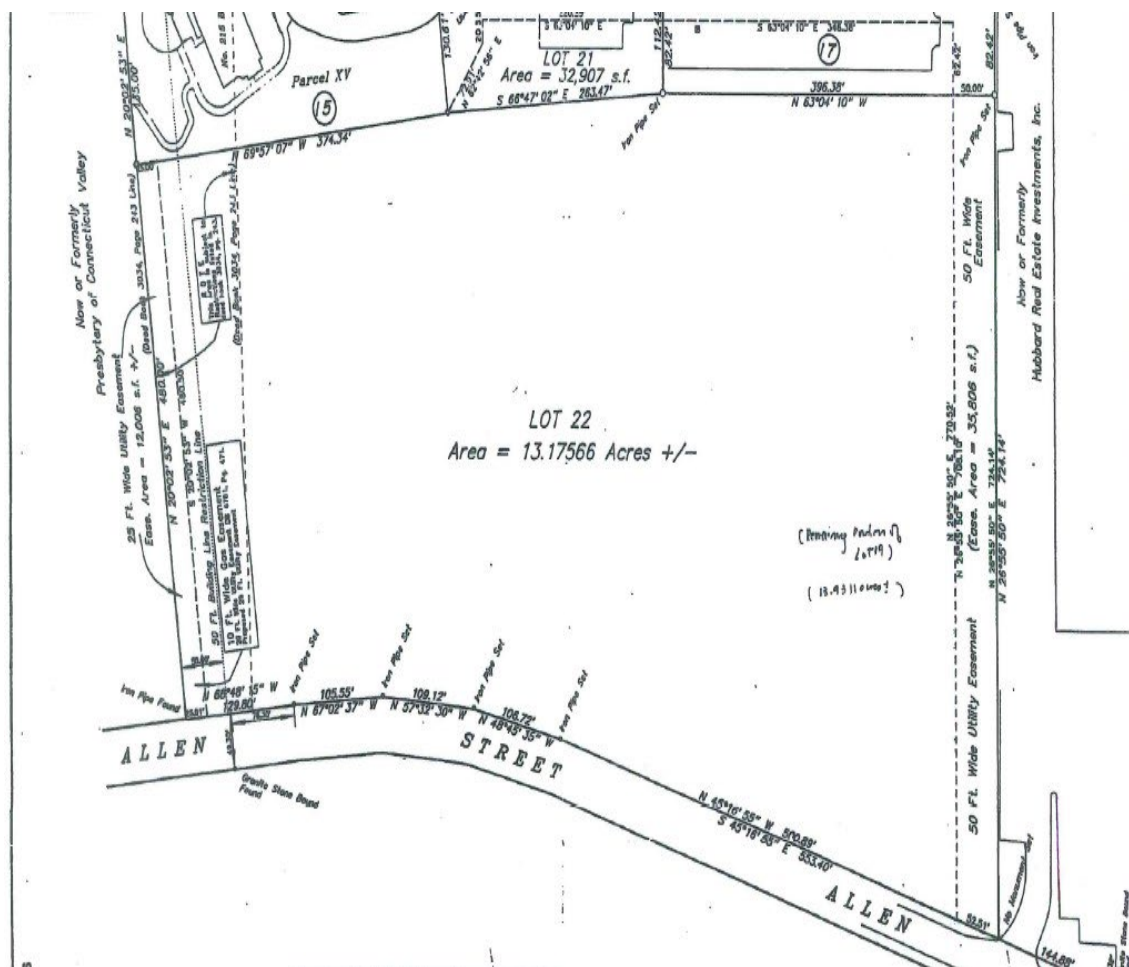
APPENDIX 2 | ARIAL MAP

APPENDIX 3 | PLAT MAP

APPENDIX 4 | GIS ZONING MAP

APPENDIX 5 | WETLANDS MAP

Appendix 1 / Site Plan



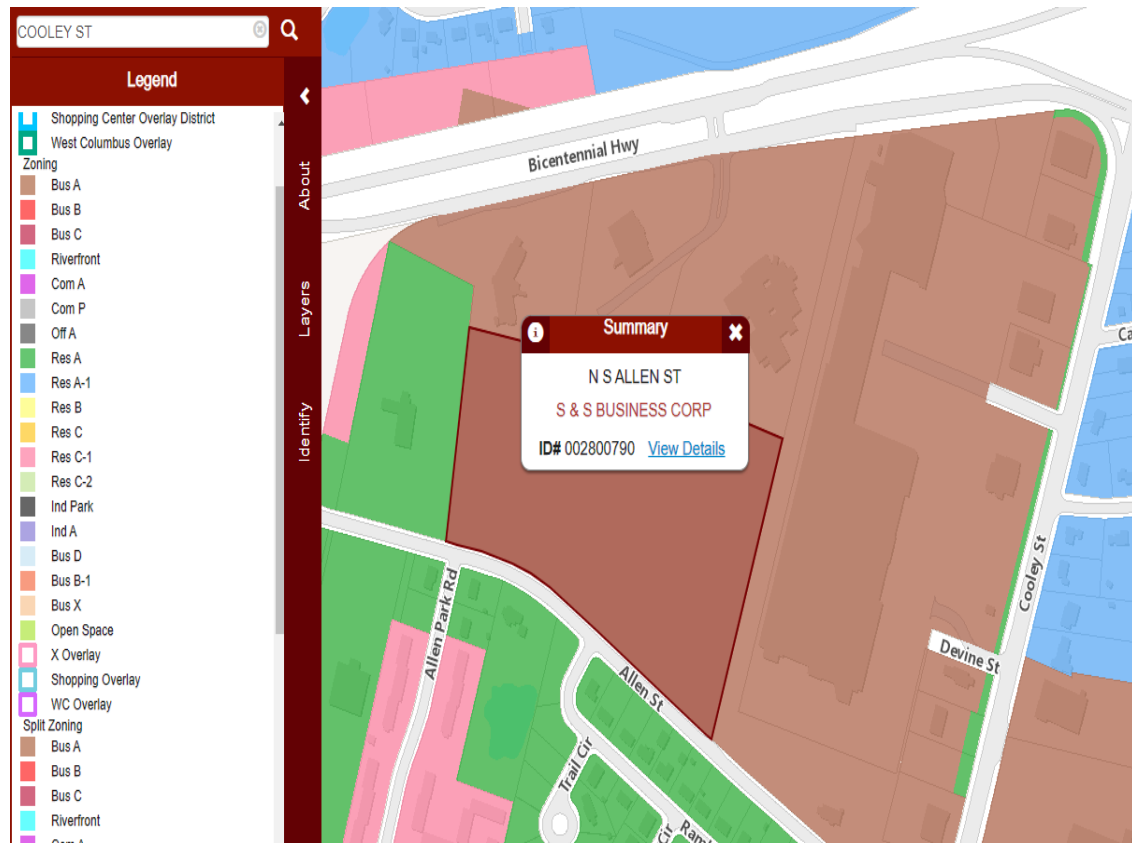
Appendix 2 | Aerial



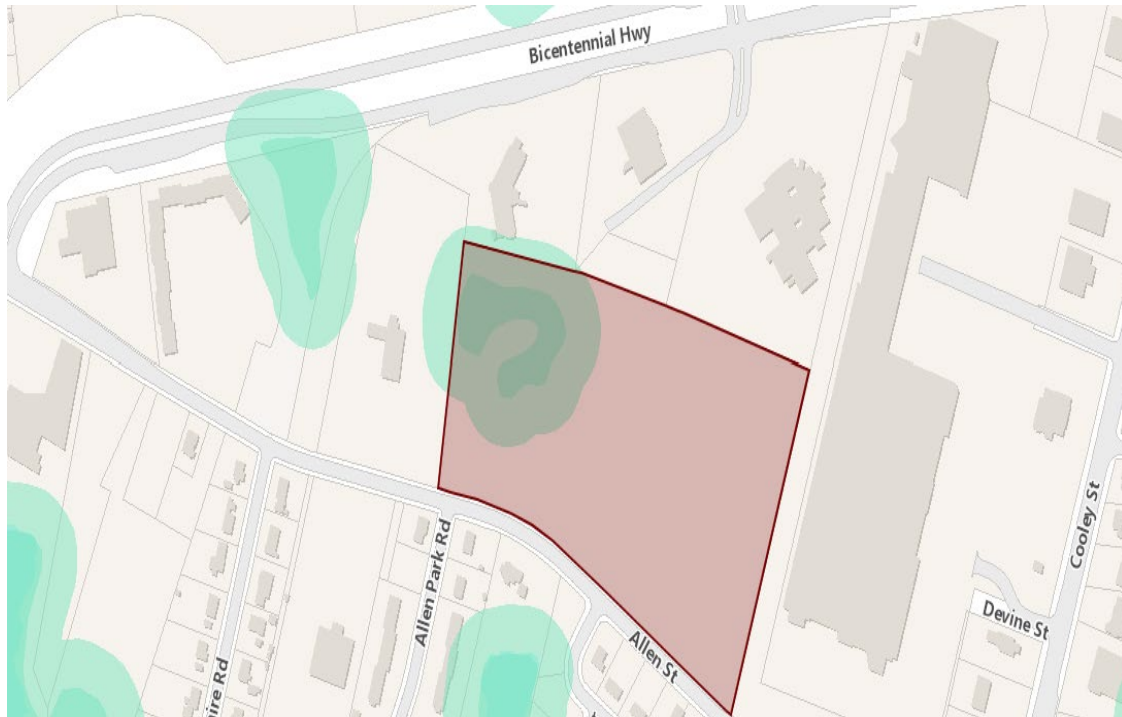
Appendix 3 | Site Plan



Appendix 4 / GIS Zoning Map / Legend



Appendix 5 / Wetlands Map



GREYSTONE

To: Heidi J. Green, AICP, Senior Project Manager, Office of Real Estate Management, *DCAMM*
 Scott Schilt, Senior Program Manager, Trial Courts, *DCAMM*

From: Greystone Management Solutions

Date: March 17, 2023

Re: Springfield Regional Justice Complex - Relocation Assessment
 Identification of On-Market Properties

As requested by DCAMM, this memorandum serves as an update from Greystone on the sales status of six sites previously identified for the subject project. This update includes the site's current market status and, if available, the listing price or the reported disposition price. The following information was obtained without identifying DCAMM as our client.

- **1400-1414 State St., Springfield, MA 01103**
 - **Status** – The entire site is under contract to a hospital REIT, which we understand is experiencing permitting challenges. It is our understanding that the site will require between \$4M and \$5M in environmental remediation. Additionally, although not on the historical registry, one of the buildings in the rear of the site is subject to a great deal of opposition from a local preservation committee. We understand the five-story building in the center will be vacant in the next ninety days. We also understand that the Springfield Department of Parks and Recreation is seeking information on this site.
 - **Price** – The broker for the site indicated the seller would sell for approximately \$1M, a discount that recognizes the remediation costs required for the site. However, this would be subject to negotiations with the REIT that has it under contract.
- **125 Liberty St., Springfield, MA 01103**
 - **Status** – Under Contract. The buyer is pursuing leases for portions of the building.
 - **Price** – \$2.3 M
- **255 Liberty St., Springfield, MA 01104**
 - **Status** – Sold to Massachusetts Commercial Transportation in December. We reached out on interest for potential purchase, and our calls were not returned.
 - **Price** – \$400,000
- **70 Maple St., East Longmeadow, MA 01028**
 - **Status** – Under Contract. The buyer is not pursuing leases.
 - **Price** – Undisclosed. Asking price was \$1.8M.
- **55 Avocado St., Springfield, MA 01104**
 - **Status** – On market
 - **Price** – \$2.2M asking price

Springfield Regional Justice Complex - Relocation Assessment
Update to Identification of On-Market Properties

Prepared for DCAMM • March 17, 2023

GREYSTONE

- **Allen St. & Cooley Rd., Springfield, MA 01118**
 - **Status** – On market
 - **Price** – “North of \$2 million” is the only guidance we could obtain from their representative. At DCAMM's direction, Greystone prepared a Broker Opinion of Value (BOV) for this site. That BOV is attached.

We welcome the opportunity to discuss these properties further and stand by our previous offer to conduct a confidential search of suitable off-market properties at DCAMM's direction.

C Civil Review of Sites

50 State Street.....C-02

125 Liberty Street.....C-16

255 Liberty Street.....C-28

70 Maple Street.....C-39

1400-1414 State Street.....C-54

Allen Street & Cooley Street.....C-67



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 F: 617-338-6472
www.nitscheng.com

HAMDEN COUNTY, HALL OF JUSTICE BUILDING STUDY

Nitsch Project #13422.2

January 3, 2023

ADDRESS

50 State Street
 Springfield, MA 01105

ENVIRONMENTAL

Areas of Critical Environmental Concern (ACEC)	No
BioMap Core Habitats (Wetlands, Forest, Rare Species, Vernal Pool, Priority)	No
MassDEP Wetlands	No
Wellhead Protection Areas (Zone I or Zone II)	No
Natural Heritage Endangered Species	No
Protected Land	No
MassDEP Oil and/or Hazardous Material	No
Underground Storage Tank	No
DEP 21E Site	No

Historic

There are no MassHistoric Commission points on site. However, Court Square just behind the building is on the National Register of Historic Places.

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January 3, 2023
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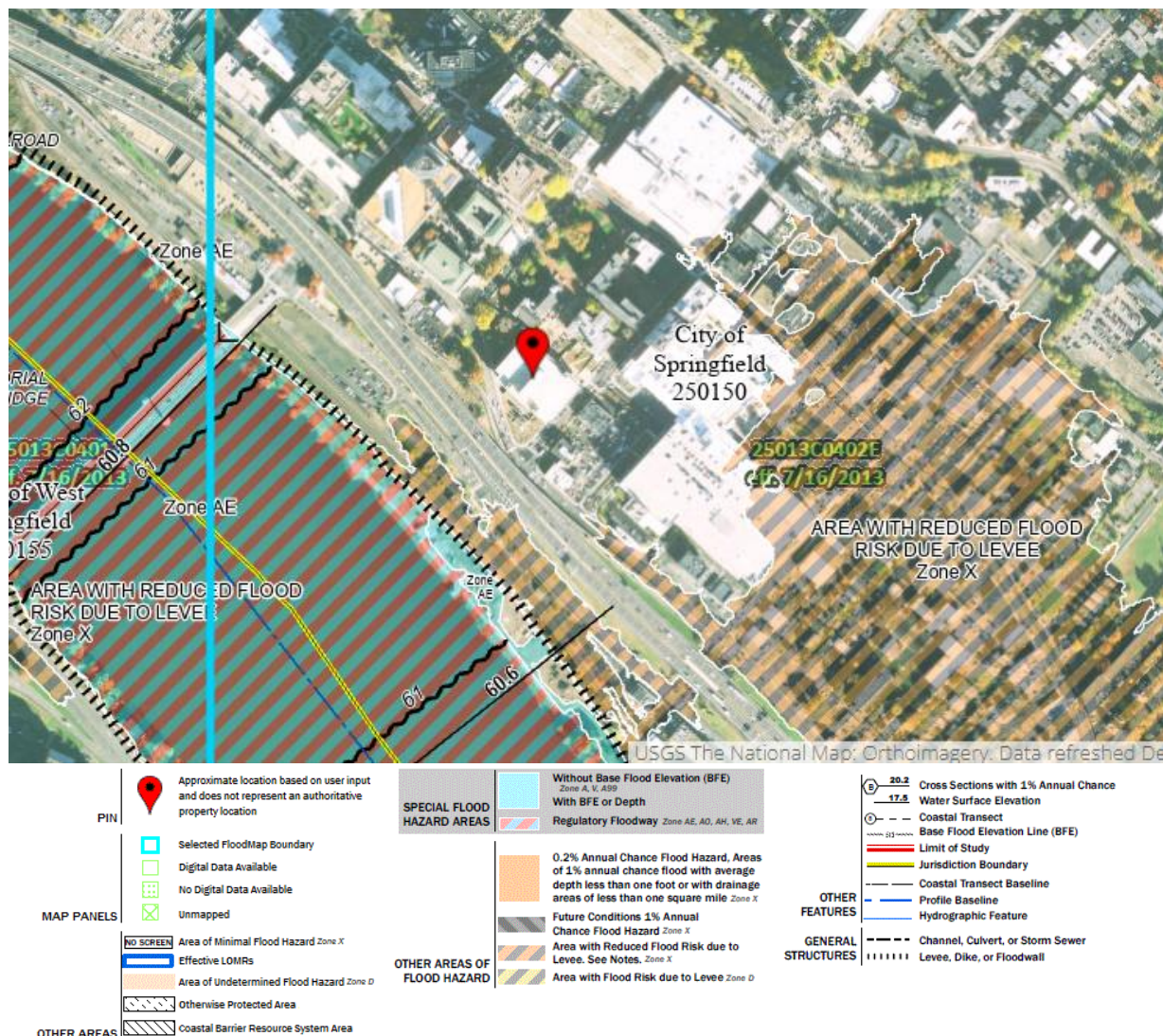
FLOODING

The 50 State Street site is not located within a FEMA Flood Hazard Zone (See Figure X).

Approximately 500 feet west towards the Connecticut River, there are areas of land that are within the FEMA Flood Hazard Zone X (areas with reduced flood risk due to levee). According to available GIS data, this FEMA Zone X area is approximately at the same elevation as the Site.

This may indicate a potential risk to flooding once the life span of the levee and increase storm events and climate change are considered. Nitsch does not have data to determine the level of future flood risk to the site.

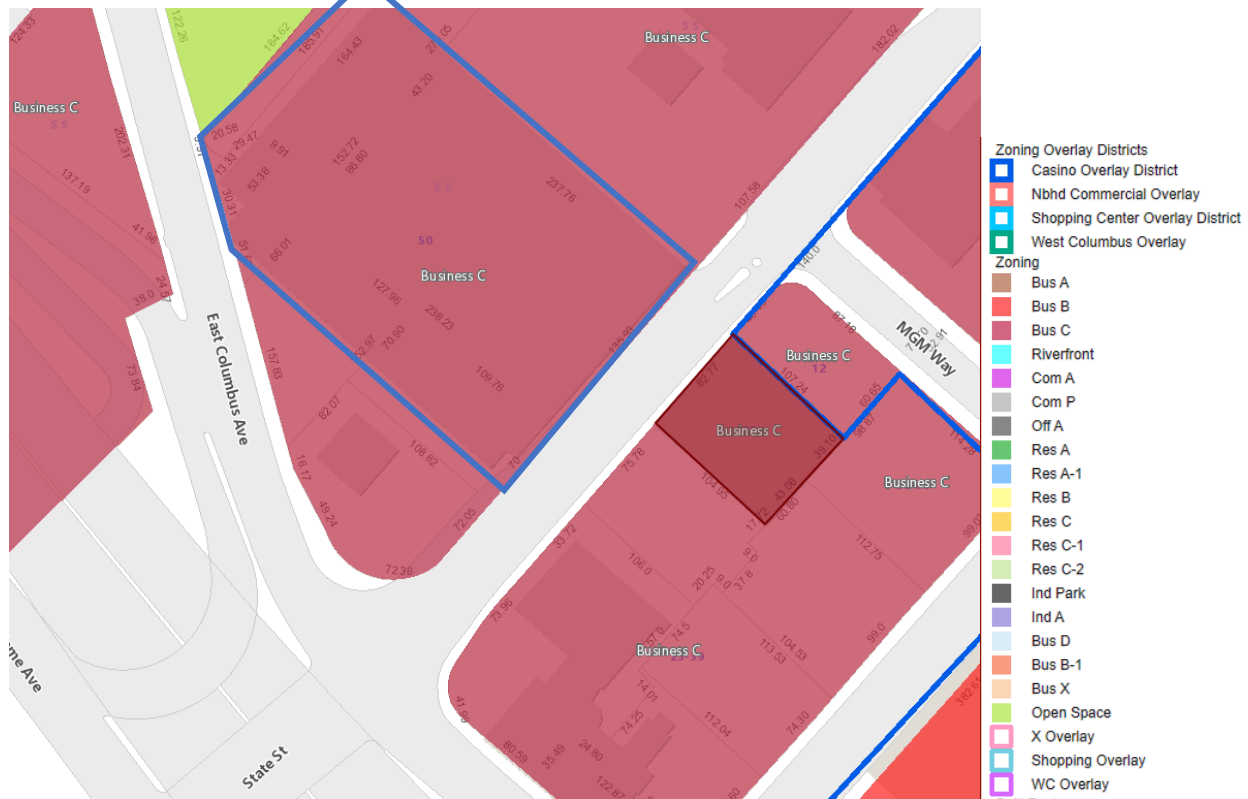
Note, flooding may still occur due to nuisance flooding in or around the site, such as flooding due to utility capacity issues, low points. Not enough information is available to Nitsch at this time to understand localized flooding issues, if any.



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ZONING

The parcel is located in Zoning District **Business C**



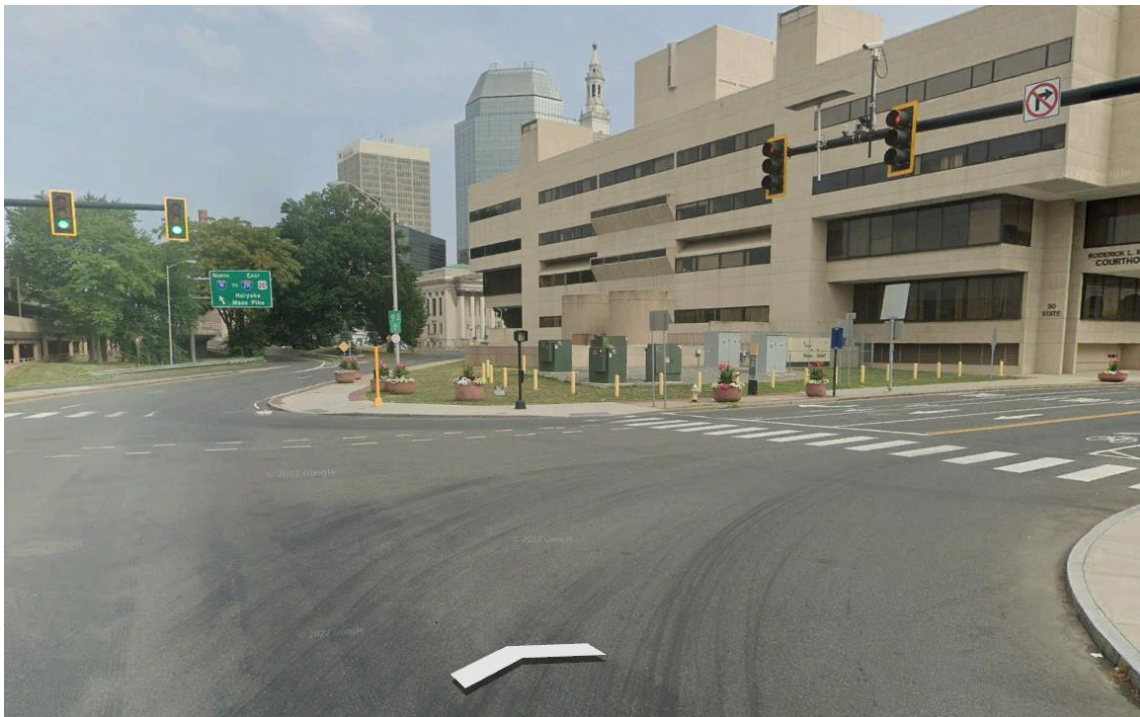
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January 3, 2023

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DESKTOP SITE VISIT

- Existing courthouse building on State st.
- Utility manholes can be found in the major intersection adjacent to the courthouse for storm, sewer, and telecom.
 - Record drawings indicated an 18" Sewer on State st
 - Record drawings indicated a 6" and 16" water line on State St
 - Record Drawing indicated Telecom on State St
 - 8" Gas connection at the east corner of the building and 16" gas on State St
 - Record drawings indicated a 6" and 12" electrical conduit on State St
- Fire hydrant at corner of State St and E Columbus Ave.
- Utility cabinets and a generator adjacent to the building along with air exhaust units.
- Fire department hookups at the southeast corner of the building with fire hydrant nearby.
- Flat roof, with no visible external downspouts, assumed to be internal roof leader that connect below grade to City main.



Intersection and utility boxes for presumably building and intersection lights, generator also found beside building (source: Google Street View)

Nitsch #13422.2: Hamden County, Hall of Justice Building Study
 January 3, 2023
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Presumably Telecom, Sewer, and Storm in E Columbus Ave intersection (source: Google Street View)

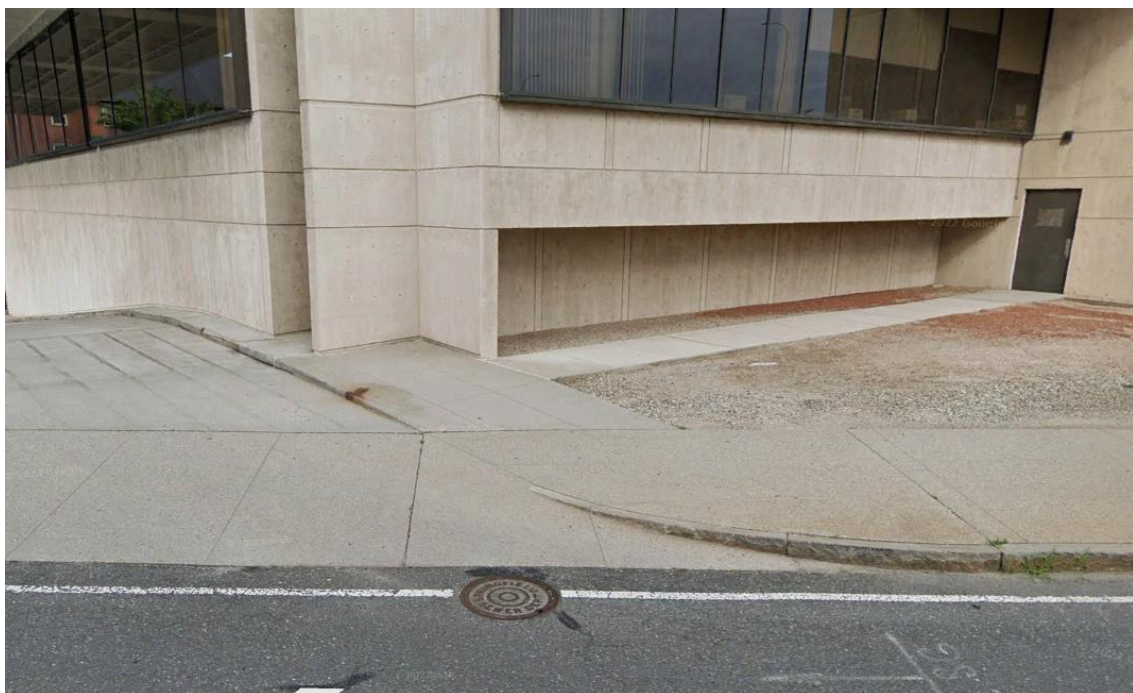


Eversource electric in E Columbus Ave intersection (source: Google Street View)

Nitsch #13422.2: Hamden County, Hall of Justice Building Study
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Exhaust air units (source: Google Street View)

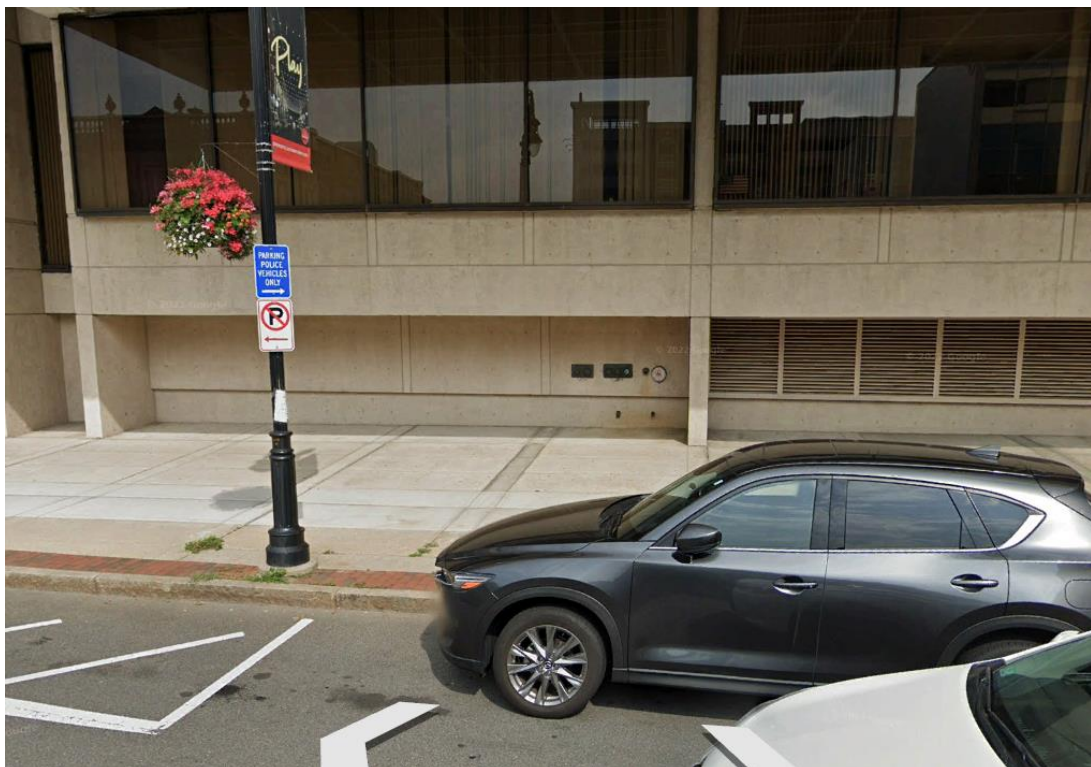


Sewer at west corner of building (source: Google Street View)

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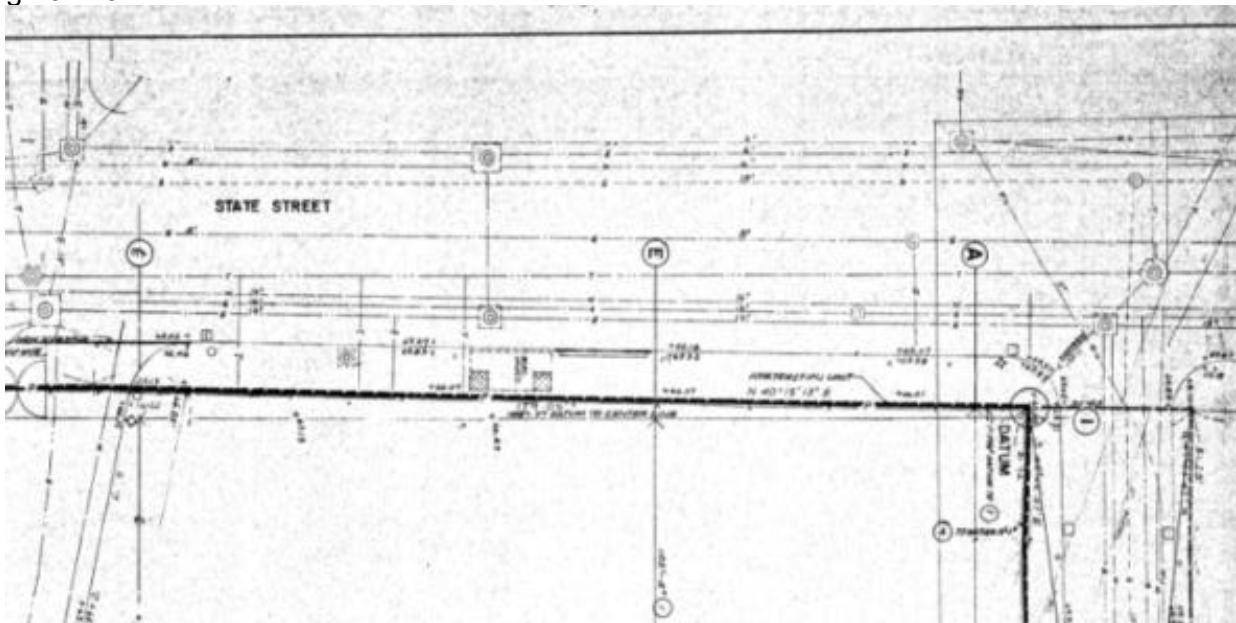


Gas lines connection to building at east corner (source: Google Street View)



Fire Department connections to building near south corner (source: Google Street View)

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Utilities along State St (*Existing Site Plan for Springfield Civic Center*)

Climate Resilience Design Standards Tool Project Report

Test

Date Created: 12/20/2022 8:24:30 AM

Created By: spicard

Date Report Generated: 12/20/2022 8:43:22 AM

Tool Version: Version 1.2

Project Contact Information: Sandra Brock (sbrock@nitscheng.com)

Project Summary

[Link to Project](#)

Estimated Capital Cost: \$100.00

End of Useful Life Year: 2073

Project within mapped Environmental Justice neighborhood: Yes

Ecosystem Service	Scores
Benefits	
Project Score	Moderate
Exposure	
Sea Level Rise/Storm Surge	Not Exposed
Extreme Precipitation - Urban Flooding	High Exposure
Extreme Precipitation - Riverine Flooding	Not Exposed
Extreme Heat	High Exposure



Asset Preliminary Climate Risk Rating

Number of Assets: 1

Summary

Asset Risk	Sea Level Rise/Storm Surge	Extreme Precipitation - Urban Flooding	Extreme Precipitation - Riverine Flooding	Extreme Heat
Building 1	Low Risk	High Risk	Low Risk	High Risk

Climate Resilience Design Standards Summary

	Target Planning Horizon	Intermediate Planning Horizon	Percentile	Return Period	Tier
Sea Level Rise/Storm Surge					
Building 1					
Extreme Precipitation					
Building 1	2070			50-yr (2%)	Tier 3
Extreme Heat					
Building 1	2070		90th		Tier 3

Scoring Rationale - Project Exposure Score

The purpose of the Exposure Score output is to provide a preliminary assessment of whether the overall project site and subsequent assets are exposed to impacts of natural hazard events and/or future impacts of climate change. For each climate parameter, the Tool will calculate one of the following exposure ratings: Not Exposed, Low Exposure, Moderate Exposure, or High Exposure. The rationale behind the exposure rating is provided below.

Sea Level Rise/Storm Surge

This project received a "Not Exposed" because of the following:

- Not located within the predicted mean high water shoreline by 2030
- No historic coastal flooding at project site
- Not located within the Massachusetts Coast Flood Risk Model (MC-FRM)

Extreme Precipitation - Urban Flooding

This project received a "High Exposure" because of the following:

- Maximum annual daily rainfall exceeds 10 inches within the overall project's useful life
- Existing impervious area of the project site is greater than 50%
- No historic flooding at project site
- No increase to impervious area

Extreme Precipitation - Riverine Flooding

This project received a "Not Exposed" because of the following:

- No historic riverine flooding at project site
- The project is not within a mapped FEMA floodplain [outside of the Massachusetts Coast Flood Risk Model (MC-FRM)]
- Project is more than 500ft from a waterbody
- Project is not likely susceptible to riverine erosion

Extreme Heat

This project received a "High Exposure" because of the following:

- 30+ days increase in days over 90 deg. F within project's useful life
- Not located within 100 ft of existing water body
- Existing impervious area of the project site is greater than 50%
- No increase to the impervious area of the project site
- No tree removal

Scoring Rationale - Asset Preliminary Climate Risk Rating

A Preliminary Climate Risk Rating is determined for each infrastructure and building asset by considering the overall project Exposure Score and responses to Step 4 questions provided by the user in the Tool. Natural Resource assets do not receive a risk rating. The following factors are what influenced the risk ratings for each asset.

Asset - Building 1

Primary asset criticality factors influencing risk ratings for this asset:

- Asset may be inaccessible/inoperable during natural hazard event, but must be accessible/operable within one day after natural hazard event
- Greater than 10,000 people would be directly affected by the loss/inoperability of the asset
- The building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.
- No alternative programs and/or services are available to support the community
- Cost to replace is greater than \$100 million
- There are no hazardous materials in the asset

Project Climate Resilience Design Standards Output

Climate Resilience Design Standards and Guidance are recommended for each asset and climate parameter. The Design Standards for each climate parameter include the following: recommended planning horizon (target and/or intermediate), recommended return period (Sea Level Rise/Storm Surge and Precipitation) or percentile (Heat), and a list of applicable design criteria that are likely to be affected by climate change. Some design criteria have numerical values associated with the recommended return period and planning horizon, while others have tiered methodologies with step-by-step instructions on how to estimate design values given the other recommended design standards.

Asset: Building 1

Building/Facility

Sea Level Rise/Storm Surge

Low Risk

Applicable Design Criteria

Projected Tidal Datums: NOT APPLICABLE

Projected Water Surface Elevation: NOT APPLICABLE

Projected Wave Action Water Elevation: NOT APPLICABLE

Projected Wave Heights: NOT APPLICABLE

Projected Duration of Flooding: NOT APPLICABLE

Projected Design Flood Velocity: NOT APPLICABLE

Projected Scour & Erosion: NOT APPLICABLE

Extreme Precipitation

High Risk

Target Planning Horizon: 2070

Return Period: 50-yr (2%)

LIMITATIONS: The recommended Standards for Total Precipitation Depth & Peak Intensity are determined by the user drawn polygon and relationships as defined in the Supporting Documents. The projected Total Precipitation Depth values provided through the Tool are based on the climate projections developed by Cornell University as part of EEA's Massachusetts Climate and Hydrologic Risk Project, GIS-based data as of 10/15/21. For additional information on the methodology of these precipitation outputs, see Supporting Documents.

While Total Precipitation Depth & Peak Intensity for 24-hour Design Storms are useful to inform planning and design, it is recommended to also consider additional longer- and shorter-duration precipitation events and intensities in accordance with best practices. Longer-duration, lower-intensity storms allow time for infiltration and reduce the load on infrastructure over the duration of the storm. Shorter-duration, higher-intensity storms often have higher runoff volumes because the water does not have enough time to infiltrate infrastructure systems (e.g., catch basins) and may overflow or back up during such storms, resulting in flooding. In the Northeast, short-duration high intensity rain events are becoming more frequent, and there is often little early warning for these events, making it difficult to plan operationally. While the Tool does not provide recommended design standards for these scenarios, users should still consider both short- and long-duration precipitation events and how they may impact the asset.

The projected values, standards, and guidance provided within this Tool may be used to inform plans and designs, but they do not provide guarantees for future conditions or resilience. The projected values are not to be considered final or appropriate for construction documents without supporting engineering analyses. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence.

Applicable Design Criteria

Tiered Methodology: Tier 3

Projected Total Precipitation Depth & Peak Intensity for 24-hr Design Storms: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Return Period (Design Storm)	Projected 24-hr Total Precipitation Depth (inches)	Step-by-Step Methodology for Peak Intensity
Building 1	2070	50-Year (2%)	10.0	Downloadable Methodology PDF

Projected Riverine Peak Discharge & Peak Flood Elevation: NOT APPLICABLE

Extreme Heat

High Risk

Target Planning Horizon: 2070
Percentile: 90th Percentile

Applicable Design Criteria

Tiered Methodology: Tier 3

Projected Annual/Summer/Winter Average Temperatures: APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Projected Heat Index: APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Projected Growing Degree Days: NOT APPLICABLE

Projected Days Per Year With Max Temp > 95°F, >90°F, <32°F: APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Projected Number of Heat Waves Per Year & Average Heat Wave Duration: APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Projected Cooling Degree Days & Heating Degree Days (base = 65°F): APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Project Inputs

Core Project Information

Name:	Test
Given the expected useful life of the project, through what year do you estimate the project to last (i.e. before a major reconstruction/renovation)?	2073
Location of Project:	Springfield
Estimated Capital Cost:	\$100
Who is the Submitting Entity?	Private Other Nitsch Engineering Sandra Brock (sbrock@nitscheng.com)
Is this project being submitted as part of a state grant application?	No
Which grant program?	
What stage are you in your project lifecycle?	Pre-Planning
Is climate resiliency a core objective of this project?	No
Is this project being submitted as part of the state capital planning process?	No
Is this project being submitted as part of a regulatory review process or permitting?	No
Brief Project Description:	Preliminary Study
Project Submission Comments:	

Project Ecosystem Service Benefits

Factors Influencing Output

- ✓ Project reduces storm damage
- ✓ Project protects public water supply
- ✓ Project filters stormwater using green infrastructure
- ✓ Project improves water quality
- ✓ Project protects fisheries, wildlife, and plant habitat
- ✓ Project remediates existing sources of pollution
- ✓ Project provides oxygen production
- ✓ Project prevents pollution
- ✓ Project provides cultural resources/education

Factors to Improve Output

- ✓ Incorporate nature-based solutions that may provide flood protection
- ✓ Incorporate vegetation that provides pollinator habitat
- ✓ Provide opportunities for passive and/or active recreation through open space
- ✓ Mitigate atmospheric greenhouse gas concentrations and other toxic air pollutants through nature-based solutions

Is the primary purpose of this project ecological restoration?

No

Project Benefits

Provides flood protection through nature-based solutions	Maybe
Reduces storm damage	Yes
Recharges groundwater	No
Protects public water supply	Yes
Filters stormwater using green infrastructure	Yes
Improves water quality	Yes
Promotes decarbonization	No
Enables carbon sequestration	No
Provides oxygen production	Yes
Improves air quality	Maybe
Prevents pollution	Yes
Remediates existing sources of pollution	Yes
Protects fisheries, wildlife, and plant habitat	Yes
Protects land containing shellfish	No
Provides pollinator habitat	Maybe
Provides recreation	Maybe
Provides cultural resources/education	Yes

Project Climate Exposure

Is the primary purpose of this project ecological restoration?	No
Does the project site have a history of coastal flooding?	Unsure
Does the project site have a history of flooding during extreme precipitation events (unrelated to water/sewer damages)?	Unsure
Does the project site have a history of riverine flooding?	Unsure
Does the project result in a net increase in impervious area of the site?	No
Are existing trees being removed as part of the proposed project?	No

Project Assets

Asset: Building 1

Asset Type: Typically Occupied

Asset Sub-Type: Other

Construction Type: New Construction

Construction Year: 2023

Useful Life: 50

Identify the length of time the asset can be inaccessible/inoperable without significant consequences.

Building may be inaccessible/inoperable during natural hazard event, but must be accessible/operable within one day after natural hazard event

Identify the geographic area directly affected by permanent loss or significant inoperability of the building/facility.

Impacts would be limited to local area and/or municipality

Identify the population directly served that would be affected by the permanent loss of use or inoperability of the building/facility.

Greater than 10,000 people

Identify if the building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.

The building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.

If the building/facility became inoperable for longer than acceptable in Question 1, how, if at all, would it be expected to impact people's health and safety?

Inoperability of the building/facility would not be expected to result in injuries

If there are hazardous materials in your building/facility, what are the extent of impacts related to spills/releases of these materials?

There are no hazardous materials in the building/facility

If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts on other facilities, assets, and/or infrastructure?

Significant – Inoperability is likely to impact other facilities, assets, or buildings and will likely affect their ability to operate

If this building/facility was damaged beyond repair, how much would it approximately cost to replace?

Greater than or equal to \$100 million

Is this a recreational facility which can be vacated during a natural hazard event?

No

If the building/facility became inoperable for longer than acceptable in Question 1, what are the public and/or social services impacts?

No alternative programs and/or services are available to support the community

If the building/facility became inoperable for longer than acceptable in Question 1, what are the environmental impacts related to natural resources?

No impact on surrounding natural resources is expected

If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts to government services (i.e. the building is not able to serve or operate its intended users or function)?

Loss of building may reduce the ability to maintain some government services, while a majority of services will still exist.

If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts to loss of confidence in government (i.e. the building is not able to serve or operate its intended users or function)?

Loss of confidence in government agency

Report Comments

N/A



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HAMDEN COUNTY, HALL OF JUSTICE BUILDING STUDY

Nitsch Project #13422.2

January 3, 2023

ADDRESS

125 Liberty Street

Springfield, MA 01105

ENVIRONMENTAL

Areas of Critical Environmental Concern (ACEC)	No
BioMap Core Habitats (Wetlands, Forest, Rare Species, Vernal Pool, Priority)	No
MassDEP Wetlands	No
Wellhead Protection Areas (Zone I or Zone II)	No
Natural Heritage Endangered Species	No
Protected Land	No
MassDEP Oil and/or Hazardous Material	No
Underground Storage Tank	No
DEP 21E Site	No

Historic

There are no MassHistoric Commission points on site.

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January 3, 2023
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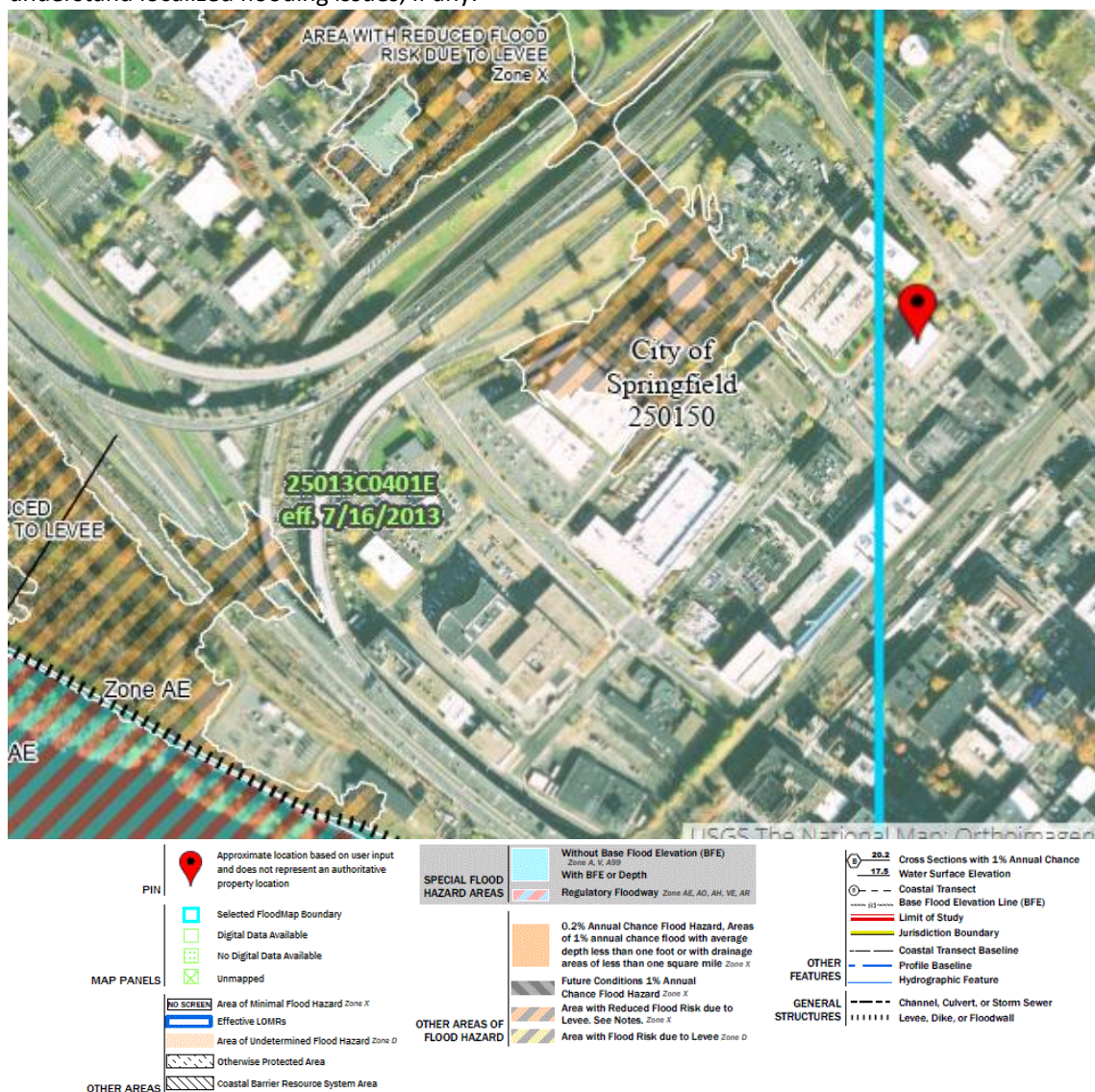
FLOODING

The 125 Liberty Street site is not located within a FEMA Flood Hazard Zone (See Figure).

Approximately 200-ft northwest towards the Connecticut River, there are areas of land that are within the FEMA Flood Hazard Zone X (areas with reduced flood risk due to levee). According to available GIS data, this FEMA Zone X area is 0-10 ft lower in elevation than the site.

This may indicate a potential risk to flooding once the life span of the levee and increase storm events and climate change are considered. Nitsch does not have data to determine the level of future flood risk to the site.

Note, flooding may still occur due to nuisance flooding in or around the site, such as flooding due to utility capacity issues, low points. Not enough information is available to Nitsch at this time to understand localized flooding issues, if any.



DESKTOP SITE SURVEY

- Existing medical arts building has storm and sewer manholes visible in the intersection of Dwight and Liberty st and down Liberty st.
- One catch basin in the parking lot that connects to Frank B Murray St.
- Water lines and a fire hydrant at the intersection of Dwight and Liberty and on the west side of the building near side entrance.
- Gas line runs down the center of Liberty st. (DigSafe marking)
- At the building there is a mechanical cabinet and generator with marked electrical connection near the west side entrance.
- Flat roof with no visible downspouts, assumed to be internal roof leader that connects below grade to City main
- The site is almost completely impervious.



Traffic light at corner of Liberty and Dwight, Storm, Sewer, and water lines in street with Hydrant
 (source: Google Street View)

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January 3, 2023
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Single observable catch basin in rear parking lot (source: Google Street View)

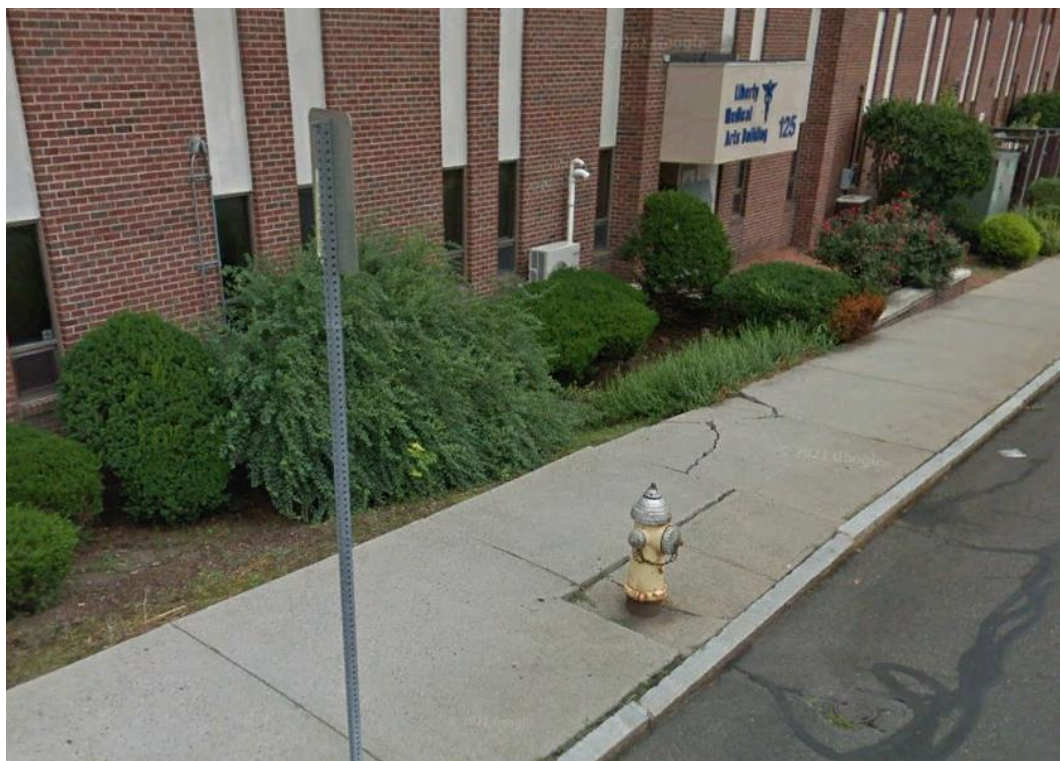


Gas line running down center of Liberty, water service at bottom right of picture (source: Google Street View)

Nitsch #13422.2: Hamden County, Hall of Justice Building Study
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Generator and mechanical cabinet, and street drainage (source: Google Street View)

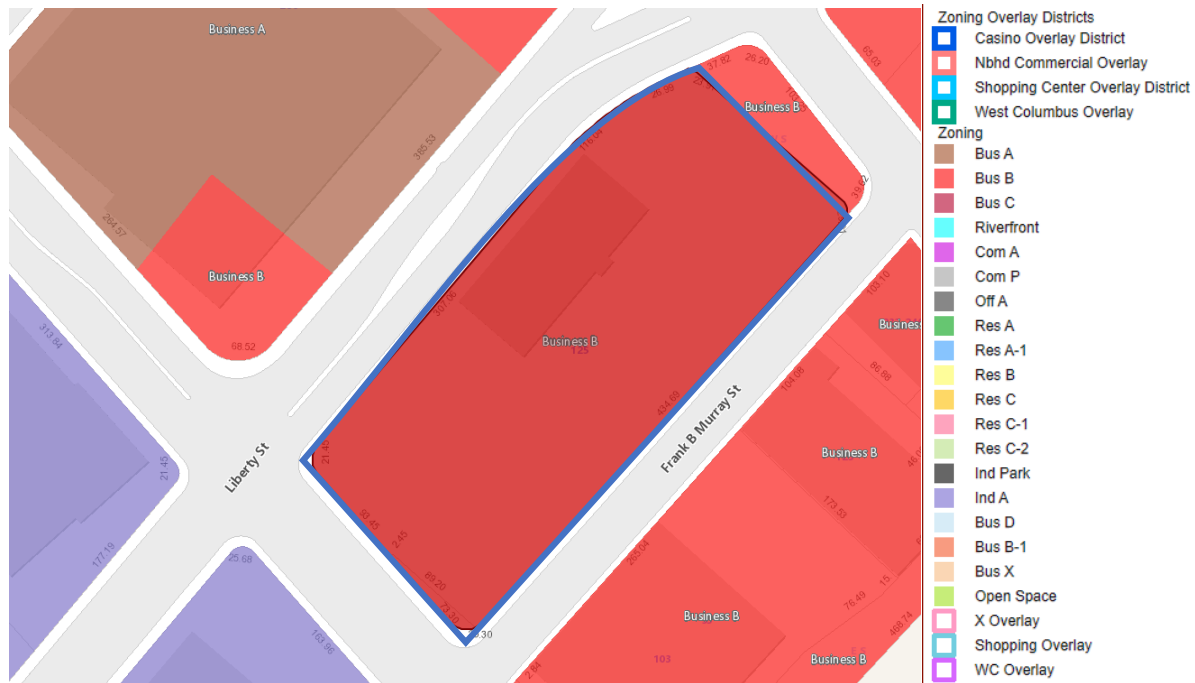


Hydrant in front of existing building

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ZONING

The parcel is located in Zoning District **Business B**



Climate Resilience Design Standards Tool Project Report

Test 3

Date Created: 12/20/2022 8:46:08 AM

Created By: spicard

Date Report Generated: 12/20/2022 8:55:51 AM

Tool Version: Version 1.2

Project Contact Information: Sandra Brock (sbrock@nitscheng.com)

Project Summary

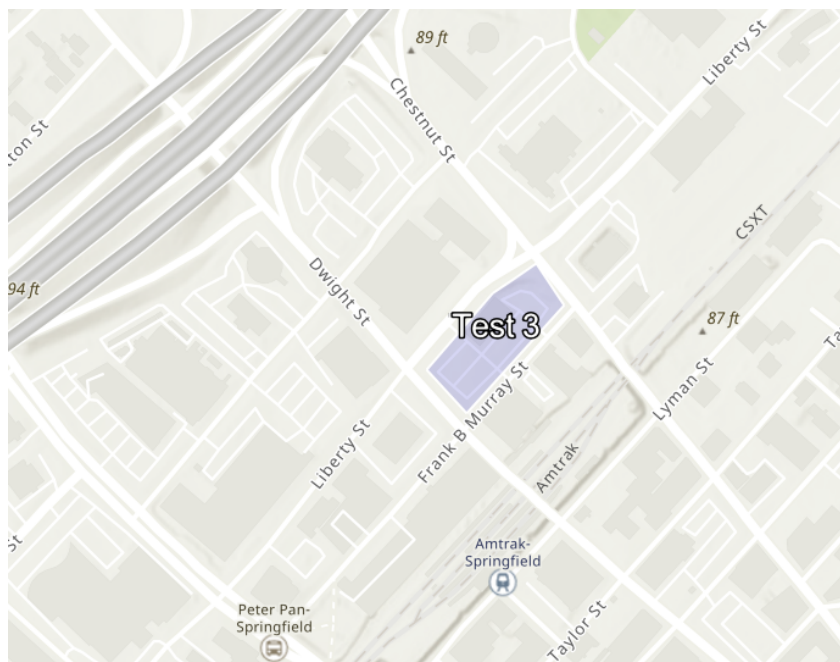
[Link to Project](#)

Estimated Capital Cost: \$100.00

End of Useful Life Year: 2073

Project within mapped Environmental Justice neighborhood: Yes

Ecosystem Service	Scores
Benefits	
Project Score	Moderate
Exposure	
Sea Level Rise/Storm Surge	Not Exposed
Extreme Precipitation - Urban Flooding	High Exposure
Extreme Precipitation - Riverine Flooding	Not Exposed
Extreme Heat	High Exposure



Asset Preliminary Climate Risk Rating

Number of Assets: 1

Summary

Asset Risk	Sea Level Rise/Storm Surge	Extreme Precipitation - Urban Flooding	Extreme Precipitation - Riverine Flooding	Extreme Heat
Building 1	Low Risk	High Risk	Low Risk	High Risk

Climate Resilience Design Standards Summary

	Target Planning Horizon	Intermediate Planning Horizon	Percentile	Return Period	Tier
Sea Level Rise/Storm Surge					
Building 1					
Extreme Precipitation					
Building 1	2070			50-yr (2%)	Tier 3
Extreme Heat					
Building 1	2070		90th		Tier 3

Scoring Rationale - Project Exposure Score

The purpose of the Exposure Score output is to provide a preliminary assessment of whether the overall project site and subsequent assets are exposed to impacts of natural hazard events and/or future impacts of climate change. For each climate parameter, the Tool will calculate one of the following exposure ratings: Not Exposed, Low Exposure, Moderate Exposure, or High Exposure. The rationale behind the exposure rating is provided below.

Sea Level Rise/Storm Surge

This project received a "Not Exposed" because of the following:

- Not located within the predicted mean high water shoreline by 2030
- No historic coastal flooding at project site
- Not located within the Massachusetts Coast Flood Risk Model (MC-FRM)

Extreme Precipitation - Urban Flooding

This project received a "High Exposure" because of the following:

- Maximum annual daily rainfall exceeds 10 inches within the overall project's useful life
- Existing impervious area of the project site is greater than 50%
- No historic flooding at project site
- No increase to impervious area

Extreme Precipitation - Riverine Flooding

This project received a "Not Exposed" because of the following:

- No historic riverine flooding at project site
- The project is not within a mapped FEMA floodplain [outside of the Massachusetts Coast Flood Risk Model (MC-FRM)]
- Project is more than 500ft from a waterbody
- Project is not likely susceptible to riverine erosion

Extreme Heat

This project received a "High Exposure" because of the following:

- 30+ days increase in days over 90 deg. F within project's useful life
- Not located within 100 ft of existing water body
- Existing impervious area of the project site is greater than 50%
- No increase to the impervious area of the project site
- No tree removal

Scoring Rationale - Asset Preliminary Climate Risk Rating

A Preliminary Climate Risk Rating is determined for each infrastructure and building asset by considering the overall project Exposure Score and responses to Step 4 questions provided by the user in the Tool. Natural Resource assets do not receive a risk rating. The following factors are what influenced the risk ratings for each asset.

Asset - Building 1

Primary asset criticality factors influencing risk ratings for this asset:

- Asset may be inaccessible/inoperable during natural hazard event, but must be accessible/operable within one day after natural hazard event
- Greater than 10,000 people would be directly affected by the loss/inoperability of the asset
- The building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.
- No alternative programs and/or services are available to support the community
- Cost to replace is greater than \$100 million
- There are no hazardous materials in the asset

Project Climate Resilience Design Standards Output

Climate Resilience Design Standards and Guidance are recommended for each asset and climate parameter. The Design Standards for each climate parameter include the following: recommended planning horizon (target and/or intermediate), recommended return period (Sea Level Rise/Storm Surge and Precipitation) or percentile (Heat), and a list of applicable design criteria that are likely to be affected by climate change. Some design criteria have numerical values associated with the recommended return period and planning horizon, while others have tiered methodologies with step-by-step instructions on how to estimate design values given the other recommended design standards.

Asset: Building 1

Building/Facility

Sea Level Rise/Storm Surge

Low Risk

Applicable Design Criteria

Projected Tidal Datums: NOT APPLICABLE

Projected Water Surface Elevation: NOT APPLICABLE

Projected Wave Action Water Elevation: NOT APPLICABLE

Projected Wave Heights: NOT APPLICABLE

Projected Duration of Flooding: NOT APPLICABLE

Projected Design Flood Velocity: NOT APPLICABLE

Projected Scour & Erosion: NOT APPLICABLE

Extreme Precipitation

High Risk

Target Planning Horizon: 2070

Return Period: 50-yr (2%)

LIMITATIONS: The recommended Standards for Total Precipitation Depth & Peak Intensity are determined by the user drawn polygon and relationships as defined in the Supporting Documents. The projected Total Precipitation Depth values provided through the Tool are based on the climate projections developed by Cornell University as part of EEA's Massachusetts Climate and Hydrologic Risk Project, GIS-based data as of 10/15/21. For additional information on the methodology of these precipitation outputs, see Supporting Documents.

While Total Precipitation Depth & Peak Intensity for 24-hour Design Storms are useful to inform planning and design, it is recommended to also consider additional longer- and shorter-duration precipitation events and intensities in accordance with best practices. Longer-duration, lower-intensity storms allow time for infiltration and reduce the load on infrastructure over the duration of the storm. Shorter-duration, higher-intensity storms often have higher runoff volumes because the water does not have enough time to infiltrate infrastructure systems (e.g., catch basins) and may overflow or back up during such storms, resulting in flooding. In the Northeast, short-duration high intensity rain events are becoming more frequent, and there is often little early warning for these events, making it difficult to plan operationally. While the Tool does not provide recommended design standards for these scenarios, users should still consider both short- and long-duration precipitation events and how they may impact the asset.

The projected values, standards, and guidance provided within this Tool may be used to inform plans and designs, but they do not provide guarantees for future conditions or resilience. The projected values are not to be considered final or appropriate for construction documents without supporting engineering analyses. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence.

Applicable Design Criteria

Tiered Methodology: Tier 3

Projected Total Precipitation Depth & Peak Intensity for 24-hr Design Storms: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Return Period (Design Storm)	Projected 24-hr Total Precipitation Depth (inches)	Step-by-Step Methodology for Peak Intensity
Building 1	2070	50-Year (2%)	10.0	Downloadable Methodology PDF

Projected Riverine Peak Discharge & Peak Flood Elevation: NOT APPLICABLE

Extreme Heat

High Risk

Target Planning Horizon: 2070
Percentile: 90th Percentile

Applicable Design Criteria

Tiered Methodology: Tier 3

Projected Annual/Summer/Winter Average Temperatures: APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Projected Heat Index: APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Projected Growing Degree Days: NOT APPLICABLE

Projected Days Per Year With Max Temp > 95°F, >90°F, <32°F: APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Projected Number of Heat Waves Per Year & Average Heat Wave Duration: APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Projected Cooling Degree Days & Heating Degree Days (base = 65°F): APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Project Inputs

Core Project Information

Name:	Test 3
Given the expected useful life of the project, through what year do you estimate the project to last (i.e. before a major reconstruction/renovation)?	2073
Location of Project:	Springfield
Estimated Capital Cost:	\$100
Who is the Submitting Entity?	Private Other Nitsch Engineering Sandra Brock (sbrock@nitscheng.com)
Is this project being submitted as part of a state grant application?	No
Which grant program?	
What stage are you in your project lifecycle?	Pre-Planning
Is climate resiliency a core objective of this project?	No
Is this project being submitted as part of the state capital planning process?	No
Is this project being submitted as part of a regulatory review process or permitting?	No
Brief Project Description:	Preliminary Design
Project Submission Comments:	

Project Ecosystem Service Benefits

Factors Influencing Output

- ✓ Project reduces storm damage
- ✓ Project protects public water supply
- ✓ Project filters stormwater using green infrastructure
- ✓ Project improves water quality
- ✓ Project protects fisheries, wildlife, and plant habitat
- ✓ Project remediates existing sources of pollution
- ✓ Project provides oxygen production
- ✓ Project prevents pollution
- ✓ Project provides cultural resources/education

Factors to Improve Output

- ✓ Incorporate nature-based solutions that may provide flood protection
- ✓ Incorporate vegetation that provides pollinator habitat
- ✓ Provide opportunities for passive and/or active recreation through open space
- ✓ Mitigate atmospheric greenhouse gas concentrations and other toxic air pollutants through nature-based solutions

Is the primary purpose of this project ecological restoration?

No

Project Benefits

Provides flood protection through nature-based solutions	Maybe
Reduces storm damage	Yes
Recharges groundwater	No
Protects public water supply	Yes
Filters stormwater using green infrastructure	Yes
Improves water quality	Yes
Promotes decarbonization	No
Enables carbon sequestration	No
Provides oxygen production	Yes
Improves air quality	Maybe
Prevents pollution	Yes
Remediates existing sources of pollution	Yes
Protects fisheries, wildlife, and plant habitat	Yes
Protects land containing shellfish	No
Provides pollinator habitat	Maybe
Provides recreation	Maybe
Provides cultural resources/education	Yes

Project Climate Exposure

Is the primary purpose of this project ecological restoration?	No
Does the project site have a history of coastal flooding?	Unsure
Does the project site have a history of flooding during extreme precipitation events (unrelated to water/sewer damages)?	Unsure
Does the project site have a history of riverine flooding?	Unsure
Does the project result in a net increase in impervious area of the site?	No
Are existing trees being removed as part of the proposed project?	No

Project Assets

Asset: Building 1

Asset Type: Typically Occupied

Asset Sub-Type: Other

Construction Type: New Construction

Construction Year: 2023

Useful Life: 50

Identify the length of time the asset can be inaccessible/inoperable without significant consequences.

Building may be inaccessible/inoperable during natural hazard event, but must be accessible/operable within one day after natural hazard event

Identify the geographic area directly affected by permanent loss or significant inoperability of the building/facility.

Impacts would be limited to local area and/or municipality

Identify the population directly served that would be affected by the permanent loss of use or inoperability of the building/facility.

Greater than 10,000 people

Identify if the building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.

The building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.

If the building/facility became inoperable for longer than acceptable in Question 1, how, if at all, would it be expected to impact people's health and safety?

Inoperability of the building/facility would not be expected to result in injuries

If there are hazardous materials in your building/facility, what are the extent of impacts related to spills/releases of these materials?

There are no hazardous materials in the building/facility

If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts on other facilities, assets, and/or infrastructure?

Significant – Inoperability is likely to impact other facilities, assets, or buildings and will likely affect their ability to operate

If this building/facility was damaged beyond repair, how much would it approximately cost to replace?

Greater than or equal to \$100 million

Is this a recreational facility which can be vacated during a natural hazard event?

No

If the building/facility became inoperable for longer than acceptable in Question 1, what are the public and/or social services impacts?

No alternative programs and/or services are available to support the community

If the building/facility became inoperable for longer than acceptable in Question 1, what are the environmental impacts related to natural resources?

No impact on surrounding natural resources is expected

If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts to government services (i.e. the building is not able to serve or operate its intended users or function)?

Loss of building may reduce the ability to maintain some government services, while a majority of services will still exist.

If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts to loss of confidence in government (i.e. the building is not able to serve or operate its intended users or function)?

Loss of confidence in government agency

Report Comments

N/A



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HAMDEN COUNTY, HALL OF JUSTICE BUILDING STUDY

Nitsch Project #13422.2

January 3, 2023

ADDRESS

255 Liberty Street
 Springfield, MA 01105

ENVIRONMENTAL

Areas of Critical Environmental Concern (ACEC)	No
BioMap Core Habitats (Wetlands, Forest, Rare Species, Vernal Pool, Priority)	No
MassDEP Wetlands	No
Wellhead Protection Areas (Zone I or Zone II)	No
Natural Heritage Endangered Species	No
Protected Land	No
MassDEP Oil and/or Hazardous Material	No
Underground Storage Tank	No
DEP 21E Site	No

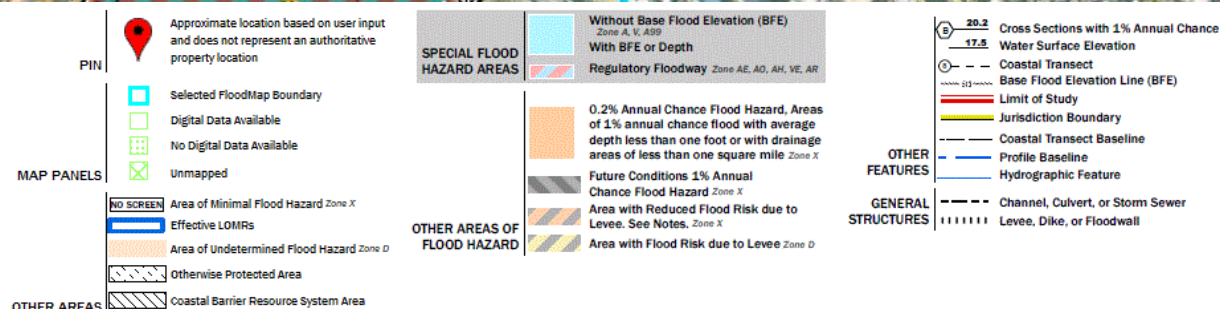
Historic

There are no MassHistoric Commission points on site. The site to the south is on the National Register of Historic Places.

The 255 Liberty Street site is not located within a FEMA Flood Hazard Zone (See Figure X).

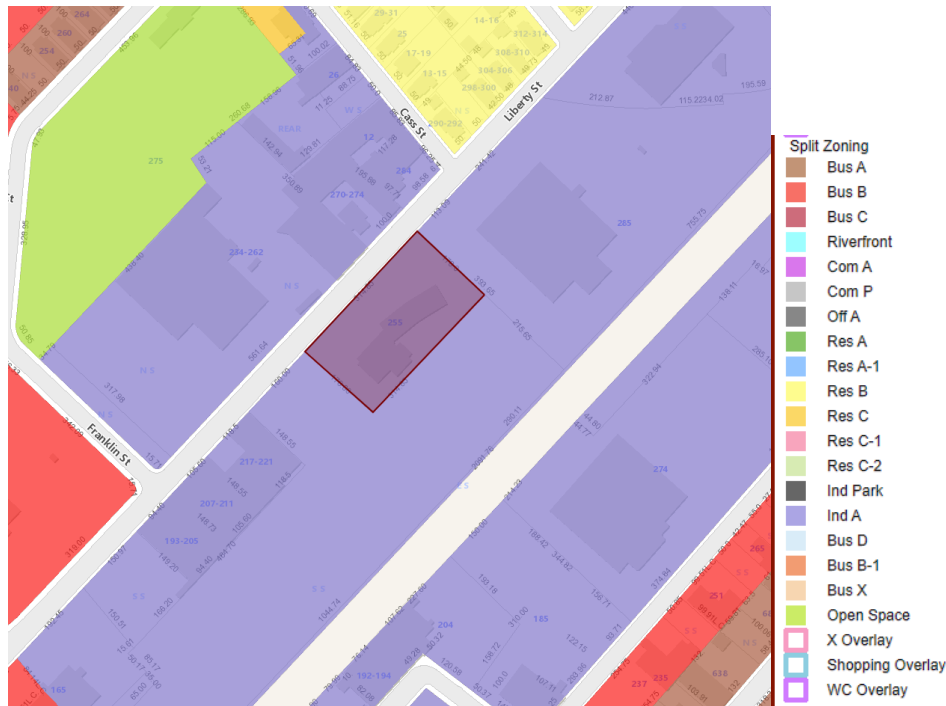
Approximately 1500 feet west towards the Connecticut River, there are lower areas of land that are within the FEMA Flood Hazard Zone X (areas with reduced flood risk due to levee). According to available GIS data, this FEMA Zone X area is approximately 30-ft lower in elevation than the parcel, so riverine flooding associated with the Connecticut River is not anticipated to be an issue at this site.

The image consists of two side-by-side aerial photographs of a residential area in Springfield, Missouri. The left photograph is overlaid with flood zone information. A large area is shaded in orange and labeled '25013C0401E eff. 7/16/2013'. Below this, a red and blue hatched area is labeled 'Zone AE'. A black line with a dashed centerline is labeled 'RAILROAD'. Other labels include '622', '20', 'Zone X', and 'of West Springfield 155'. The right photograph shows the same area with a red pin marker. Text labels include 'City of Springfield 250150' and '25013C0402E eff. 7/16/2013'.



ZONING

The parcel is located in Zoning District **Industrial A**



DESKTOP SITE SURVEY

- Existing building on site is a CDL training center.
- Storm, gas, and sewer services in Liberty street in front of the building.
 - Gas Service to building indicated by DigSafe marking
- Hydrant and water main located in Liberty St.
- Electric is serviced by overhead lines in Liberty St that connect to building.
- Existing building pitched roof downspouts outlet to grade
- Site appears to pitch to a catch basin located off-site on western property which connects to Liberty Street catch basin, no catch basins visible on-site.
- Visible trenching in pavement from building to off-site catch basin, may indicate storm drain connection from building to storm drain main.
- Storm drain main and catch basins in Liberty Street
- Site is lower than adjacent Liberty Street, retaining wall holds grade of Liberty Street
- Further information required to confirm proposed storm drain connections can connect by gravity to Liberty Street Drain Main
- Site is close to train tracks and about 90% impervious.

Nitsch #13422.2: Hamden County, Hall of Justice Building Study
 January 3, 2023
 Page 4 of 5

- Site elevation is lower than Liberty st, will need to understand how utilities along Liberty st connect to existing building.



Drainage along Liberty street (source: Google Street View)



Downspout drains above ground to site, catch basin on Liberty street at higher grade (source: Google Street View)

Nitsch #13422.2: Hamden County, Hall of Justice Building Study
January 3, 2023
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Trenching in pavement from building to offsite catch basin (source: Google Street View)



Sewer manhole in street and hydrant in front of building (source: Google Street View)



Gas line into building (source: Google Street View)

Climate Resilience Design Standards Tool Project Report

Test

Date Created: 12/19/2022 2:20:34 PM

Created By: spicard

Date Report Generated: 12/19/2022 4:01:00 PM

Tool Version: Version 1.2

Project Contact Information: Sandra Brock (sbrock@nitscheng.com)

Project Summary

[Link to Project](#)

Estimated Capital Cost: \$100.00

End of Useful Life Year: 2073

Project within mapped Environmental Justice neighborhood: Yes

Ecosystem Service	Scores
Benefits	
Project Score	Low
Exposure	
Sea Level Rise/Storm Surge	Not Exposed
Extreme Precipitation - Urban Flooding	High Exposure
Extreme Precipitation - Riverine Flooding	Not Exposed
Extreme Heat	High Exposure



Asset Preliminary Climate Risk Rating

Number of Assets: 1

Summary

Asset Risk	Sea Level Rise/Storm Surge	Extreme Precipitation - Urban Flooding	Extreme Precipitation - Riverine Flooding	Extreme Heat
Building 1	Low Risk	High Risk	Low Risk	High Risk

Climate Resilience Design Standards Summary

	Target Planning Horizon	Intermediate Planning Horizon	Percentile	Return Period	Tier
Sea Level Rise/Storm Surge					
Building 1					
Extreme Precipitation					
Building 1	2070			50-yr (2%)	Tier 3
Extreme Heat					
Building 1	2070		90th		Tier 3

Scoring Rationale - Project Exposure Score

The purpose of the Exposure Score output is to provide a preliminary assessment of whether the overall project site and subsequent assets are exposed to impacts of natural hazard events and/or future impacts of climate change. For each climate parameter, the Tool will calculate one of the following exposure ratings: Not Exposed, Low Exposure, Moderate Exposure, or High Exposure. The rationale behind the exposure rating is provided below.

Sea Level Rise/Storm Surge

This project received a "Not Exposed" because of the following:

- Not located within the predicted mean high water shoreline by 2030
- No historic coastal flooding at project site
- Not located within the Massachusetts Coast Flood Risk Model (MC-FRM)

Extreme Precipitation - Urban Flooding

This project received a "High Exposure" because of the following:

- Maximum annual daily rainfall exceeds 10 inches within the overall project's useful life
- Existing impervious area of the project site is greater than 50%
- No historic flooding at project site
- No increase to impervious area

Extreme Precipitation - Riverine Flooding

This project received a "Not Exposed" because of the following:

- No historic riverine flooding at project site
- The project is not within a mapped FEMA floodplain [outside of the Massachusetts Coast Flood Risk Model (MC-FRM)]
- Project is more than 500ft from a waterbody
- Project is not likely susceptible to riverine erosion

Extreme Heat

This project received a "High Exposure" because of the following:

- 30+ days increase in days over 90 deg. F within project's useful life
- Not located within 100 ft of existing water body
- Existing impervious area of the project site is greater than 50%
- No increase to the impervious area of the project site
- No tree removal

Scoring Rationale - Asset Preliminary Climate Risk Rating

A Preliminary Climate Risk Rating is determined for each infrastructure and building asset by considering the overall project Exposure Score and responses to Step 4 questions provided by the user in the Tool. Natural Resource assets do not receive a risk rating. The following factors are what influenced the risk ratings for each asset.

Asset - Building 1

Primary asset criticality factors influencing risk ratings for this asset:

- Asset may be inaccessible/inoperable during natural hazard event, but must be accessible/operable within one day after natural hazard event
- Greater than 10,000 people would be directly affected by the loss/inoperability of the asset
- The building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.
- No alternative programs and/or services are available to support the community
- Cost to replace is greater than \$100 million
- There are no hazardous materials in the asset

Project Climate Resilience Design Standards Output

Climate Resilience Design Standards and Guidance are recommended for each asset and climate parameter. The Design Standards for each climate parameter include the following: recommended planning horizon (target and/or intermediate), recommended return period (Sea Level Rise/Storm Surge and Precipitation) or percentile (Heat), and a list of applicable design criteria that are likely to be affected by climate change. Some design criteria have numerical values associated with the recommended return period and planning horizon, while others have tiered methodologies with step-by-step instructions on how to estimate design values given the other recommended design standards.

Asset: Building 1

Building/Facility

Sea Level Rise/Storm Surge

Low Risk

Applicable Design Criteria

Projected Tidal Datums: NOT APPLICABLE

Projected Water Surface Elevation: NOT APPLICABLE

Projected Wave Action Water Elevation: NOT APPLICABLE

Projected Wave Heights: NOT APPLICABLE

Projected Duration of Flooding: NOT APPLICABLE

Projected Design Flood Velocity: NOT APPLICABLE

Projected Scour & Erosion: NOT APPLICABLE

Extreme Precipitation

High Risk

Target Planning Horizon: 2070

Return Period: 50-yr (2%)

LIMITATIONS: The recommended Standards for Total Precipitation Depth & Peak Intensity are determined by the user drawn polygon and relationships as defined in the Supporting Documents. The projected Total Precipitation Depth values provided through the Tool are based on the climate projections developed by Cornell University as part of EEA's Massachusetts Climate and Hydrologic Risk Project, GIS-based data as of 10/15/21. For additional information on the methodology of these precipitation outputs, see Supporting Documents.

While Total Precipitation Depth & Peak Intensity for 24-hour Design Storms are useful to inform planning and design, it is recommended to also consider additional longer- and shorter-duration precipitation events and intensities in accordance with best practices. Longer-duration, lower-intensity storms allow time for infiltration and reduce the load on infrastructure over the duration of the storm. Shorter-duration, higher-intensity storms often have higher runoff volumes because the water does not have enough time to infiltrate infrastructure systems (e.g., catch basins) and may overflow or back up during such storms, resulting in flooding. In the Northeast, short-duration high intensity rain events are becoming more frequent, and there is often little early warning for these events, making it difficult to plan operationally. While the Tool does not provide recommended design standards for these scenarios, users should still consider both short- and long-duration precipitation events and how they may impact the asset.

The projected values, standards, and guidance provided within this Tool may be used to inform plans and designs, but they do not provide guarantees for future conditions or resilience. The projected values are not to be considered final or appropriate for construction documents without supporting engineering analyses. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence.

Applicable Design Criteria

Tiered Methodology: Tier 3

Projected Total Precipitation Depth & Peak Intensity for 24-hr Design Storms: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Return Period (Design Storm)	Projected 24-hr Total Precipitation Depth (inches)	Step-by-Step Methodology for Peak Intensity
Building 1	2070	50-Year (2%)	10.0	Downloadable Methodology PDF

Projected Riverine Peak Discharge & Peak Flood Elevation: NOT APPLICABLE

Extreme Heat

High Risk

Target Planning Horizon: 2070
Percentile: 90th Percentile

Applicable Design Criteria

Tiered Methodology: Tier 3

Projected Annual/Summer/Winter Average Temperatures: APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Projected Heat Index: APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Projected Growing Degree Days: NOT APPLICABLE

Projected Days Per Year With Max Temp > 95°F, >90°F, <32°F: APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Projected Number of Heat Waves Per Year & Average Heat Wave Duration: APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Projected Cooling Degree Days & Heating Degree Days (base = 65°F): APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Project Inputs

Core Project Information

Name:	Test
Given the expected useful life of the project, through what year do you estimate the project to last (i.e. before a major reconstruction/renovation)?	2073
Location of Project:	Springfield
Estimated Capital Cost:	\$100
Who is the Submitting Entity?	Private Other Nitsch Engineering Sandra Brock (sbrock@nitscheng.com)
Is this project being submitted as part of a state grant application?	No
Which grant program?	
What stage are you in your project lifecycle?	Pre-Planning
Is climate resiliency a core objective of this project?	No
Is this project being submitted as part of the state capital planning process?	No
Is this project being submitted as part of a regulatory review process or permitting?	No
Brief Project Description:	Preliminary Study
Project Submission Comments:	

Project Ecosystem Service Benefits

Factors Influencing Output

- ✓ Project recharges groundwater
- ✓ Project filters stormwater using green infrastructure
- ✓ Project improves water quality
- ✓ Project provides oxygen production
- ✓ Project prevents pollution
- ✓ Project provides cultural resources/education

Factors to Improve Output

- ✓ Incorporate nature-based solutions that may provide flood protection
- ✓ Incorporate nature-based solutions that may reduce storm damage
- ✓ Incorporate vegetation that provides pollinator habitat
- ✓ Provide opportunities for passive and/or active recreation through open space
- ✓ Mitigate atmospheric greenhouse gas concentrations and other toxic air pollutants through nature-based solutions

Is the primary purpose of this project ecological restoration?

No

Project Benefits

Provides flood protection through nature-based solutions	Maybe
Reduces storm damage	Maybe
Recharges groundwater	Yes
Protects public water supply	No
Filters stormwater using green infrastructure	Yes
Improves water quality	Yes
Promotes decarbonization	No
Enables carbon sequestration	No
Provides oxygen production	Yes
Improves air quality	Maybe
Prevents pollution	Yes
Remediates existing sources of pollution	No
Protects fisheries, wildlife, and plant habitat	No
Protects land containing shellfish	No
Provides pollinator habitat	Maybe
Provides recreation	Maybe
Provides cultural resources/education	Yes

Project Climate Exposure

Is the primary purpose of this project ecological restoration?	No
Does the project site have a history of coastal flooding?	No
Does the project site have a history of flooding during extreme precipitation events (unrelated to water/sewer damages)?	Unsure
Does the project site have a history of riverine flooding?	Unsure
Does the project result in a net increase in impervious area of the site?	No
Are existing trees being removed as part of the proposed project?	No

Project Assets

Asset: Building 1

Asset Type: Typically Occupied

Asset Sub-Type: Other

Construction Type: New Construction

Construction Year: 2023

Useful Life: 50

Identify the length of time the asset can be inaccessible/inoperable without significant consequences.

Building may be inaccessible/inoperable during natural hazard event, but must be accessible/operable within one day after natural hazard event

Identify the geographic area directly affected by permanent loss or significant inoperability of the building/facility.

Impacts would be limited to local area and/or municipality

Identify the population directly served that would be affected by the permanent loss of use or inoperability of the building/facility.

Greater than 10,000 people

Identify if the building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.

The building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.

If the building/facility became inoperable for longer than acceptable in Question 1, how, if at all, would it be expected to impact people's health and safety?

Inoperability of the building/facility would not be expected to result in injuries

If there are hazardous materials in your building/facility, what are the extent of impacts related to spills/releases of these materials?

There are no hazardous materials in the building/facility

If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts on other facilities, assets, and/or infrastructure?

Significant – Inoperability is likely to impact other facilities, assets, or buildings and will likely affect their ability to operate

If this building/facility was damaged beyond repair, how much would it approximately cost to replace?

Greater than or equal to \$100 million

Is this a recreational facility which can be vacated during a natural hazard event?

No

If the building/facility became inoperable for longer than acceptable in Question 1, what are the public and/or social services impacts?

No alternative programs and/or services are available to support the community

If the building/facility became inoperable for longer than acceptable in Question 1, what are the environmental impacts related to natural resources?

No impact on surrounding natural resources is expected

If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts to government services (i.e. the building is not able to serve or operate its intended users or function)?

Loss of building may reduce the ability to maintain most government services, while some services will still exist.

If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts to loss of confidence in government (i.e. the building is not able to serve or operate its intended users or function)?

Loss of confidence in government agency

Report Comments

N/A



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HAMDEN COUNTY, HALL OF JUSTICE BUILDING STUDY

Nitsch Project #13422.2

January 3, 2023

ADDRESS

70 Maple St

East Longmeadow, MA 01028

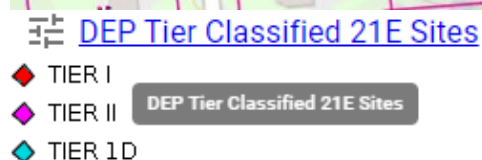
ENVIRONMENTAL

Areas of Critical Environmental Concern (ACEC)	No
BioMap Core Habitats (Wetlands, Forest, Rare Species, Vernal Pool, Priority)	No
MassDEP Wetlands	No
Wellhead Protection Areas (Zone I or Zone II)	No
Natural Heritage Endangered Species	No
Protected Land	No
MassDEP Oil and/or Hazardous Material	No
Underground Storage Tank	No
DEP 21E Site	YES – Tier II

Historic

There are no MassHistoric Commission points on site.

DEP 21E Site



A statewide point dataset containing the approximate location of oil and/or hazardous material disposal sites that have been (1) reported and (2) Tier Classified under M.G.L. Chapter 21E and the Massachusetts Contingency Plan (MCP). Location types featured in this datalayer include the approximate center of a site, the center of a building on the property where the release occurred, the source of contamination, or the location of an on-site monitoring well.

Information on the program: <https://www.mass.gov/doc/massachusetts-approach-to-waste-site-cleanup-chapter-21e-and-the-massachusetts-contingency-plan-0/download>

MCP/Chapter 21E Tier Classification Definitions

TIER I: Any disposal site which meets the following criteria at the time of Tier Classification shall be classified as Tier I:

- (a) there is evidence of groundwater contamination with oil and/or hazardous material at concentrations equal to or exceeding the applicable RCGW-1 Reportable Concentration set forth

Nitsch #13422.2: Hamden County, Hall of Justice Building Study
January 3, 2023
Page 3 of 8

in 310 CMR 40.0360, and such groundwater is located within an Interim Wellhead Protection Area, Zone II, or within 500 feet of a Private Water Supply Well;

(b) an Imminent Hazard is present;

(c) one or more remedial actions are required as part of an Immediate Response Action pursuant to 310 CMR 40.0414(2); or

(d) one or more response actions are required as part of an Immediate Response Action to eliminate or mitigate a Critical Exposure Pathway pursuant to 310 CMR 40.0414(3).

TIER ID: (1) A disposal site shall be deemed a Tier ID ("default") disposal site if any of the following apply:

(a) an Responsible Party (RP), Potentially Responsible Party (PRP) or Other Person for such disposal site fails to submit to MassDEP one of the following by the applicable deadline in 310 CMR 40.0501:

1. a Permanent Solution Statement; or

2. a Tier Classification Submittal; or

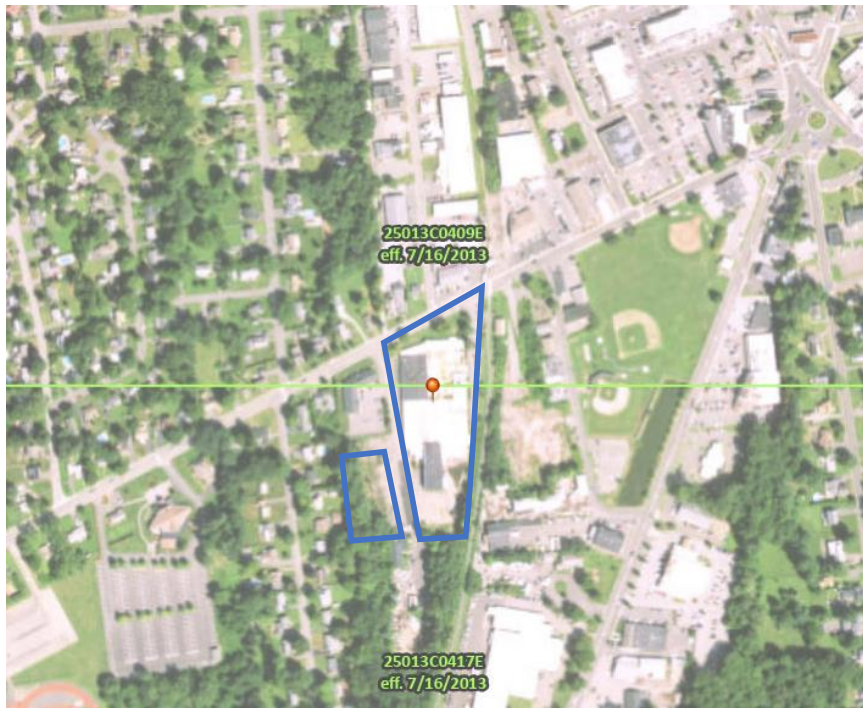
(b) the person undertaking response actions is in noncompliance with M.G.L. c. 21E, 310 CMR 40.0000 or any other applicable requirement, and MassDEP reclassifies the disposal site as a Tier ID disposal site pursuant to 310 CMR 40.0583.

TIER II: Any disposal site that is not Tier ID pursuant to 310 CMR 40.0502 or 40.0520(5) and does not meet the Tier I Criteria described at 310 CMR 40.0520(2).

Nitsch #13422.2: Hamden County, Hall of Justice Building Study
January 3, 2023
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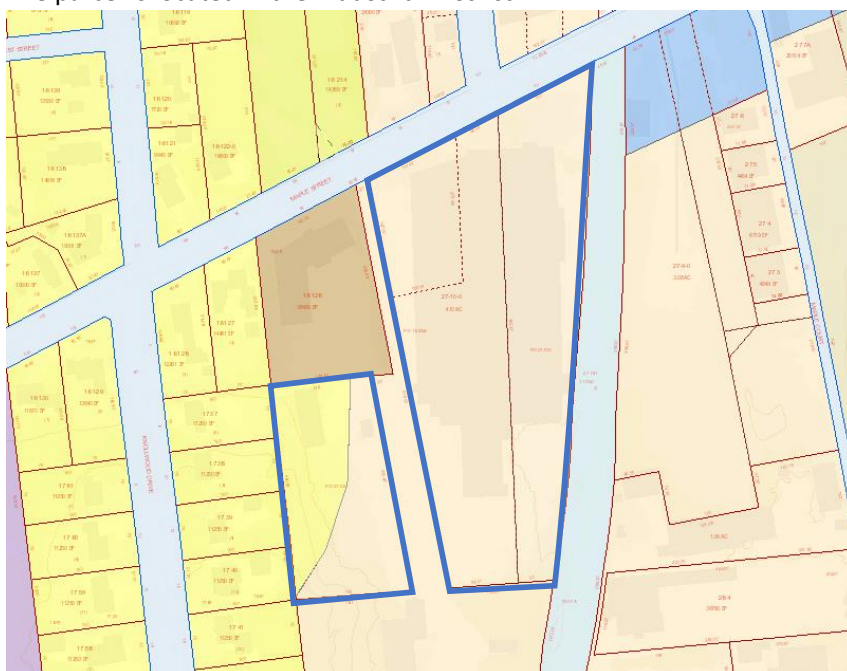
FLOODING

The 70 Maple Street site is not located within or near a FEMA Flood Hazard Zone (See Figure).



ZONING

The parcel is located in the **Industrial District**



Nitsch #13422.2: Hamden County, Hall of Justice Building Study
 January 3, 2023
 Page 5 of 8

DESKTOP SITE SURVEY

- Gas line running down access drive on east of property (Dig safe Markings)
 - Gas also shown to run to northwest corner of the building (Dig Safe)
- Sewer line running down access drive on east of property (Dig safe Markings)
- Mechanical boxes located on the east side of the building
- Hydrant in front of property and 12" Water line shown in street with connection to building (Dig Safe)
- Overhead electrical and telecom lines in street and access drive, unknown connection to building
- 12" Storm Drain, MH and Catch basin in front of property
- 10" Sewer Main in Street



Nitsch #13422.2: Hamden County, Hall of Justice Building Study
 January 3, 2023
 Page 6 of 8



Gas and Sewer Lines running down access drive on east side of property



Mechanical boxes along east side of building

Nitsch #13422.2: Hamden County, Hall of Justice Building Study
January 3, 2023
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Gas also shown to run to northwest corner of the building



Hydrant in front of property and 12" Water line shown in street with connection to building

Nitsch #13422.2: Hamden County, Hall of Justice Building Study
January 3, 2023
Page 8 of 8



Overhead electrical and telecom lines



Storm Drain MH and Catch basin in front of property

Climate Resilience Design Standards Tool Project Report

Test 4

Date Created: 12/20/2022 8:57:51 AM

Created By: spicard

Date Report Generated: 1/3/2023 11:22:35 AM

Tool Version: Version 1.2

Project Contact Information: Sandra Brock (sbrock@nitscheng.com)

Project Summary

[Link to Project](#)

Estimated Capital Cost: \$100.00

End of Useful Life Year: 2073

Project within mapped Environmental Justice neighborhood: No

Ecosystem Service	Scores
Benefits	
Project Score	Low
Exposure	
Sea Level Rise/Storm Surge	Not Exposed
Extreme Precipitation - Urban Flooding	High Exposure
Extreme Precipitation - Riverine Flooding	Not Exposed
Extreme Heat	High Exposure



Asset Preliminary Climate Risk Rating

Number of Assets: 1

Summary

Asset Risk	Sea Level Rise/Storm Surge	Extreme Precipitation - Urban Flooding	Extreme Precipitation - Riverine Flooding	Extreme Heat
Building 1	Low Risk	High Risk	Low Risk	High Risk

Climate Resilience Design Standards Summary

	Target Planning Horizon	Intermediate Planning Horizon	Percentile	Return Period	Tier
Sea Level Rise/Storm Surge					
Building 1					
Extreme Precipitation					
Building 1	2070			50-yr (2%)	Tier 3
Extreme Heat					
Building 1	2070		90th		Tier 3

Scoring Rationale - Project Exposure Score

The purpose of the Exposure Score output is to provide a preliminary assessment of whether the overall project site and subsequent assets are exposed to impacts of natural hazard events and/or future impacts of climate change. For each climate parameter, the Tool will calculate one of the following exposure ratings: Not Exposed, Low Exposure, Moderate Exposure, or High Exposure. The rationale behind the exposure rating is provided below.

Sea Level Rise/Storm Surge

This project received a "Not Exposed" because of the following:

- Not located within the predicted mean high water shoreline by 2030
- No historic coastal flooding at project site
- Not located within the Massachusetts Coast Flood Risk Model (MC-FRM)

Extreme Precipitation - Urban Flooding

This project received a "High Exposure" because of the following:

- Maximum annual daily rainfall exceeds 10 inches within the overall project's useful life
- Existing impervious area of the project site is greater than 50%
- No historic flooding at project site
- No increase to impervious area

Extreme Precipitation - Riverine Flooding

This project received a "Not Exposed" because of the following:

- No historic riverine flooding at project site
- The project is not within a mapped FEMA floodplain [outside of the Massachusetts Coast Flood Risk Model (MC-FRM)]
- Project is more than 500ft from a waterbody
- Project is not likely susceptible to riverine erosion

Extreme Heat

This project received a "High Exposure" because of the following:

- 30+ days increase in days over 90 deg. F within project's useful life
- Not located within 100 ft of existing water body
- Existing impervious area of the project site is greater than 50%
- No increase to the impervious area of the project site
- No tree removal

Scoring Rationale - Asset Preliminary Climate Risk Rating

A Preliminary Climate Risk Rating is determined for each infrastructure and building asset by considering the overall project Exposure Score and responses to Step 4 questions provided by the user in the Tool. Natural Resource assets do not receive a risk rating. The following factors are what influenced the risk ratings for each asset.

Asset - Building 1

Primary asset criticality factors influencing risk ratings for this asset:

- Asset may be inaccessible/inoperable during natural hazard event, but must be accessible/operable within one day after natural hazard event
- Greater than 10,000 people would be directly affected by the loss/inoperability of the asset
- The building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.
- No alternative programs and/or services are available to support the community
- Cost to replace is greater than \$100 million
- There are no hazardous materials in the asset

Project Climate Resilience Design Standards Output

Climate Resilience Design Standards and Guidance are recommended for each asset and climate parameter. The Design Standards for each climate parameter include the following: recommended planning horizon (target and/or intermediate), recommended return period (Sea Level Rise/Storm Surge and Precipitation) or percentile (Heat), and a list of applicable design criteria that are likely to be affected by climate change. Some design criteria have numerical values associated with the recommended return period and planning horizon, while others have tiered methodologies with step-by-step instructions on how to estimate design values given the other recommended design standards.

Asset: Building 1

Building/Facility

Sea Level Rise/Storm Surge

Low Risk

Applicable Design Criteria

Projected Tidal Datums: NOT APPLICABLE

Projected Water Surface Elevation: NOT APPLICABLE

Projected Wave Action Water Elevation: NOT APPLICABLE

Projected Wave Heights: NOT APPLICABLE

Projected Duration of Flooding: NOT APPLICABLE

Projected Design Flood Velocity: NOT APPLICABLE

Projected Scour & Erosion: NOT APPLICABLE

Extreme Precipitation

High Risk

Target Planning Horizon: 2070

Return Period: 50-yr (2%)

LIMITATIONS: The recommended Standards for Total Precipitation Depth & Peak Intensity are determined by the user drawn polygon and relationships as defined in the Supporting Documents. The projected Total Precipitation Depth values provided through the Tool are based on the climate projections developed by Cornell University as part of EEA's Massachusetts Climate and Hydrologic Risk Project, GIS-based data as of 10/15/21. For additional information on the methodology of these precipitation outputs, see Supporting Documents.

While Total Precipitation Depth & Peak Intensity for 24-hour Design Storms are useful to inform planning and design, it is recommended to also consider additional longer- and shorter-duration precipitation events and intensities in accordance with best practices. Longer-duration, lower-intensity storms allow time for infiltration and reduce the load on infrastructure over the duration of the storm. Shorter-duration, higher-intensity storms often have higher runoff volumes because the water does not have enough time to infiltrate infrastructure systems (e.g., catch basins) and may overflow or back up during such storms, resulting in flooding. In the Northeast, short-duration high intensity rain events are becoming more frequent, and there is often little early warning for these events, making it difficult to plan operationally. While the Tool does not provide recommended design standards for these scenarios, users should still consider both short- and long-duration precipitation events and how they may impact the asset.

The projected values, standards, and guidance provided within this Tool may be used to inform plans and designs, but they do not provide guarantees for future conditions or resilience. The projected values are not to be considered final or appropriate for construction documents without supporting engineering analyses. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence.

Applicable Design Criteria

Tiered Methodology: Tier 3

Projected Total Precipitation Depth & Peak Intensity for 24-hr Design Storms: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Return Period (Design Storm)	Projected 24-hr Total Precipitation Depth (inches)	Step-by-Step Methodology for Peak Intensity
Building 1	2070	50-Year (2%)	9.6	Downloadable Methodology PDF

Projected Riverine Peak Discharge & Peak Flood Elevation: NOT APPLICABLE

Extreme Heat

High Risk

Target Planning Horizon: 2070
Percentile: 90th Percentile

Applicable Design Criteria

Tiered Methodology: Tier 3

Projected Annual/Summer/Winter Average Temperatures: APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Projected Heat Index: APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Projected Growing Degree Days: NOT APPLICABLE

Projected Days Per Year With Max Temp > 95°F, >90°F, <32°F: APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Projected Number of Heat Waves Per Year & Average Heat Wave Duration: APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Projected Cooling Degree Days & Heating Degree Days (base = 65°F): APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Project Inputs

Core Project Information

Name:	Test 4
Given the expected useful life of the project, through what year do you estimate the project to last (i.e. before a major reconstruction/renovation)?	2073
Location of Project:	E. Longmeadow
Estimated Capital Cost:	\$100
Who is the Submitting Entity?	Private Other Nitsch Engineering Sandra Brock (sbrock@nitscheng.com)
Is this project being submitted as part of a state grant application?	No
Which grant program?	
What stage are you in your project lifecycle?	Pre-Planning
Is climate resiliency a core objective of this project?	No
Is this project being submitted as part of the state capital planning process?	No
Is this project being submitted as part of a regulatory review process or permitting?	No
Brief Project Description:	Preliminary Study
Project Submission Comments:	

Project Ecosystem Service Benefits

Factors Influencing Output

- ✓ Project recharges groundwater
- ✓ Project filters stormwater using green infrastructure
- ✓ Project improves water quality
- ✓ Project provides oxygen production
- ✓ Project prevents pollution
- ✓ Project provides cultural resources/education

Factors to Improve Output

- ✓ Incorporate nature-based solutions that may provide flood protection
- ✓ Incorporate nature-based solutions that may reduce storm damage
- ✓ Incorporate vegetation that provides pollinator habitat
- ✓ Provide opportunities for passive and/or active recreation through open space
- ✓ Mitigate atmospheric greenhouse gas concentrations and other toxic air pollutants through nature-based solutions

Is the primary purpose of this project ecological restoration?

No

Project Benefits

Provides flood protection through nature-based solutions	Maybe
Reduces storm damage	Maybe
Recharges groundwater	Yes
Protects public water supply	No
Filters stormwater using green infrastructure	Yes
Improves water quality	Yes
Promotes decarbonization	No
Enables carbon sequestration	No
Provides oxygen production	Yes
Improves air quality	Maybe
Prevents pollution	Yes
Remediates existing sources of pollution	No
Protects fisheries, wildlife, and plant habitat	No
Protects land containing shellfish	No
Provides pollinator habitat	Maybe
Provides recreation	Maybe
Provides cultural resources/education	Yes

Project Climate Exposure

Is the primary purpose of this project ecological restoration?	No
Does the project site have a history of coastal flooding?	Unsure
Does the project site have a history of flooding during extreme precipitation events (unrelated to water/sewer damages)?	Unsure
Does the project site have a history of riverine flooding?	Unsure
Does the project result in a net increase in impervious area of the site?	No
Are existing trees being removed as part of the proposed project?	No

Project Assets

Asset: Building 1

Asset Type: Typically Occupied

Asset Sub-Type: Other

Construction Type: New Construction

Construction Year: 2023

Useful Life: 50

Identify the length of time the asset can be inaccessible/inoperable without significant consequences.

Building may be inaccessible/inoperable during natural hazard event, but must be accessible/operable within one day after natural hazard event

Identify the geographic area directly affected by permanent loss or significant inoperability of the building/facility.

Impacts would be limited to local area and/or municipality

Identify the population directly served that would be affected by the permanent loss of use or inoperability of the building/facility.

Greater than 10,000 people

Identify if the building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.

The building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.

If the building/facility became inoperable for longer than acceptable in Question 1, how, if at all, would it be expected to impact people's health and safety?

Inoperability of the building/facility would not be expected to result in injuries

If there are hazardous materials in your building/facility, what are the extent of impacts related to spills/releases of these materials?

There are no hazardous materials in the building/facility

If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts on other facilities, assets, and/or infrastructure?

Significant – Inoperability is likely to impact other facilities, assets, or buildings and will likely affect their ability to operate

If this building/facility was damaged beyond repair, how much would it approximately cost to replace?

Greater than or equal to \$100 million

Is this a recreational facility which can be vacated during a natural hazard event?

No

If the building/facility became inoperable for longer than acceptable in Question 1, what are the public and/or social services impacts?

No alternative programs and/or services are available to support the community

If the building/facility became inoperable for longer than acceptable in Question 1, what are the environmental impacts related to natural resources?

No impact on surrounding natural resources is expected

If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts to government services (i.e. the building is not able to serve or operate its intended users or function)?

Loss of building may reduce the ability to maintain some government services, while a majority of services will still exist.

If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts to loss of confidence in government (i.e. the building is not able to serve or operate its intended users or function)?

Loss of confidence in government agency

Report Comments

N/A



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HAMDEN COUNTY, HALL OF JUSTICE BUILDING STUDY

Nitsch Project #13422.2

January 3, 2023

ADDRESS

1400-1414 State Street

Springfield, MA 01105

ENVIRONMENTAL

Areas of Critical Environmental Concern (ACEC)	No
BioMap Core Habitats (Wetlands, Forest, Rare Species, Vernal Pool, Priority)	No
MassDEP Wetlands	No
Wellhead Protection Areas (Zone I or Zone II)	No
Natural Heritage Endangered Species	No
Protected Land	No
MassDEP Oil and/or Hazardous Material	No
Underground Storage Tank	No
DEP 21E Site	No

Historic

This site is a MassHistoric Commission inventoried property.

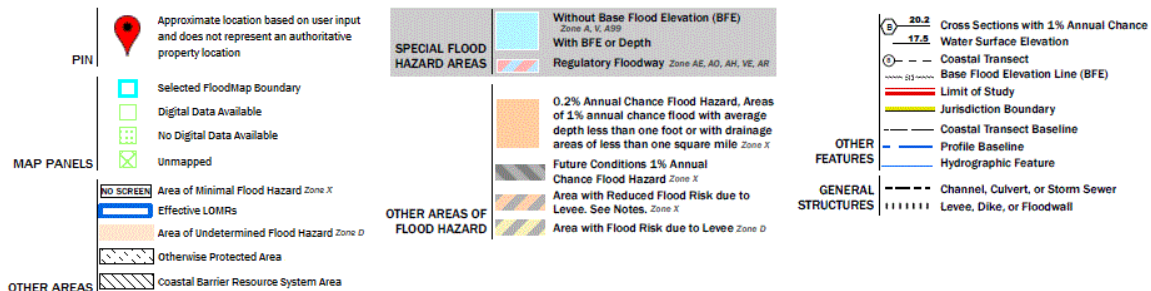
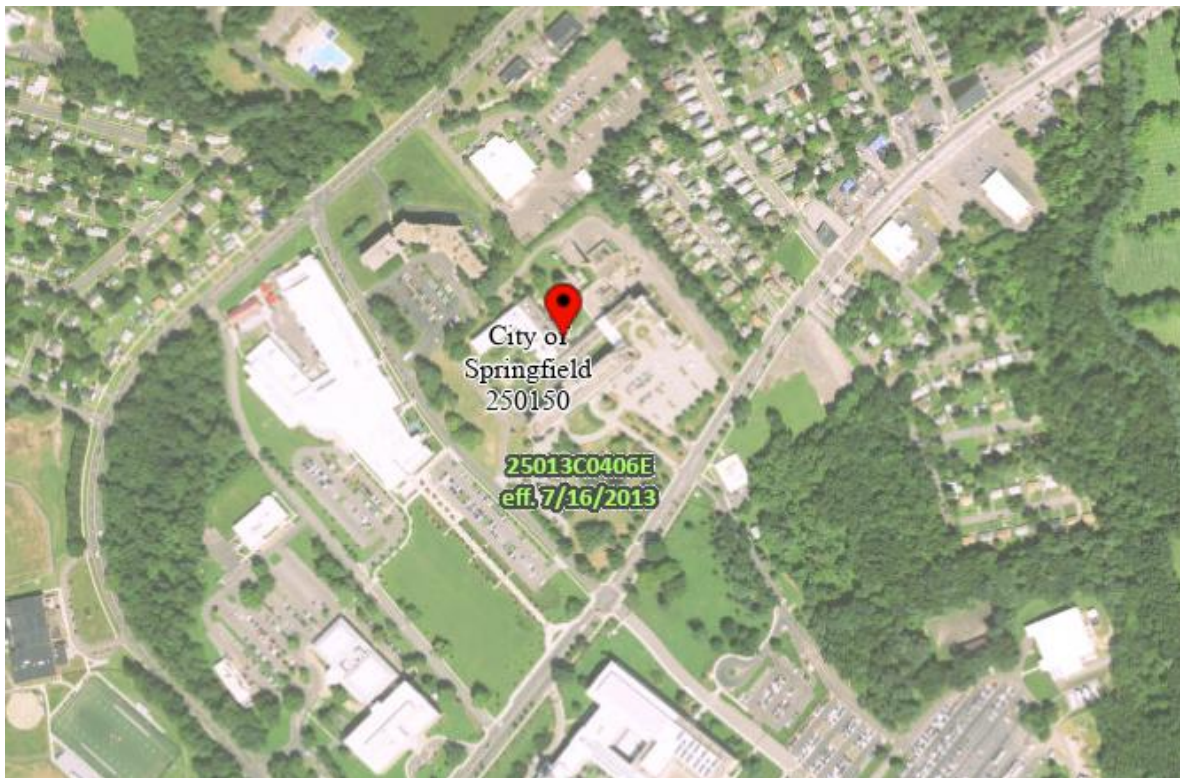
Nitsch #13422.2: Hamden County, Hall of Justice Building Study
January 3, 2023
Page 2 of 8

FLOODING

The site **not located** within a FEMA Flood Hazard Zone.

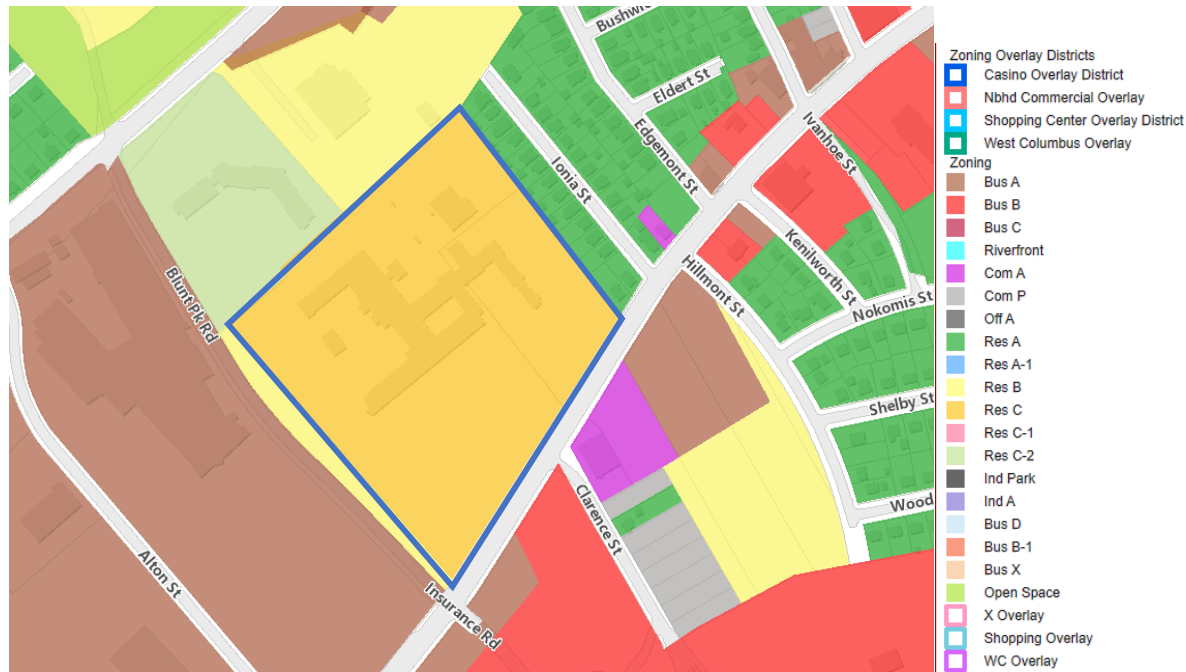
Approximately 2800-ft north, there are areas of land that are within the FEMA Flood Hazard Zone AE. According to available GIS data, this FEMA Zone AE area is 60-ft lower in elevation than the site. Based on this available data, the site is likely not at risk of riverine flooding.

Note, flooding may still occur due to nuisance flooding in or around the site, such as flooding due to utility capacity issues and low points. Not enough information is available to Nitsch at this time to understand localized flooding issues, if any.



ZONING

The parcel is located in Zoning District **Residence C**



DESKTOP SITE SURVEY

- Existing site consists of a series of linked buildings with either a heat or energy plant on the back side of the main buildings.
- Traffic signal at corner of site and at the main entrance to the complex.
- Eversource MH and DigSafe markings in front of building on State st
- Gas service connection in front of main building at turnaround, connect to gas main in State Street (DigSafe marking)
- Drain manholes and catch basins observed onsite and around the site on surrounding streets including State St and Blunt Park Rd.
- Assumed to be internal roof leader that connect below grade to City main
- Sewer manholes not confirmed- assume sewer service connection to State Street
- Fire hydrant and fire department connections at the main building face at the top of the drop off circle.

Nitsch #13422.2: Hamden County, Hall of Justice Building Study
January 3, 2023
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- Both above and underground storage of fuels on site near the rear building. Remediation may be necessary.



Traffic signal at corner of site (source: Google Street View)



Eversource MH with electric pavement markings (source: Google Street View)

Nitsch #13422.2: Hamden County, Hall of Justice Building Study
January 3, 2023
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Fire hydrant and catch basin at edge of site (source: Google Street View)



Sewer or Steam in island in front of existing building (source: Google Street View)

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Fire connections at front of existing building (source: Google Street View)



Gas line and Hydrant in front of existing building (source: Google Street View)

Nitsch #13422.2: Hamden County, Hall of Justice Building Study
January 3, 2023
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Drainage at back of house near smokestack building (source: Google Street View)



Below grade storage tanks (source: Google Street View)

Nitsch #13422.2: Hamden County, Hall of Justice Building Study
January 3, 2023
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Propane Tanks (*source: Google Street View*)

Climate Resilience Design Standards Tool Project Report

Test 6

Date Created: 12/20/2022 10:36:23 AM

Created By: spicard

Date Report Generated: 12/20/2022 10:47:51 AM

Tool Version: Version 1.2

Project Contact Information: Sandra Brock (sbrock@nitscheng.com)

Project Summary

[Link to Project](#)

Estimated Capital Cost: \$100.00

End of Useful Life Year: 2073

Project within mapped Environmental Justice neighborhood: Yes

Ecosystem Service	Scores
Benefits	
Project Score	Low
Exposure	
Sea Level Rise/Storm Surge	Not Exposed
Extreme Precipitation - Urban Flooding	High Exposure
Extreme Precipitation - Riverine Flooding	Not Exposed
Extreme Heat	High Exposure



Asset Preliminary Climate Risk Rating

Number of Assets: 1

Summary

Asset Risk	Sea Level Rise/Storm Surge	Extreme Precipitation - Urban Flooding	Extreme Precipitation - Riverine Flooding	Extreme Heat
Building 1	Low Risk	High Risk	Low Risk	High Risk

Climate Resilience Design Standards Summary

	Target Planning Horizon	Intermediate Planning Horizon	Percentile	Return Period	Tier
Sea Level Rise/Storm Surge					
Building 1					
Extreme Precipitation					
Building 1	2070			50-yr (2%)	Tier 3
Extreme Heat					
Building 1	2070		90th		Tier 3

Scoring Rationale - Project Exposure Score

The purpose of the Exposure Score output is to provide a preliminary assessment of whether the overall project site and subsequent assets are exposed to impacts of natural hazard events and/or future impacts of climate change. For each climate parameter, the Tool will calculate one of the following exposure ratings: Not Exposed, Low Exposure, Moderate Exposure, or High Exposure. The rationale behind the exposure rating is provided below.

Sea Level Rise/Storm Surge

This project received a "Not Exposed" because of the following:

- Not located within the predicted mean high water shoreline by 2030
- No historic coastal flooding at project site
- Not located within the Massachusetts Coast Flood Risk Model (MC-FRM)

Extreme Precipitation - Urban Flooding

This project received a "High Exposure" because of the following:

- Maximum annual daily rainfall exceeds 10 inches within the overall project's useful life
- Existing impervious area of the project site is greater than 50%
- No historic flooding at project site
- No increase to impervious area

Extreme Precipitation - Riverine Flooding

This project received a "Not Exposed" because of the following:

- No historic riverine flooding at project site
- The project is not within a mapped FEMA floodplain [outside of the Massachusetts Coast Flood Risk Model (MC-FRM)]
- Project is more than 500ft from a waterbody
- Project is not likely susceptible to riverine erosion

Extreme Heat

This project received a "High Exposure" because of the following:

- 30+ days increase in days over 90 deg. F within project's useful life
- Not located within 100 ft of existing water body
- Existing impervious area of the project site is greater than 50%
- No increase to the impervious area of the project site
- No tree removal

Scoring Rationale - Asset Preliminary Climate Risk Rating

A Preliminary Climate Risk Rating is determined for each infrastructure and building asset by considering the overall project Exposure Score and responses to Step 4 questions provided by the user in the Tool. Natural Resource assets do not receive a risk rating. The following factors are what influenced the risk ratings for each asset.

Asset - Building 1

Primary asset criticality factors influencing risk ratings for this asset:

- Asset may be inaccessible/inoperable during natural hazard event, but must be accessible/operable within one day after natural hazard event
- Greater than 10,000 people would be directly affected by the loss/inoperability of the asset
- The building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.
- No alternative programs and/or services are available to support the community
- Cost to replace is greater than \$100 million
- There are no hazardous materials in the asset

Project Climate Resilience Design Standards Output

Climate Resilience Design Standards and Guidance are recommended for each asset and climate parameter. The Design Standards for each climate parameter include the following: recommended planning horizon (target and/or intermediate), recommended return period (Sea Level Rise/Storm Surge and Precipitation) or percentile (Heat), and a list of applicable design criteria that are likely to be affected by climate change. Some design criteria have numerical values associated with the recommended return period and planning horizon, while others have tiered methodologies with step-by-step instructions on how to estimate design values given the other recommended design standards.

Asset: Building 1

Building/Facility

Sea Level Rise/Storm Surge

Low Risk

Applicable Design Criteria

Projected Tidal Datums: NOT APPLICABLE

Projected Water Surface Elevation: NOT APPLICABLE

Projected Wave Action Water Elevation: NOT APPLICABLE

Projected Wave Heights: NOT APPLICABLE

Projected Duration of Flooding: NOT APPLICABLE

Projected Design Flood Velocity: NOT APPLICABLE

Projected Scour & Erosion: NOT APPLICABLE

Extreme Precipitation

High Risk

Target Planning Horizon: 2070

Return Period: 50-yr (2%)

LIMITATIONS: The recommended Standards for Total Precipitation Depth & Peak Intensity are determined by the user drawn polygon and relationships as defined in the Supporting Documents. The projected Total Precipitation Depth values provided through the Tool are based on the climate projections developed by Cornell University as part of EEA's Massachusetts Climate and Hydrologic Risk Project, GIS-based data as of 10/15/21. For additional information on the methodology of these precipitation outputs, see Supporting Documents.

While Total Precipitation Depth & Peak Intensity for 24-hour Design Storms are useful to inform planning and design, it is recommended to also consider additional longer- and shorter-duration precipitation events and intensities in accordance with best practices. Longer-duration, lower-intensity storms allow time for infiltration and reduce the load on infrastructure over the duration of the storm. Shorter-duration, higher-intensity storms often have higher runoff volumes because the water does not have enough time to infiltrate infrastructure systems (e.g., catch basins) and may overflow or back up during such storms, resulting in flooding. In the Northeast, short-duration high intensity rain events are becoming more frequent, and there is often little early warning for these events, making it difficult to plan operationally. While the Tool does not provide recommended design standards for these scenarios, users should still consider both short- and long-duration precipitation events and how they may impact the asset.

The projected values, standards, and guidance provided within this Tool may be used to inform plans and designs, but they do not provide guarantees for future conditions or resilience. The projected values are not to be considered final or appropriate for construction documents without supporting engineering analyses. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence.

Applicable Design Criteria

Tiered Methodology: Tier 3

Projected Total Precipitation Depth & Peak Intensity for 24-hr Design Storms: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Return Period (Design Storm)	Projected 24-hr Total Precipitation Depth (inches)	Step-by-Step Methodology for Peak Intensity
Building 1	2070	50-Year (2%)	9.6	Downloadable Methodology PDF

Projected Riverine Peak Discharge & Peak Flood Elevation: NOT APPLICABLE

Extreme Heat

High Risk

Target Planning Horizon: 2070
Percentile: 90th Percentile

Applicable Design Criteria

Tiered Methodology: Tier 3

Projected Annual/Summer/Winter Average Temperatures: APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Projected Heat Index: APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Projected Growing Degree Days: NOT APPLICABLE

Projected Days Per Year With Max Temp > 95°F, >90°F, <32°F: APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Projected Number of Heat Waves Per Year & Average Heat Wave Duration: APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Projected Cooling Degree Days & Heating Degree Days (base = 65°F): APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Project Inputs

Core Project Information

Name:	Test 6
Given the expected useful life of the project, through what year do you estimate the project to last (i.e. before a major reconstruction/renovation)?	2073
Location of Project:	Springfield
Estimated Capital Cost:	\$100
Who is the Submitting Entity?	Private Other Nitsch Engineering Sandra Brock (sbrock@nitscheng.com)
Is this project being submitted as part of a state grant application?	No
Which grant program?	
What stage are you in your project lifecycle?	Pre-Planning
Is climate resiliency a core objective of this project?	No
Is this project being submitted as part of the state capital planning process?	No
Is this project being submitted as part of a regulatory review process or permitting?	No
Brief Project Description:	Preliminary Study
Project Submission Comments:	

Project Ecosystem Service Benefits

Factors Influencing Output

- ✓ Project recharges groundwater
- ✓ Project filters stormwater using green infrastructure
- ✓ Project improves water quality
- ✓ Project provides oxygen production
- ✓ Project prevents pollution
- ✓ Project provides cultural resources/education

Factors to Improve Output

- ✓ Incorporate nature-based solutions that may provide flood protection
- ✓ Incorporate nature-based solutions that may reduce storm damage
- ✓ Incorporate vegetation that provides pollinator habitat
- ✓ Provide opportunities for passive and/or active recreation through open space
- ✓ Mitigate atmospheric greenhouse gas concentrations and other toxic air pollutants through nature-based solutions

Is the primary purpose of this project ecological restoration?

No

Project Benefits

Provides flood protection through nature-based solutions	Maybe
Reduces storm damage	Maybe
Recharges groundwater	Yes
Protects public water supply	No
Filters stormwater using green infrastructure	Yes
Improves water quality	Yes
Promotes decarbonization	No
Enables carbon sequestration	No
Provides oxygen production	Yes
Improves air quality	Maybe
Prevents pollution	Yes
Remediates existing sources of pollution	No
Protects fisheries, wildlife, and plant habitat	No
Protects land containing shellfish	No
Provides pollinator habitat	Maybe
Provides recreation	Maybe
Provides cultural resources/education	Yes

Project Climate Exposure

Is the primary purpose of this project ecological restoration?	No
Does the project site have a history of coastal flooding?	No
Does the project site have a history of flooding during extreme precipitation events (unrelated to water/sewer damages)?	Unsure
Does the project site have a history of riverine flooding?	Unsure
Does the project result in a net increase in impervious area of the site?	No
Are existing trees being removed as part of the proposed project?	No

Project Assets

Asset: Building 1

Asset Type: Typically Occupied

Asset Sub-Type: Other

Construction Type: New Construction

Construction Year: 2023

Useful Life: 50

Identify the length of time the asset can be inaccessible/inoperable without significant consequences.

Building may be inaccessible/inoperable during natural hazard event, but must be accessible/operable within one day after natural hazard event

Identify the geographic area directly affected by permanent loss or significant inoperability of the building/facility.

Impacts would be limited to local area and/or municipality

Identify the population directly served that would be affected by the permanent loss of use or inoperability of the building/facility.

Greater than 10,000 people

Identify if the building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.

The building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.

If the building/facility became inoperable for longer than acceptable in Question 1, how, if at all, would it be expected to impact people's health and safety?

Inoperability of the building/facility would not be expected to result in injuries

If there are hazardous materials in your building/facility, what are the extent of impacts related to spills/releases of these materials?

There are no hazardous materials in the building/facility

If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts on other facilities, assets, and/or infrastructure?

Significant – Inoperability is likely to impact other facilities, assets, or buildings and will likely affect their ability to operate

If this building/facility was damaged beyond repair, how much would it approximately cost to replace?

Greater than or equal to \$100 million

Is this a recreational facility which can be vacated during a natural hazard event?

No

If the building/facility became inoperable for longer than acceptable in Question 1, what are the public and/or social services impacts?

No alternative programs and/or services are available to support the community

If the building/facility became inoperable for longer than acceptable in Question 1, what are the environmental impacts related to natural resources?

No impact on surrounding natural resources is expected

If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts to government services (i.e. the building is not able to serve or operate its intended users or function)?

Loss of building may reduce the ability to maintain some government services, while a majority of services will still exist.

If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts to loss of confidence in government (i.e. the building is not able to serve or operate its intended users or function)?

Loss of confidence in government agency

Report Comments

N/A



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 F: 617-338-6472
www.nitscheng.com

HAMDEN COUNTY, HALL OF JUSTICE BUILDING STUDY

Nitsch Project #13422.2

January 3, 2023

ADDRESS

Allen & Cooley St

Springfield, MA 01105

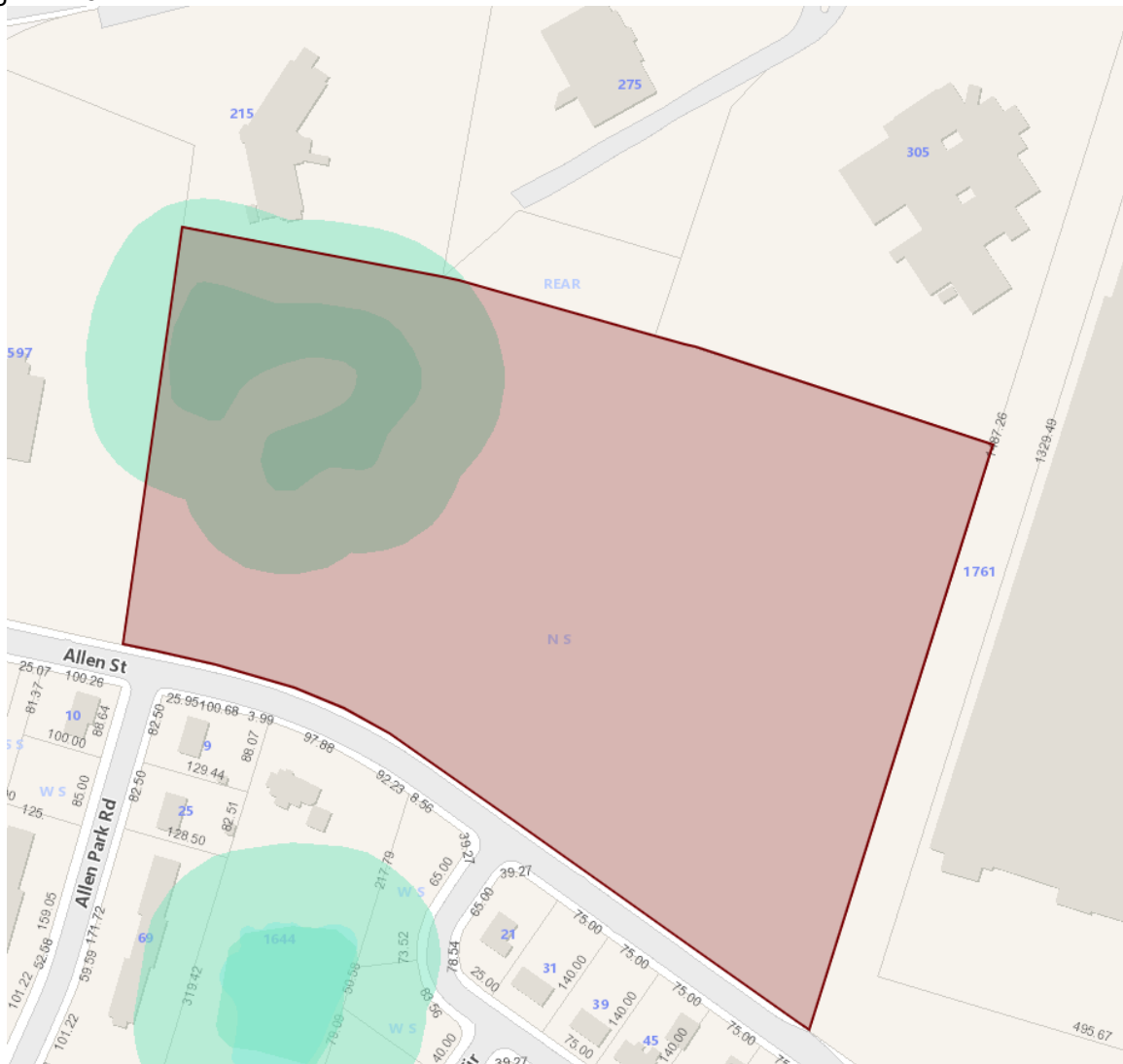
ENVIRONMENTAL

Areas of Critical Environmental Concern (ACEC)	No
BioMap Core Habitats (Wetlands, Forest, Rare Species, Vernal Pool, Priority)	No
MassDEP Wetlands	YES
Wellhead Protection Areas (Zone I or Zone II)	No
Natural Heritage Endangered Species	No
Protected Land	No
MassDEP Oil and/or Hazardous Material	No
Underground Storage Tank	No
DEP 21E Site	No

Historic

There are no MassHistoric Commission points on site.

Nitsch #13422.2: Hamden County, Hall of Justice Building Study
 January 3, 2023
 Page 2 of 5



MassDEP Wetland & 100-ft Buffer Zone

Nitsch #13422.2: Hamden County, Hall of Justice Building Study
January 3, 2023
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FLOODING

The site **not located** within a FEMA Flood Hazard Zone.

Approximately 2000-ft north, there are areas of land that are within the FEMA Flood Hazard Zone AE. According to available GIS data, this FEMA Zone AE area is 30-50 ft lower in elevation than the site. Based on this available data, the site is likely not at risk of riverine flooding.

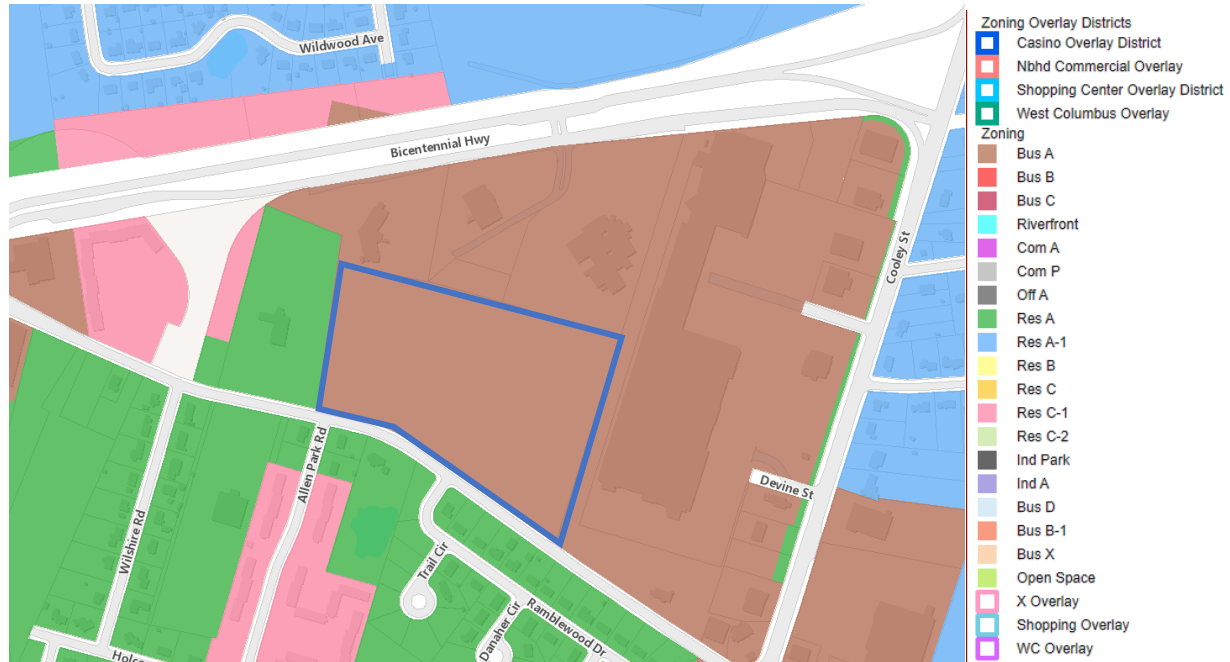
Note, flooding may still occur due to nuisance flooding in or around the site, such as flooding due to utility capacity issues and low points. Not enough information is available to Nitsch at this time to understand localized flooding issues, if any.



Nitsch #13422.2: Hamden County, Hall of Justice Building Study
 January 3, 2023
 Page 4 of 5

ZONING

The parcel is located in Zoning District **Business A**



Nitsch #13422.2: Hamden County, Hall of Justice Building Study
 January 3, 2023
 Page 5 of 5

DESKTOP SITE SURVEY

- Undeveloped site with mall to the east of it, church to the west, and medical complex to the north.
- Fire hydrants & water main in Allen St
- Manholes for sewer and storm in Allen St.
- Overhead power lines along Allen St
- There is a bus stop at the southwest corner of the lot.



Overhead Power lines (source: Google Street View)



Fire Hydrant and Sewer or Drain in front of site. (source: Google Street View)

Climate Resilience Design Standards Tool Project Report

Test 7

Date Created: 12/20/2022 10:49:09 AM

Created By: spicard

Date Report Generated: 12/20/2022 11:07:33 AM

Tool Version: Version 1.2

Project Contact Information: Sandra Brock (sbrock@nitscheng.com)

Project Summary

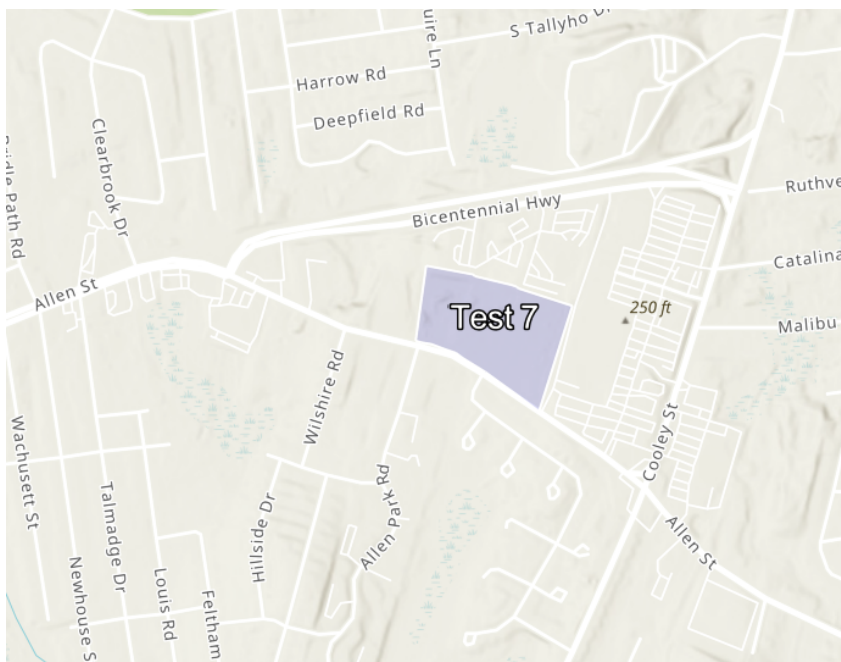
[Link to Project](#)

Estimated Capital Cost: \$100.00

End of Useful Life Year: 2073

Project within mapped Environmental Justice neighborhood: Yes

Ecosystem Service	Scores
Benefits	
Project Score	Low
Exposure	
Sea Level Rise/Storm Surge	Not Exposed
Extreme Precipitation - Urban Flooding	Moderate Exposure
Extreme Precipitation - Riverine Flooding	Moderate Exposure
Extreme Heat	Moderate Exposure



Asset Preliminary Climate Risk Rating

Number of Assets: 1

Summary

Asset Risk	Sea Level Rise/Storm Surge	Extreme Precipitation - Urban Flooding	Extreme Precipitation - Riverine Flooding	Extreme Heat
Building 1	Low Risk	High Risk	High Risk	High Risk

Climate Resilience Design Standards Summary

	Target Planning Horizon	Intermediate Planning Horizon	Percentile	Return Period	Tier
Sea Level Rise/Storm Surge					
Building 1					
Extreme Precipitation					
Building 1	2070			50-yr (2%)	Tier 3
Extreme Heat					
Building 1	2070		90th		Tier 3

Scoring Rationale - Project Exposure Score

The purpose of the Exposure Score output is to provide a preliminary assessment of whether the overall project site and subsequent assets are exposed to impacts of natural hazard events and/or future impacts of climate change. For each climate parameter, the Tool will calculate one of the following exposure ratings: Not Exposed, Low Exposure, Moderate Exposure, or High Exposure. The rationale behind the exposure rating is provided below.

Sea Level Rise/Storm Surge

This project received a "Not Exposed" because of the following:

- Not located within the predicted mean high water shoreline by 2030
- No historic coastal flooding at project site
- Not located within the Massachusetts Coast Flood Risk Model (MC-FRM)

Extreme Precipitation - Urban Flooding

This project received a "Moderate Exposure" because of the following:

- Maximum annual daily rainfall exceeds 10 inches within the overall project's useful life
- No historic flooding at project site
- No increase to impervious area
- Existing impervious area of the project site is less than 10%

Extreme Precipitation - Riverine Flooding

This project received a "Moderate Exposure" because of the following:

- Part of the project is within 500ft of a waterbody and less than 20ft above the waterbody
- No historic riverine flooding at project site
- The project is not within a mapped FEMA floodplain [outside of the Massachusetts Coast Flood Risk Model (MC-FRM)]
- Project is not likely susceptible to riverine erosion

Extreme Heat

This project received a "Moderate Exposure" because of the following:

- 30+ days increase in days over 90 deg. F within project's useful life
- Existing impervious area of the project site is less than 10%
- Located within 100 ft of existing water body
- No increase to the impervious area of the project site
- No tree removal

Scoring Rationale - Asset Preliminary Climate Risk Rating

A Preliminary Climate Risk Rating is determined for each infrastructure and building asset by considering the overall project Exposure Score and responses to Step 4 questions provided by the user in the Tool. Natural Resource assets do not receive a risk rating. The following factors are what influenced the risk ratings for each asset.

Asset - Building 1

Primary asset criticality factors influencing risk ratings for this asset:

- Asset may be inaccessible/inoperable during natural hazard event, but must be accessible/operable within one day after natural hazard event
- Greater than 10,000 people would be directly affected by the loss/inoperability of the asset
- The building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.
- No alternative programs and/or services are available to support the community
- Cost to replace is greater than \$100 million
- There are no hazardous materials in the asset

Project Climate Resilience Design Standards Output

Climate Resilience Design Standards and Guidance are recommended for each asset and climate parameter. The Design Standards for each climate parameter include the following: recommended planning horizon (target and/or intermediate), recommended return period (Sea Level Rise/Storm Surge and Precipitation) or percentile (Heat), and a list of applicable design criteria that are likely to be affected by climate change. Some design criteria have numerical values associated with the recommended return period and planning horizon, while others have tiered methodologies with step-by-step instructions on how to estimate design values given the other recommended design standards.

Asset: Building 1

Building/Facility

Sea Level Rise/Storm Surge

Low Risk

Applicable Design Criteria

Projected Tidal Datums: NOT APPLICABLE

Projected Water Surface Elevation: NOT APPLICABLE

Projected Wave Action Water Elevation: NOT APPLICABLE

Projected Wave Heights: NOT APPLICABLE

Projected Duration of Flooding: NOT APPLICABLE

Projected Design Flood Velocity: NOT APPLICABLE

Projected Scour & Erosion: NOT APPLICABLE

Extreme Precipitation

High Risk

Target Planning Horizon: 2070

Return Period: 50-yr (2%)

LIMITATIONS: The recommended Standards for Total Precipitation Depth & Peak Intensity are determined by the user drawn polygon and relationships as defined in the Supporting Documents. The projected Total Precipitation Depth values provided through the Tool are based on the climate projections developed by Cornell University as part of EEA's Massachusetts Climate and Hydrologic Risk Project, GIS-based data as of 10/15/21. For additional information on the methodology of these precipitation outputs, see Supporting Documents.

While Total Precipitation Depth & Peak Intensity for 24-hour Design Storms are useful to inform planning and design, it is recommended to also consider additional longer- and shorter-duration precipitation events and intensities in accordance with best practices. Longer-duration, lower-intensity storms allow time for infiltration and reduce the load on infrastructure over the duration of the storm. Shorter-duration, higher-intensity storms often have higher runoff volumes because the water does not have enough time to infiltrate infrastructure systems (e.g., catch basins) and may overflow or back up during such storms, resulting in flooding. In the Northeast, short-duration high intensity rain events are becoming more frequent, and there is often little early warning for these events, making it difficult to plan operationally. While the Tool does not provide recommended design standards for these scenarios, users should still consider both short- and long-duration precipitation events and how they may impact the asset.

The projected values, standards, and guidance provided within this Tool may be used to inform plans and designs, but they do not provide guarantees for future conditions or resilience. The projected values are not to be considered final or appropriate for construction documents without supporting engineering analyses. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence

Applicable Design Criteria

Tiered Methodology: Tier 3

Projected Total Precipitation Depth & Peak Intensity for 24-hr Design Storms: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Return Period (Design Storm)	Projected 24-hr Total Precipitation Depth (inches)	Step-by-Step Methodology for Peak Intensity
Building 1	2070	50-Year (2%)	9.6	Downloadable Methodology PDF

Projected Riverine Peak Discharge & Peak Flood Elevation: APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Extreme Heat

High Risk

Target Planning Horizon: 2070
Percentile: 90th Percentile

Applicable Design Criteria

Tiered Methodology: Tier 3

Projected Annual/Summer/Winter Average Temperatures: APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Projected Heat Index: APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Projected Growing Degree Days: NOT APPLICABLE

Projected Days Per Year With Max Temp > 95°F, >90°F, <32°F: APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Projected Number of Heat Waves Per Year & Average Heat Wave Duration: APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Projected Cooling Degree Days & Heating Degree Days (base = 65°F): APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 3

Project Inputs

Core Project Information

Name:	Test 7
Given the expected useful life of the project, through what year do you estimate the project to last (i.e. before a major reconstruction/renovation)?	2073
Location of Project:	Springfield
Estimated Capital Cost:	\$100
Who is the Submitting Entity?	Private Other Nitsch Engineering Sandra Brock (sbrock@nitscheng.com)
Is this project being submitted as part of a state grant application?	No
Which grant program?	
What stage are you in your project lifecycle?	Pre-Planning
Is climate resiliency a core objective of this project?	No
Is this project being submitted as part of the state capital planning process?	No
Is this project being submitted as part of a regulatory review process or permitting?	No
Brief Project Description:	Preliminary Study
Project Submission Comments:	

Project Ecosystem Service Benefits

Factors Influencing Output

- ✓ Project recharges groundwater
- ✓ Project filters stormwater using green infrastructure
- ✓ Project improves water quality
- ✓ Project provides oxygen production
- ✓ Project prevents pollution
- ✓ Project provides cultural resources/education

Factors to Improve Output

- ✓ Incorporate nature-based solutions that may provide flood protection
- ✓ Incorporate nature-based solutions that may reduce storm damage
- ✓ Incorporate vegetation that provides pollinator habitat
- ✓ Provide opportunities for passive and/or active recreation through open space
- ✓ Mitigate atmospheric greenhouse gas concentrations and other toxic air pollutants through nature-based solutions

Is the primary purpose of this project ecological restoration?

No

Project Benefits

Provides flood protection through nature-based solutions	Maybe
Reduces storm damage	Maybe
Recharges groundwater	Yes
Protects public water supply	No
Filters stormwater using green infrastructure	Yes
Improves water quality	Yes
Promotes decarbonization	No
Enables carbon sequestration	No
Provides oxygen production	Yes
Improves air quality	Maybe
Prevents pollution	Yes
Remediates existing sources of pollution	No
Protects fisheries, wildlife, and plant habitat	No
Protects land containing shellfish	No
Provides pollinator habitat	Maybe
Provides recreation	Maybe
Provides cultural resources/education	Yes

Project Climate Exposure

Is the primary purpose of this project ecological restoration?	No
Does the project site have a history of coastal flooding?	No
Does the project site have a history of flooding during extreme precipitation events (unrelated to water/sewer damages)?	Unsure
Does the project site have a history of riverine flooding?	Unsure
Does the project result in a net increase in impervious area of the site?	No
Are existing trees being removed as part of the proposed project?	No

Project Assets

Asset: Building 1

Asset Type: Typically Occupied

Asset Sub-Type: Other

Construction Type: New Construction

Construction Year: 2023

Useful Life: 50

Identify the length of time the asset can be inaccessible/inoperable without significant consequences.

Building may be inaccessible/inoperable during natural hazard event, but must be accessible/operable within one day after natural hazard event

Identify the geographic area directly affected by permanent loss or significant inoperability of the building/facility.

Impacts would be limited to local area and/or municipality

Identify the population directly served that would be affected by the permanent loss of use or inoperability of the building/facility.

Greater than 10,000 people

Identify if the building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.

The building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.

If the building/facility became inoperable for longer than acceptable in Question 1, how, if at all, would it be expected to impact people's health and safety?

Inoperability of the building/facility would not be expected to result in injuries

If there are hazardous materials in your building/facility, what are the extent of impacts related to spills/releases of these materials?

There are no hazardous materials in the building/facility

If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts on other facilities, assets, and/or infrastructure?

Significant – Inoperability is likely to impact other facilities, assets, or buildings and will likely affect their ability to operate

If this building/facility was damaged beyond repair, how much would it approximately cost to replace?

Greater than or equal to \$100 million

Is this a recreational facility which can be vacated during a natural hazard event?

No

If the building/facility became inoperable for longer than acceptable in Question 1, what are the public and/or social services impacts?

No alternative programs and/or services are available to support the community

If the building/facility became inoperable for longer than acceptable in Question 1, what are the environmental impacts related to natural resources?

No impact on surrounding natural resources is expected

If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts to government services (i.e. the building is not able to serve or operate its intended users or function)?

Loss of building may reduce the ability to maintain some government services, while a majority of services will still exist.

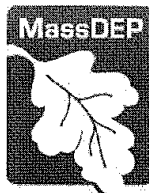
If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts to loss of confidence in government (i.e. the building is not able to serve or operate its intended users or function)?

Loss of confidence in government agency

Report Comments

N/A

D 1400-1414 State
Street - AUL



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

Western Regional Office • 436 Dwight Street, Springfield MA 01103 • 413-784-1100

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Matthew A. Beaton
Secretary

Martin Suuberg
Commissioner

December 18, 2015

Vibra Hospital of Western Mass.
Plant Operations
4499 Acushnet Avenue
New Bedford, MA 02745

Attn: Corey McNulty, Regional Director

Re: Springfield, RTN 1-11065
Fmr. Springfield Municipal Hospital
1400-1414 State Street

NOTICE OF AUDIT FINDINGS AUL AUDIT INSPECTION

Dear Mr. McNulty:

On December 16, 2015, the Massachusetts Department of Environmental Protection (the Department) conducted an audit inspection at the location identified above. In particular, the audit inspection focused on the area subject to a Notice of Activity and Use Limitation (AUL), to evaluate whether the requirements of the AUL were being met. This Notice informs you of the results of the Department's audit.

DETERMINATION

The Department did not identify any violations of the requirements applicable to the AUL at the site. A copy of the completed AUL Field Inspection Form is attached.

LIMITATIONS

The audit inspection did not include a compliance review of the Response Action Outcome (RAO) Statement or Notice of AUL instrument. The RAO and AUL for this site received compliance reviews during a previous audit. The current audit was focused primarily on compliance with the obligation and maintenance conditions set forth in the AUL Notice.

The Department's findings were based upon the certainty of the information reviewed during the audit. These findings do not: (1) apply to actions or other aspects of the site that were not reviewed

This information is available in alternate format. Call Michelle Waters-Ekanem, Diversity Director, at 617-292-5751. TTY# MassRelay Service 1-800-439-2370
MassDEP Website: www.mass.gov/dep

Printed on Recycled Paper

SPRINGFIELD, RTN 1-11065

2

NOTICE OF AUDIT FINDINGS

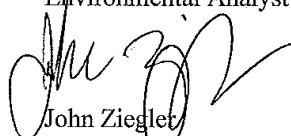
in the audit; (2) preclude future audits of past, current, or future actions at the site; (3) in any way constitute a release from any liability, obligation, action or penalty under M.G.L. c. 21E, 310 CMR 40.0000, or any other law, regulation, or requirement; or (4) limit the Department's authority to take or arrange, or to require any Responsible Party or Potentially Responsible Party to perform, any response action authorized by M.G.L. c. 21E which the Department deems necessary to protect health, safety, public welfare, or the environment.

If you have any questions regarding this letter, please contact Michael Reed at 413-755-2290. Please reference Release Tracking Number 1-11065 in any future correspondence to the Department regarding the site.

Sincerely,



Michael Reed
Environmental Analyst



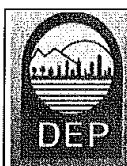
John Ziegler
Section Chief, Audits
Bureau of Waste Site Cleanup

Attachments: AUL Field Inspection Form & AUL Sketch Plan

e-cc: Springfield: Chief-of-Staff, Health Department

Denise Andler, DEP-WERO

Data Entry: AUL/SNAUDI; AUDCOM/NAFNVD; FLRDRUN 12/16/15



MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION
Western Regional Office/Bureau of Waste Site Cleanup
AUL FIELD INSPECTION FORM

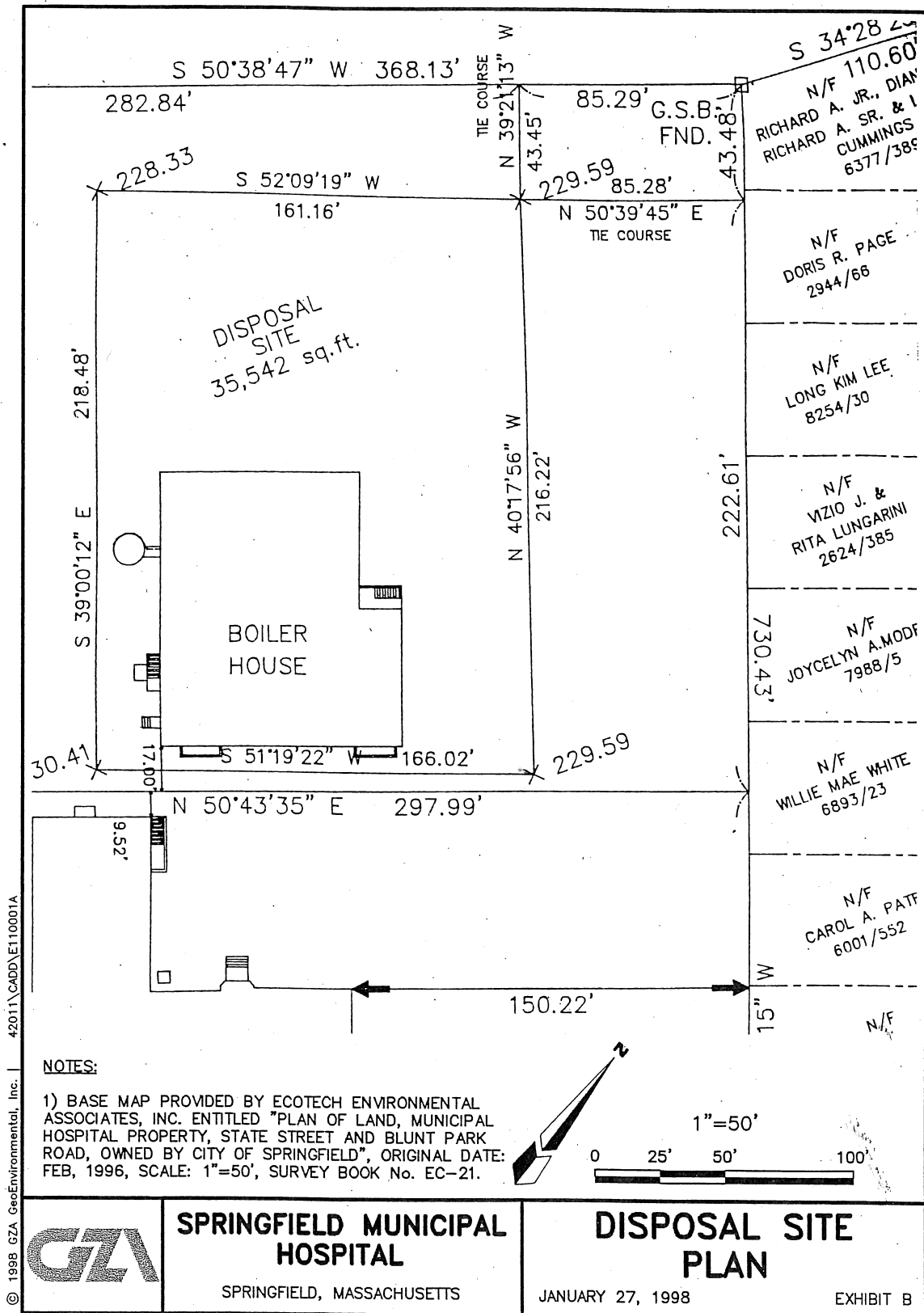
RELEASE TRACKING NUMBER

1- 11065

TOWN: SPRINGFIELD

Site Name: Vibra Hospital Boiler Room Area	Contact Person: Richard Hermany, Facilities Engineer
Address: 1400 - 1414 State Street	Phone: 413-726-6777, or 787-6700

AUL INFORMATION (filled out by Screening/Office Staff) Date Recorded: 1/30/98 Description of AUL area at time of filing: <input checked="" type="checkbox"/> Building(s) <input checked="" type="checkbox"/> Pavement <input type="checkbox"/> Cap/cover <input type="checkbox"/> Grassed/landscaped <input type="checkbox"/> Other: AUL covers: <input type="checkbox"/> Property <input checked="" type="checkbox"/> Portion <input type="checkbox"/> Unclear Additional details/other relevant info on AUL area(s): The AUL area consists of the Boiler Room footprint and area surrounding the former boiler house, which includes areas of pavement (mostly), grass, concrete, and bare soil. The Boiler House also contains a separate laundry operations area. Many of the restrictions listed below are only specified in the AUL Opinion.		SITE INSPECTION (filled out by Field Staff) Boundaries of AUL area(s) identifiable? <input checked="" type="checkbox"/> Yes* <input type="checkbox"/> No Complete access to all AUL area(s)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No** Evidence of recent excavation/disturbance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Evidence of recent construction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Remediation Waste present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Indication of potentially serious site conditions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Other Notes: **Access to the Boiler Room interior was provided by Richard Hermany and Corey McNulty of the Vibra Hospital Plant Operations staff. *AUL boundaries at the exterior portions of the AUL area could only be approximated.	
PERMITTED ACTIVITIES AND USES <input type="checkbox"/> Residential <input type="checkbox"/> Daycare <input type="checkbox"/> School <input type="checkbox"/> Playground <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Excavation <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Recreation Other/Details/Conditions: (1) Repair of utilities present at depths < 10 feet below grade. (2) Use of subsurface soil for footings and foundations. (3) Excavation below depths of 10 feet is allowed, if conducted i/a/w the conditions specified below.		OBSERVED ACTIVITIES AND USES <input type="checkbox"/> Residential <input type="checkbox"/> Daycare <input type="checkbox"/> School <input type="checkbox"/> Playground <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Excavation <input type="checkbox"/> Construction <input type="checkbox"/> Recreation Comments: The Boiler Room portion of the AUL area is still used, in part (i.e., the northern half), as a boiler room. However, the southern half is, and apparently has been, used as the hospital's laundry area. VIOLATION OBSERVED: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Possible	
INCONSISTENT/RESTRICTED ACTIVITIES AND USES <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Day Care <input checked="" type="checkbox"/> School <input checked="" type="checkbox"/> Playground <input checked="" type="checkbox"/> Park <input checked="" type="checkbox"/> Recreation <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Excavation* <input checked="" type="checkbox"/> Disturbance* Gardening - type: <input checked="" type="checkbox"/> Fruits/veggies <input type="checkbox"/> Flowers/landscaping Other/Details/Conditions: (1) Any activities and uses where a child's presence is likely. (2) *Activities and uses that involve unrestricted access and exposure to disposal site soils present at depths > 10 feet are restricted, unless they are first approved by an LSP and are performed by individuals with appropriate health & safety training and familiarity with the terms of the AUL.		OBSERVED ACTIVITIES AND USES <input type="checkbox"/> Residential <input type="checkbox"/> Day Care <input type="checkbox"/> School <input type="checkbox"/> Playground <input type="checkbox"/> Park <input type="checkbox"/> Recreation <input type="checkbox"/> Construction <input type="checkbox"/> Excavation <input type="checkbox"/> Disturbance Gardening - type: <input type="checkbox"/> Fruits/veggies <input type="checkbox"/> Flowers/landscaping Comments: Other than the area of rutted soil on the southeastern side of the building (see below), no other evidence of significant post-RAO disturbance was observed. VIOLATION OBSERVED: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Possible	
OBLIGATIONS AND CONDITIONS <input checked="" type="checkbox"/> Maintain pavement <input type="checkbox"/> Maintain other cap/cover/liner <input checked="" type="checkbox"/> Soil Mgmt Plan (SMP) <input checked="" type="checkbox"/> Health & Safety Plan (HSP) <input type="checkbox"/> Maintain signs/notices Other/Details/Conditions: (1) During subsurface construction projects, Personal Protective Equipment must be used i/a/w a project-specific HSP. (2) Paved surfaces must be maintained in good condition.		OBSERVED CONDITIONS <input checked="" type="checkbox"/> Pavement <input type="checkbox"/> Cap/cover/liner <input type="checkbox"/> Signs/notices Comments: *Because the AUL Plan did not identify where paved areas were located, it is not clear whether the unpaved area observed along the southeastern side of the Boiler House was paved at the time that the AUL was recorded. Fortunately, this location is on the opposite side from where the release occurred, and, outside of the USTs source area, oil contamination was primarily observed only at water table depths (i.e., >10 feet). VIOLATION OBSERVED: <input checked="" type="checkbox"/> No* <input type="checkbox"/> Yes <input type="checkbox"/> Possible	
AUL Sketch attached to this form? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		VIOLATION OBSERVED: <input checked="" type="checkbox"/> No* <input type="checkbox"/> Yes <input type="checkbox"/> Possible	
Completed by: Michael Reed Date: 12/15/15		Completed by: Michael Reed Inspection Date: 12/16/15	



Fmr. Municipal Hospital, Springfield, RTN 1-11065 – Photos from AUL-R Inspection, 12/16/15



Looking SE at NE part of AUL area & central NE corner of Boiler House. AUL boundaries are approximate.



Looking southwest at the northern portion of the AUL area and USTs pad (with bollards)



Looking southeast at the southwestern portion of the AUL area



Looking NNW at the southwestern portion of the AUL area



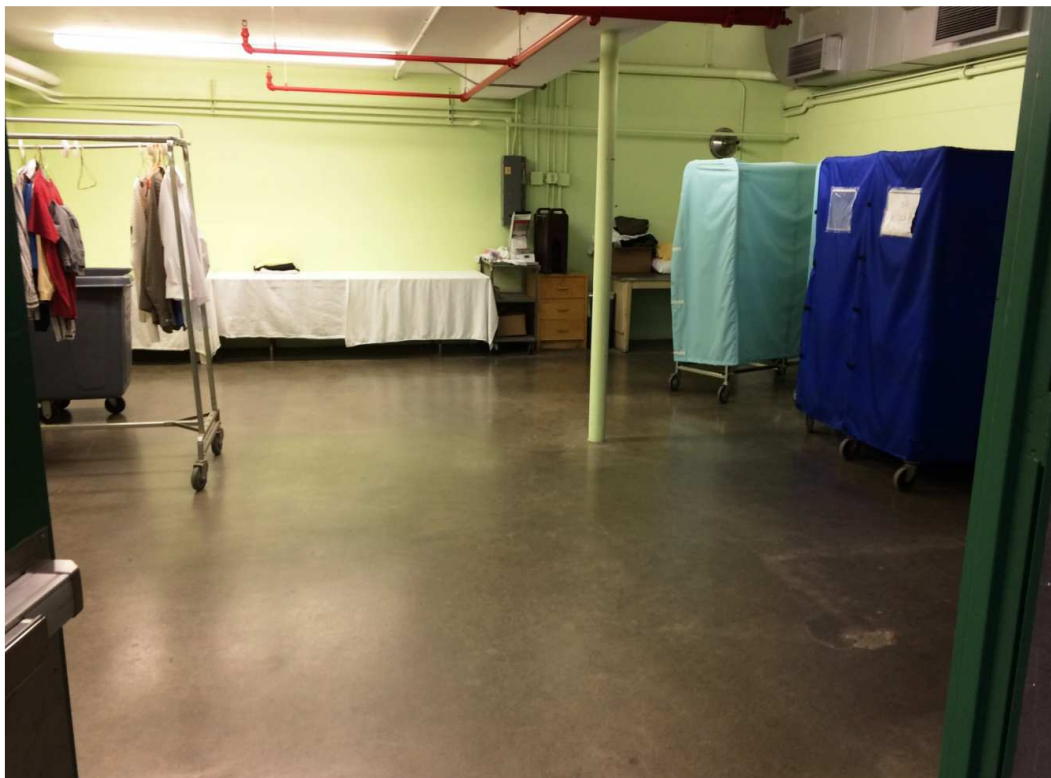
Looking ENE at the southern portion of the AUL area, which is primarily unpaved.



The boiler room located at the northwestern/northern part of the building



The northeastern end of the boiler room



The southern end of the Boiler House, which is used for laundry operations



The northern portion of the laundry area



The eastern corner of the laundry area

E Tabular Space Program

Courtrooms and Judicial Summary

	Size (NSF)	Existing	Option 1	Option 2	Jury	Holding	Comments
		Quantity	Quantity	Quantity			
Courtrooms / Hearing Rooms			25	33			
A. Courtroom - Arraignment			1	1		X	large waiting, large holding, 1-120 sf conf and 1 shared 150 sf conf, No Jury, 80-120 spectators, dock
B. Courtroom - Large Trial			2	3	X	X	large waiting, large jury (16+), standard holding, 1-120 sf conf and 1 shared 150 sf conf, 80-120 spectators
C. Courtroom - Standard Trial			4	7	X	X	standard waiting, large jury (16+), standard holding, 1-120 sf conf and 1 shared 150 sf conf, 35-49 spectators
D. Courtroom - Small Trial			3	3	X	X	standard waiting, small jury (6+), standard holding, 1-120 sf conf and 1 shared 150 sf conf, 25-36 spectators
F. Courtroom - Bench Trial			6	6		X	standard waiting, standard holding, 1-120 sf conf and 1 shared 150 sf conf, 8-10 spectators
G. Courtroom - Juvenile and Family			6	9		X	large waiting, standard holding, 1-120 sf conf and 1 shared 150 sf conf, 15-20 spectators
I. Hearing Room			3	4			small waiting, no holding access, no conference room, 5-10 spectators
Jury Box Courtrooms			9	13			
Jury Deliberation Suites			6	9			Ratio of 2 per every 3 jury courtroom
Prisoner Access Courtrooms			22	29			
w/ Holding Cells			22	29			
w/ Prisoner Access, No Cells			0	0			
No Prisoner Access			3	4			
Judiciary			23	32			
Superior Court Judges			8	8			
District Court Judges			8	8			
PFC Judges			5	5			
Juvenile Court Judges			0	6			
Housing Court Judges			0	3			
Visiting Judges			2	2			

Courtrooms and Judicial Summary

Size (NSF)	Existing	Option 1	Option 2	Jury	Holding	Comments
	Quantity	Quantity	Quantity			
Department Courtroom and Hearing Room Distribution						
Superior Court	8	9	9			
B. Courtroom - Large Trial	3	2	2	X	X	
C. Courtroom - Standard Trial	5	4	4	X	X	
F. Courtroom - Bench Trial		2	2		X	
I. Hearing Room		1	1			
District Court	8	9	9			
A. Courtroom - Arraignment	2	1	1		X	
D. Courtroom - Small Trial	2	3	3	X	X	
F. Courtroom - Bench Trial	4	4	4		X	
I. Hearing Room		1	1			
Probate and Family Court	5	7	7			
G. Courtroom - Juvenile and Family	5	6	6		X	
I. Hearing Room		1	1			
Juvenile Court	3	0	6			
C. Courtroom - Standard Trial	1	0	2	X	X	In reduced Scenario, SC provides access to standard CR when JC needs it
G. Courtroom - Juvenile and Family	2	0	3		X	
I. Hearing Room		0	1			
Housing Court	2	0	2			
B. Courtroom - Large Trial	1	0	1	X	X	could be a non jury courtroom if SC provides access to standard CR when HC needs it
C. Courtroom - Standard Trial	1	0	1	X	X	In reduced Scenario, SC provides access to standard CR when HC needs it
Total	26	25	33			

1. Courtrooms

		Option 1		Option 2			
Space No.	Space Name	Unit SF	Quan.	NSF	Quan.	NSF	Comments
<u>Courtrooms</u>							
1.01	A. Courtroom - Arraignment	2,300	1	2,300	1	2,300	no jury box, 80+ spectators, courtroom holding; includes prisoner dock
1.02	B. Courtroom - Large Trial	2,300	2	4,600	3	6,900	jury box (16 jurors), 80+ spectators, courtroom holding ⁽¹⁾
1.03	C. Courtroom - Standard Trial	1,900	4	7,600	7	13,300	jury box (16 jurors), 40-50 spectators, courtroom holding ⁽¹⁾
1.04	D. Courtroom - Small Trial	1,400	3	4,200	3	4,200	jury box (8 jurors), 20-30 spectators, courtroom holding ⁽¹⁾
1.05	E. Courtroom - Corner Bench Trial	1,700	0	0	0	0	jury box (16 jurors), 40-50 spectators, courtroom holding ⁽¹⁾
1.06	F. Courtroom - Bench Trial	900	6	5,400	6	5,400	
1.07	G. Courtroom - Juvenile and Family	1,200	6	7,200	9	10,800	
1.08	H. Courtroom - Virtual	500	0	0	0	0	
1.09	I. Hearing Room	600	3	1,800	4	2,400	No jury box, 20 spectators, access to prisoner elevator
1.10	Courtroom Vestibule	80	25	2,000	33	2,640	1 per courtroom
<u>Courtroom Support - Public</u>							
1.11	Courtroom Waiting - Large	480	9	4,320	13	6,240	accom. 40 seats; adjacent to small non-trial courtrooms (use for Housing, Traffic, Small Claims, and some Juvenile cases)
1.12	Courtroom Waiting - Standard	240	13	3,120	16	3,840	accommodate 20 seats
1.13	Courtroom Waiting - Small	120	3	360	4	480	accommodate 10 seats
1.14	Attorney / Client Conf. Room	100	22	2,200	29	2,900	1 per courtroom, accommodate 3 people
1.15	Attorney / Client Conf. Room - Large	150	11	1,650	15	2,250	1 per 2 courtrooms, accommodate 6 people

1. Courtrooms

			Option 1		Option 2		
Space No.	Space Name	Unit SF	Quan.	NSF	Quan.	NSF	Comments
<u>Courtroom Support - Staff / Restricted</u>							
1.16	Courtroom Storage	40	22	880	29	1,160	1 per courtroom
1.17	Courtroom A/V Closet	50	22	1,100	29	1,450	1 per courtroom
1.18	Off Bench Conference Room	150	6	900	8	1,200	accommodate 6 people, 1 per floor, assumes 6-8 courtrooms floors; also used as alternate juror waiting
1.19	Staff Restroom	60	12	720	16	960	2 per courtroom floor, assumes 6-8 courtroom floors
<u>Courtroom Holding</u>							
1.20	Courtroom Holding - Soundlock	50	22	1,100	29	1,450	1 per courtroom with prisoner access
1.21	Courtroom Holding - Staging	80	11	880	15	1,200	1 per 2 courtrooms with prisoner access / holding; adjacent to secure elevator, holding cells and courtroom holding soundlock
1.22	Courtrm Holding - Individual Cell	80	11	880	15	1,200	1 per 2 courtrooms with prisoner holding, wet cell
1.23	Courtrm Holding - Group Cell	120	11	1,320	14	1,680	1 per 2 courtrooms with prisoner holding (not including arraignment, virtual), wet cell
1.24	Courtrm Holding - Large Group Cell	180	1	180	1	180	adjacent to DC arraignment courtroom, accommodate 12 people, wet cell
1.25	Non-Contact Meeting Booth	40	2	80	2	80	within courtroom holding area used for DC arraignment, prisoner side may be in large group cell; no pass-through between attorney and prisoner sides
1.26	Non-Contact Meeting Booth - ADA	60	1	60	1	60	within courtroom holding area used for DC arraignment, prisoner side may be in large group cell; no pass-through between attorney and prisoner sides
1.27	Attorney Circulation / Staging	80	1	80	1	80	accessed from within courtroom

1. Courtrooms

Space		Unit	Option 1		Option 2		Comments
No.	Space Name	SF	Quan.	NSF	Quan.	NSF	
<u>Jury Deliberation Suites</u>							
1.28	Jury Deliberation Room - Large	350	4	1,400	7	2,450	2 per 3 jury courtroom w/ 12+ jurors, includes coffee station, coat closet, 1:1 in reduced CR options
1.29	Jury Deliberation Room - Small	250	2	500	2	500	2 per 3 jury courtroom w/ 6+ jurors, includes coffee station, coat closet, 1:1 in reduced CR options
1.30	Jury Deliberation Vestibule	80	6	480	9	720	1 per jury deliberation room
1.31	Jury Deliberation Court Officer Alcove	40	6	240	9	360	1 per jury deliberation room
1.32	Alternate Juror Room	100	3	300	5	500	1 per pair of jury rooms
1.33	Jury Delib. Restrooms - ADA	60	6	360	9	540	1 per jury deliberation room
1.34	Jury Deliberation Restroom	40	6	240	9	360	1 per jury deliberation room
Total Net Square Feet (NSF)				58,450	79,780		
<i>dept. grossing factor</i>				<i>1.25</i>	<i>1.25</i>		
Total Dept. Gross Square Feet (GSF)				73,063	99,725		

Notes:

⁽¹⁾ Number of jurors: Superior and Juvenile Court, 12 + alternates; District Court, 6 + alternates.

2. Judiciary

Space No.	Space Name	Unit SF	Option 1		Option 2		Comments
			Quan.	NSF	Quan.	NSF	
2.01	Judge's Lobby - SC	280	8	2,240	8	2,240	
2.02	Judge's Lobby - DC	280	8	2,240	8	2,240	
2.03	Judge's Lobby - PFC	280	6	1,680	6	1,680	
2.04	Judge's Lobby - JC	280	0	0	6	1,680	
2.05	Judge's Lobby - HC	280	0	0	3	840	
2.06	Judicial Restroom	60	6	360	8	480	shared
2.07	Head Admin Assistant	100	1	100	2	200	DC, JC
2.08	Judicial Secretary	48	6	288	8	384	1 per 4 judges
2.09	Staff Office	100	6	600	6	600	Judicial Case Manager
2.10	Staff Workstation	48	11	528	12	576	Court Recorder, Sessions Clerk, Law Clerk
2.11	Reception / Waiting	100	3	300	4	400	
2.12	Conference Room / Library	400	2	800	3	1,200	accommodate 16 people
2.13	Office Support Areas	150	3	450	4	600	includes copier/work area, copier supply storage, shared printer
2.14	File Storage	120	4	480	5	600	
2.15	Coat Closets	10	4	40	6	60	
2.16	Kitchenette	40	3	120	4	160	
2.17	Visiting Judge's Office	280	2	320	2	320	
Total Net Square Feet (NSF)				10,546		14,260	
<i>dept. grossing factor</i>				<i>1.30</i>		<i>1.30</i>	
Total Dept. Gross Square Feet (GSF)				13,710		18,538	
Staff				46		59	

3. Superior Court - Clerk Magistrate / Probation

Space		Unit	Option 1		Option 2		Comments
No.	Space Name	SF	Quan.	NSF	Quan.	NSF	
<u>Public Service (Clerk/Probation)</u>							
3.01	Public Service Counters	20	4	80	4	80	4 counter stations, including cashier station
3.02	Public Counter Queue	10	15	150	15	150	10 people
3.03	Waiting / Reception Area	15	30	450	30	450	20 seats
3.04	Public Computer Stations	20	4	80	4	80	
3.05	Public File Viewing Area	120	1	120	1	120	accommodate 4 people with work table, sightline from Clerk Magistrate counter stations
3.06	Interview Room	120	8	960	8	960	2 clerk + 1 per 3 PO's and Assoc PO, accom 2-3 people
3.07	Drug Testing Toilet Room	70	1	70	1	70	
<u>Superior Court Clerk Magistrate</u>							
3.08	Clerk of Courts	180	1	180	1	180	
3.09	First Assistant Clerk Magistrate	150	1	150	1	150	
3.10	Office Manager	100	1	100	1	100	
3.11	Head Account Clerk	48	1	48	1	48	
3.12	Head Administrative Assistant	100	1	100	1	100	
3.13	Assistant Clerk Magistrate	100	12	1,200	12	1,200	
3.14	Operations Supervisor	48	1	48	1	48	
3.15	Sessions Clerk	48	1	48	1	48	
3.16	Case Coordinator	48	3	144	3	144	
3.17	Case Specialist	48	6	288	6	288	
3.18	Court Recording Monitor	48	0	0	0	0	in judges suite
3.19	Active Records Storage	700	1	700	1	700	
3.20	Closed Records Storage	0	0	0	0	0	included in Court Support component
3.21	Evidence Storage	500	1	500	1	500	Standard and High Security

3. Superior Court - Clerk Magistrate / Probation

Space		Unit	Option 1		Option 2		Comments
No.	Space Name	SF	Quan.	NSF	Quan.	NSF	
<u>Superior Court Probation</u>							
3.22	Chief Probation Officer	180	1	180	1	180	
3.23	First Assistant Chief Probation Officer	150	1	150	1	150	
3.24	Assistant Chief Probation Officer	100	3	300	3	300	
3.25	Probation Office Manager	100	1	100	1	100	
3.26	Probation Case Coordinator	48	0	0	0	0	
3.27	Associate Probation Officer	48	2	96	2	96	
3.28	Probation Case Specialist	48	2	96	2	96	
3.29	Probation Officer	48	16	768	16	768	
3.30	Shared Private Room	60	1	60	1	60	used for confidential phone calls or as a stress relief room for PO staff
3.31	Active Records Storage	100	1	100	1	100	may be converted to interview room or office in the future when records are electronic
3.32	Closed Records Storage	0	0	0	0	0	included in Court Support component
<u>Staff Support Space</u>							
3.33	Conference Room	200	1	200	1	200	accommodate 8 people
3.34	Office Support Area	150	1	150	1	150	includes copier/work area, copier supply storage, shared printer; shared with Superior Court Probation
3.35	Network Printer Stations	8	4	32	4	32	
3.36	Office / Equipment Supply Room	150	1	150	1	150	office equipment and furniture storage, lockable room
3.37	Huddle Room	100	2	200	2	200	
3.38	Coat Closet	10	2	20	2	20	
3.39	Coffee Station	20	2	40	2	40	
Total Net Square Feet (NSF)				8,058	8,058		
<i>dept. grossing factor</i>				<i>1.30</i>	<i>1.30</i>		
Total Dept. Gross Square Feet (GSF)				10,475	10,475		
<i>Staff - Superior Court Clerk Office</i>				<i>28</i>	<i>28</i>		
<i>Staff - Superior Court Probation</i>				<i>26</i>	<i>26</i>		
<i>Staff</i>				<i>54</i>	<i>54</i>		

4. District Court - Clerk Magistrate / Probation

Space		Unit	Option 1		Option 2		Comments
No.	Space Name	SF	Quan.	NSF	Quan.	NSF	
<u>Public Service (Clerk/Probation)</u>							
4.01	Public Service Counters	20	8	160	8	160	6 counter stations
4.02	Public Counter Queue	10	30	300	30	300	20 people
4.03	Waiting / Reception Area	15	60	900	60	900	40 seats
4.04	Public Computer Stations	20	6	120	6	120	
4.05	Interview Room	120	12	1,440	12	1,440	2 clerk + 1 per 3 PO's and Assoc PO, accom 2-3 people
4.06	Drug Testing Toilet Room	70	1	70	1	70	includes supervisor, test equipment storage
<u>District Court Clerk Magistrate</u>							
4.07	Clerk Magistrate	180	1	180	1	180	
4.08	First Assistant Clerk Magistrate	150	2	300	2	300	
4.09	Assistant Clerk Magistrate	100	8	800	8	800	
4.10	Assistant Clerk - Jury	100	0	0	0	0	
4.11	Assistant Clerk - Remand	100	0	0	0	0	
4.12	Office Manager	100	1	100	1	100	
4.13	Head Account Clerk	48	1	48	1	48	
4.14	Operations Supervisor	48	5	240	5	240	
4.15	Case Coordinator	48	7	336	7	336	
4.16	Case Specialist	48	31	1,488	31	1,488	
4.17	Sessions Clerk	48	4	192	4	192	
4.18	Active Records Storage	1,400	1	1,400	1	1,400	
4.19	Closed Records Storage	0	0	0	0	0	included in Court Support component
4.20	Evidence Storage	200	1	200	1	200	

4. District Court - Clerk Magistrate / Probation

Space		Unit	Option 1		Option 2		Comments
No.	Space Name	SF	Quan.	NSF	Quan.	NSF	
<u>District Court Probation</u>							
4.21	Chief Probation Officer	180	1	180	1	180	includes specialty court prog coordinator
4.22	First Assistant Chief Probation Officer	150	1	150	1	150	
4.23	Assistant Chief Probation Officer	100	5	500	5	500	
4.24	Probation Office Manager	48	1	48	1	48	
4.25	Probation Operations Supervisor	48	1	48	1	48	
4.26	Probation Case Coordinator	48	1	48	1	48	
4.27	Associate Probation Officer	48	10	480	10	480	
4.28	Sr Comm Corrections Prob. Officer	48	0	0	0	0	
4.29	Probation Case Specialist	48	7	336	7	336	
4.30	Probation Officer	48	20	960	20	960	
4.31	Victim Services Coordinator	48	1	48	1	48	
4.32	Electronic Monitoring Equipment Storage	60	1	60	1	60	
4.33	Shared Private Room	60	1	60	1	60	used for confidential phone calls or as a stress relief room for PO staff
4.34	Active Records Storage	100	1	100	1	100	
4.35	Closed Records Storage	0	0	0	0	0	included in Court Support component
4.36	Records Storage	100	1	100	1	100	may be converted to interview room or office in the future when records are electronic

4. District Court - Clerk Magistrate / Probation

Space		Unit	Option 1		Option 2		Comments
No.	Space Name	SF	Quan.	NSF	Quan.	NSF	
<u>Staff Support Space</u>							
4.37	Conference Rooms	200	2	400	2	400	accommodate 8 people
4.38	Office Support Areas	150	3	450	3	450	includes copier/work area, copier supply storage, shared printer; distributed around the office
4.39	Network Printer Stations	8	5	40	5	40	office supplies, equipment and furniture storage, lockable room
4.40	Office / Equipment Supply Room	150	1	150	1	150	
4.41	Huddle Room	100	6	600	6	600	
4.42	Coat Closet	10	3	30	3	30	
4.43	Coffee Station	20	3	60	3	60	
Total Net Square Feet (NSF)				13,122	13,122		
<i>dept. grossing factor</i>				<i>1.30</i>	<i>1.30</i>		
Total Dept. Gross Square Feet (GSF)				17,059	17,059		
<i>Staff - District Court Clerk Magistrate Office</i>				<i>60</i>	<i>60</i>		
<i>Staff - Disctict Court Probation</i>				<i>48</i>	<i>48</i>		
<i>Staff</i>				<i>108</i>	<i>108</i>		

5. PFC - Register of Probate / Probation

Space		Unit	Option 1		Option 2		Comments
No.	Space Name	SF	Quan.	NSF	Quan.	NSF	
<u>Public Service (PFC and Probation)</u>							
5.01	Public Service Counters	20	8	160	8	160	
5.02	Public Counter Queue	10	24	240	24	240	accommodate 24 people
5.03	Waiting / Reception Area	15	48	720	48	720	48 seats
5.04	Public Computer Stations	20	5	100	5	100	
5.05	Interview Room	120	6	720	6	720	2 clerk + 1 per 2 PO's and Assoc PO, accom 2-3 people
5.06	Drug Testing Toilet Room	70	1	70	1	70	
<u>Register of Probate</u>							
5.07	Register of Probate	180	1	180	1	180	
5.08	First Asst Register Of Probate	150	1	150	1	150	
5.09	Assistant Register	100	1	100	1	100	
5.10	Operations Supervisor	48	5	240	5	240	
5.11	Office Manager	100	1	100	1	100	
5.12	Head Administrative Assistant	100	1	100	1	100	
5.13	Judicial Case Manager	100	0	0	0	0	in judicial program
5.14	Asst Judicial Case Manager	48	0	0	0	0	in judicial program
5.15	Case Coordinator	48	6	288	6	288	
5.16	Case Specialist	48	19	912	19	912	
5.17	Head Account Clerk	48	1	48	1	48	
5.18	Child Support Processing Clerk	48	4	192	4	192	
5.19	Cash Office	100	0	0	0	0	
5.20	Hoteling Workstation	48	0	0	0	0	
5.21	Records Storage	3,000	1	3,000	1	3,000	
5.22	Secure File Storage	200	1	200	1	200	

5. PFC - Register of Probate / Probation

Space		Unit	Option 1		Option 2		Comments
No.	Space Name	SF	Quan.	NSF	Quan.	NSF	
<u>Probation</u>							
5.23	Chief Probation Officer	180	1	180	1	180	
5.24	Asst. Chief Probation Officer	150	2	300	2	300	
5.25	Probation Office Manager	100	1	100	1	100	
5.26	Probation Case Coordinator	48	0	0	0	0	
5.27	Probation Case Specialist	48	2	96	2	96	
5.28	Probation Officer	48	8	384	8	384	
5.29	Hoteling Workstation	48	0	0	0	0	
5.30	Electronic Monitoring Equipment Storage	60	0	0	0	0	
5.31	Records Storage	100	1	100	1	100	
<u>Staff Support Space</u>							
5.32	Staff Conference Rooms	200	1	200	1	200	accommodate 8 people
5.33	Office Support Areas	150	2	300	2	300	includes copier/work area, copier supply storage, shared printer; distributed around the office
5.34	Network Printer Stations	8	4	32	4	32	
5.35	Office / Equipment Supplies	150	1	150	1	150	office supplies, equipment and furniture storage, lockable room
5.36	Huddle Room	100	2	200	2	200	
5.37	Coat Closet	10	2	20	2	20	
5.38	Coffee Station	20	2	40	2	40	
Total NSF				9,622	9,622		
<i>dept. grossing factor</i>				<i>1.30</i>	<i>1.30</i>		
Total Dept. Gross Square Feet (GSF)				12,509	12,509		
<i>Staff - PFC Register of Probate Office</i>				<i>40</i>	<i>40</i>		
<i>Staff - PFC Probation</i>				<i>14</i>	<i>14</i>		
<i>Staff - Total</i>				<i>54</i>	<i>54</i>		

6. Juvenile Court - Clerk Magistrate / Probation

Space		Unit	Option 1		Option 2		Comments
No.	Space Name	SF	Quan.	NSF	Quan.	NSF	
<u>Public Service</u>							
6.01	Public Service Counters	20	0	0	6	120	6 counter stations, including cashier station
6.02	Public Counter Queue	10	0	0	20	200	20 people
6.03	Waiting / Reception Area	15	0	0	15	225	15 seats
6.04	Public File Viewing Area	120	0	0	1	120	accommodate 4 people with work table, sightline from Clerk Magistrate counter stations
6.05	Interview Room	120	0	0	7	840	2 clerk + 1 per 3 PO's and Assoc PO, accom 2-3 people
6.06	Drug Testing Toilet Room	70	0	0	1	70	
<u>Juvenile Court Clerk Magistrate Office</u>							
6.07	Clerk Magistrate	180	0	0	1	180	
6.08	First Assistant Clerk Magistrate	150	0	0	1	150	
6.09	Assistant Clerk Magistrate	100	0	0	2	200	
6.10	Office Manager	100	0	0	1	100	
6.11	Operations Supervisor	48	0	0	2	96	
6.12	Head Account Clerk	48	0	0	1	48	
6.13	Session Clerk	48	0	0	3	144	
6.14	Case Coordinator	48	0	0	1	48	
6.15	Case Specialist	48	0	0	4	192	
6.16	Active Records Storage	500	0	0	1	500	
6.17	Closed Records Storage	0	0	0	0	0	included in Court Support component
6.18	Evidence Storage	100	0	0	1	100	

6. Juvenile Court - Clerk Magistrate / Probation

Space		Unit	Option 1		Option 2		Comments
No.	Space Name	SF	Quan.	NSF	Quan.	NSF	
<u>Juvenile Probation</u>							
6.19	Chief Probation Officer	180	0	0	1	180	
6.20	First Assistant Chief Probation Officer	150	0	0	1	150	
6.21	Assistant Chief Probation Officer	100	0	0	2	200	
6.22	Specialty Court Program Coordinator	100	0	0	2	200	
6.23	Probation Office Manager	48	0	0	1	48	
6.24	Probation Operations Supervisor	48	0	0	1	48	
6.25	Probation Case Coordinator	48	0	0	1	48	
6.26	Associate Probation Officer	48	0	0	4	192	
6.27	Probation Case Specialist	48	0	0	3	144	
6.28	Probation Officer	48	0	0	11	528	
6.29	Active Records Storage	400	0	0	1	400	
6.30	Closed Records Storage	0	0	0	0	0	included in Court Support component
<u>Staff Support Space</u>							
6.31	Staff Conference Room	200	0	0	1	200	accommodate 8 people
6.32	Office Support Area	150	0	0	2	300	includes copier/work area, copier supply storage, office equipment supply storage
6.33	Network Printer Stations	8	0	0	4	32	
6.34	Office / Equipment Supply Room	150	0	0	1	150	office equipment and furniture storage, lockable room
6.35	Huddle Room	100	0	0	2	200	
6.36	Coat Closet	10	0	0	2	20	
6.37	Coffee Station	20	0	0	2	40	
Total Net Square Feet (NSF)				0	6,413		
dept. grossing factor				1.30	1.30		
Total Dept. Gross Square Feet (GSF)				0	8,337		
Staff - Juvenile Court Clerk Magistrate Office				0	16		
Staff - Juvenile Probation				0	27		
Staff - Total				0	43		

7. Housing Court / Mediation

Space		Unit	Option 1		Option 2		Comments
No.	Space Name	SF	Quan.	NSF	Quan.	NSF	
<u>Public Service</u>							
7.01	Public Service Counters	20	0	0	6	120	6 counter stations, including cashier station
7.02	Public Counter Queue	10	0	0	30	300	30 people
7.03	Waiting / Reception Area	15	0	0	15	225	15 seats
7.04	Public File Viewing Area	120	0	0	1	120	accommodate 4 people with work table, sightline from Clerk Magistrate counter stations
7.05	Interview Room	120	0	0	2	240	
<u>Housing Court Clerk Magistrate Office</u>							
7.06	Housing Clerk Magistrate	180	0	0	1	180	
7.07	Chief Housing Specialist Office	150	0	0	1	150	
7.08	Assistant Chief Housing Specialist	100	0	0	1	100	
7.09	First Assistant Clerk Magistrate	150	0	0	0	0	
7.10	Housing Specialist Workstation	48	0	0	5	240	
7.11	Assistant Clerk Magistrate	100	0	0	3	300	
7.12	Sessions Clerk	48	0	0	3	144	
7.13	Head Administrative Assistant	48	0	0	1	48	
7.14	Case Coordinator	48	0	0	3	144	
7.15	Case Specialist	48	0	0	3	144	
7.16	Office Manager	100	0	0	1	100	
7.17	Operations Supervisor	48	0	0	0	0	
7.18	Large Mediation Room	0	0	0	0	0	accommodate 10 people, included in Joint Use component
7.19	Mediation Rooms	0	0	0	0	0	accommodate 5-6 people, included in Joint Use component

7. Housing Court / Mediation

Space		Unit	Option 1		Option 2		Comments
No.	Space Name	SF	Quan.	NSF	Quan.	NSF	
<u>Staff Support Space</u>							
7.20	Staff Conference Rooms	200	0	0	1	200	accommodate 8 people includes copier/work area, copier supply storage, shared printer
7.21	Office Support Area	150	0	0	1	150	
7.22	Records Storage	80	0	0	1	80	
7.23	Huddle Room	100	0	0	1	100	
7.24	Coat Closet	10	0	0	1	10	
7.25	Coffee Station	20	0	0	1	20	
Total Net Square Feet (NSF)				0	3,115		
<i>dept. grossing factor</i>				<i>1.30</i>	<i>1.30</i>		
Total Dept. Gross Square Feet (GSF)				0	4,050		
Staff				0	22		

8. Jury Assembly

Space No.	Space Name	Unit SF	Option 1		Option 2		Comments
			Quan.	NSF	Quan.	NSF	
8.01	Juror Check-in Counter	100	1	100	1	100	includes counter workstation, copier machine, file cabinet
8.02	A/V Storage	20	1	20	1	20	
8.03	Jury Waiting	20	110	2,200	30	600	accommodate 110 people; mix of open seating, tables and work carrels; used flexibly as a training room
8.04	Jury Pool Officer Workstation	48	2	96	2	96	
8.05	Multi-purpose Area	0	0	0	0	0	included in Joint Use component; used for jury assembly and Housing Court summary process days
8.06	Jury Vending	30	1	30	1	30	3 vending machines
8.07	Jury Restrooms	250	2	500	2	500	accommodate 5 toilets/urinals each
8.08	Mother's Room	100	1	100	1	100	includes sink
Total Net Square Feet (NSF)				3,046		1,446	
<i>dept. grossing factor</i>				<i>1.20</i>		<i>1.20</i>	
Total Dept. Gross Square Feet (GSF)				3,655		1,735	

Notes:

Juror capacity = 110 jurors

9. Grand Jury

Space No. Space Name	Unit SF	Option 1		Option 2		Comments
		Quan.	NSF	Quan.	NSF	
9.01 Grand Jury Room	500	1	500	1	500	accommodate 21 grand jurors; District Attorney staff, Court and security personnel; witness
9.02 Grand Jury Room Vestibule	80	1	80	1	80	
9.03 Storage / Equipment Room	40	1	40	1	40	
9.04 Grand Jury Room Waiting	190	1	190	1	190	10 seats, officer post
9.05 Attorney / Client Conference Room	120	1	120	1	120	accommodate 3-4 people, may be used for victim/witness waiting
9.06 Grand Jury Lounge	300	1	300	1	300	
9.07 Kitchenette	40	1	40	1	40	
9.08 Juror / Staff Restroom	175	2	350	2	350	
9.09 District Attorney Work Room	275	1	275	1	275	
Total Net Square Feet (NSF)			1,895		1,895	
<i>dept. grossing factor</i>			<i>1.30</i>		<i>1.30</i>	
Total Dept. Gross Square Feet (GSF)			2,464		2,464	
Staff						

10. Court Support

Space		Unit	Option 1		Option 2		Comments
No.	Space Name	SF	Quan.	NSF	Quan.	NSF	
Public Circuation Access							
<u>General Court Support</u>							
10.01	Central Cashier Station	150	1	150	1	150	convenient proximity to entrance lobby
10.02	Attorney Work Room	250	1	250	1	250	
10.03	Public Defender Office	250	1	250	1	250	beachhead office
10.04	Police Check-in/Waiting Room	150	1	150	1	150	accommodate 8-10 seats
10.05	Police Prosecutor Room	250	1	250	1	250	desk, office space, need to develop
10.06	Conference/Training Room	0	0	0	0	0	included in Joint Use component
10.07	Interpreter Room	500	1	500	1	500	6 workstations, 2 VC booths, 1 conf room
10.08	Department of Revenue	150	1	150	1	150	
10.09	Bar Association Office	250	1	250	1	250	
10.10	Domestic Violence Advocate	150	1	150	1	150	
10.11	Lawyer of the day	150	2	300	2	300	
10.12	Family Law Facilitator	150	1	150	1	150	
10.13	Abuse Prevention Advocate	150	1	150	1	150	
10.14	Commonwealth Navigator	150	1	150	1	150	
10.15	Resource Room	150	1	150	1	150	
10.16	Video Conference Room	100	2	200	2	200	
10.17	Media Room	150	1	150	1	150	
10.18	Wellness Room	100	1	100	1	100	public access, includes sink
<u>Court Clinicians - Superior/District Court</u>							
10.19	Waiting / Reception	250	1	250	1	250	includes sign-in counter, 12 seats
10.20	Court Clinician Office	100	3	300	3	300	includes 2 guest chairs
<u>Court Clinicians - Juvenile Court</u>							
10.21	Waiting / Reception	250	0	0	1	250	includes sign-in counter, 12 seats
10.22	Court Clinician Office	100	0	0	3	300	includes 2 guest chairs
<u>Dept. of Children and Families (DCF)</u>							
10.23	DCF Work Room	120	0	0	1	120	includes 2 workstations, proximate to Juvenile Court Clinicians

10. Court Support

Space		Unit	Option 1		Option 2		Comments
No.	Space Name	SF	Quan.	NSF	Quan.	NSF	
<u>Safe and Secure Waiting Area</u>							
10.24	Safe and Secure Waiting Room	150	1	150	1	150	includes 8-10 seats
10.25	MOVA Office	100	1	100	1	100	used by Mass. Office for Victim Assistance (MOVA) staff
10.26	Probation Office	100	1	100	1	100	used by Probation victim assistance staff
10.27	Storage Closet	40	1	40	1	40	
10.28	Safe and Secure Restroom	60	1	60	1	60	
Sub-Total NSF				4,450		5,120	
<i>dept. grossing factor</i>				<i>1.20</i>		<i>1.20</i>	
Sub-Total DGSF				5,340		6,144	
<u>Staff Circuation Access</u>							
<u>General Court Staff Support</u>							
10.29	Staff Breakrooms	200	3	600	3	600	shared, 1 per office floor
10.30	Staff Restrooms	175	6	1,050	10	1,750	2 per floor, assumes 4 floors with court departments
<u>Information Technology</u>							
10.31	IT Work Room	250	1	250	1	250	includes 2 workstations and shared workbench
10.32	IT Equipment Storage Room	400	1	400	1	400	accommodate up to 50 computers at one time
10.33	MDF Room	200	1	200	1	200	1 centralized near Demarc Room
10.34	IDF Room	110	16	1,760	20	2,200	2 per floor assumes 8 floors, max 195 feet cable run
Sub-Total NSF				4,260		5,400	
<i>dept. grossing factor</i>				<i>1.10</i>		<i>1.10</i>	
Sub-Total DGSF				4,686		5,940	

10. Court Support

Space		Unit	Option 1		Option 2		Comments
No.	Space Name	SF	Quan.	NSF	Quan.	NSF	
<u>Closed File Storage</u>							
10.35	Closed Files - Superior Clerk	200	1	200	1	200	
10.36	Closed Files - Superior Probation	200	1	200	1	200	
10.37	Closed Files - District Clerk	200	1	200	1	200	
10.38	Closed Files - District Probation	200	1	200	1	200	
10.39	Closed Files - PFC Clerk	200	1	200	1	200	
10.40	Closed Files - PFC Probation	200	1	200	1	200	
10.41	Closed Files - Housing Clerk	200	0	0	1	200	
10.42	Closed Files - Juvenile Clerk	200	0	0	1	200	
10.43	Closed Files - Juvenile Probation	200	0	0	1	200	
Sub-Total NSF				1,200	1,800		
<i>dept. grossing factor</i>				<i>1.10</i>	<i>1.10</i>		
Sub-Total DGsf				1,320	1,980		
Total Dept. Gross Square Feet (GSF)				11,346	14,064		

11. Joint Use

Space No.	Space Name	Unit SF	Option 1		Option 2		Comments
			Quan.	NSF	Quan.	NSF	
11.01	Large Mediation Room	250	0	0	1	250	accommodate 10 people, used for Housing Court and flexible use as needed
11.02	Mediation Rooms	150	0	0	4	600	accommodate 5-6 people, used for Housing Court and flexible use as needed
11.03	Conference/Training Room	500	1	500	1	500	shared conference room, accommodate 20 people; ideally community/after-hours access from public circulation
Total Net Square Feet (NSF)				500		1,350	
<i>dept. grossing factor</i>				<i>1.20</i>		<i>1.20</i>	
Total Dept. Gross Square Feet (GSF)				600		1,620	

12. Law Library / Court Service Center

Space		Unit	Option 1		Option 2		Comments
No.	Space Name	SF	Quan.	NSF	Quan.	NSF	
<u>Court Service Center</u>							
12.01	Sign-In Podium	30	1	30	1	30	reception counter function
12.02	Waiting / Reception Area	180	1	180	1	180	8 seats, small children play area
12.03	CSC Staff Offices	100	2	200	2	200	includes 2 guest chairs, view of sign-in podium
12.04	Work Tables	75	3	225	3	225	6 seats each
12.05	Public Access Computer Station	25	6	150	6	150	
12.06	Printer Station	15	1	15	1	15	
12.07	Interview Room	120	2	240	2	240	accommodate 4 people, may be used for public legal support programs and services
12.08	Conference Room	150	1	150	1	150	accommodate 6 people
12.09	Reference Shelving / Forms	9	1	9	1	9	adjacent to sign-in podium and waiting area
12.10	Supplies Storage	20	1	20	1	20	
Sub-Total Net Square Feet (NSF)				1,219	1,219		
<i>dept. grossing factor</i>				<i>1.30</i>	<i>1.30</i>		
Sub-Total Dept. Gross Square Feet (DGSF)				1,585	1,585		
Staff				2	2		

12. Law Library / Court Service Center

Space		Unit	Option 1		Option 2		
No.	Space Name	SF	Quan.	NSF	Quan.	NSF	Comments
<u>Law Library</u>							
12.11	Circulation Desk	100	1	100	1	100	
12.12	Head Law Librarian Office	120	1	120	1	120	includes 2 guest chairs
12.13	Assitant Law Librarian Workstation	48	1	48	1	48	
12.14	Public Access Computer Station	25	6	150	6	150	
12.15	Printer Station	15	1	15	1	15	
12.16	Work Tables	90	3	270	3	270	8 seats each
12.17	Small Work Tables	90	4	360	4	360	2 seats each
12.18	Reference Shelving Units	9	25	225	25	225	
12.19	Conference Rooms	200	2	400	2	400	accommodate 8 people
12.20	Copy Machine / Work Room	150	1	150	1	150	includes storage
12.21	MDF Room	150	1	150	1	150	
Sub-Total Net Square Feet (NSF)				1,988		1,988	
dept. grossing factor				1.30		1.30	
Sub-Total Dept. Gross Square Feet (DGSF)				2,584		2,584	
Staff				2		2	
Total DGSF				4,169		4,169	
Staff				4		4	

13. Security and Holding

Space		Unit	Option 1		Option 2		Comments
No.	Space Name	SF	Quan.	NSF	Quan.	NSF	
<u>Staff / Administration</u>							
13.01	Regional Director of Security	180	1	180	1	180	
13.02	Regional Office Admin. Asst.	36	1	36	1	36	
13.03	Regional Office Conf. Room	150	1	150	1	150	
13.04	Regional Office Waiting Area	60	1	60	1	60	
13.05	Regional Office Storage	100	1	100	1	100	
13.06	Chief Court Officer's Office	150	1	150	1	150	located proximate to the Security Control Room by the building lobby (see Building Support - Lobby)
13.07	Assistant Court Officers Shared Office	320	1	320	1	320	includes 4 workstations, office support space including copier/printer, office supply storage, coffee station. etc.
13.08	Security Equipment Storage	40	1	40	1	40	includes radios, constraints, etc., adjacent to security control room
13.09	Muster Room	500	1	500	1	500	accommodate 30 people for mustering, also used as break room, includes shared staff computer stations
13.10	Staff Locker Room - Male	720	1	720	1	720	60 lockers
13.11	Staff Locker Room - Female	288	1	288	1	288	24 lockers
13.12	Staff Restroom / Showers	180	2	360	2	360	2 toilets, 1 shower each
Sub-Total NSF				2,904	2,904		
<i>dept. grossing factor</i>				<i>1.30</i>	<i>1.30</i>		
Sub-Total DGSF				3,775	3,775		

13. Security and Holding

Space		Unit SF	Option 1		Option 2		Comments
No.	Space Name		Quan.	NSF	Quan.	NSF	
<u>Vehicular Sallyport and Transport</u>							
13.13	Vehicular Sallyport	1,200	1	1,200	1	1,200	accommodate 1 22-capacity "mini-bus" and 1 van parked side by side; includes a secure door to the facility exterior for pedestrian access to/from the vehicular sallyport
13.14	Gun Lockers	12	1	12	1	12	located in vehicular sallyport; secure
13.15	Entrance Sallyport (Trap)	100	1	100	1	100	access between vehicular sallyport and intake staging area
Sub-Total NSF				1,312		1,312	
<i>dept. grossing factor</i>				<i>1.10</i>		<i>1.10</i>	
Sub-Total DGSF				1,443		1,443	
<u>Central Holding</u>							
13.16	Intake Staging / Search Area	150	1	150	2	300	capacity for up to 10 in-custodies; pat-down searches occur here
13.17	Command Center / Control Room	300	1	300	1	300	adjacent to intake / processing area; intake counter adjacent to vehicular sallyport
13.18	Transportation Officer Waiting	150	1	150	1	150	
13.19	Property Storage	80	1	80	2	160	separate for adult and juvenile property, may be combined in design

13. Security and Holding

Space No.	Space Name	Unit SF	Option 1		Option 2		Comments
			Quan.	NSF	Quan.	NSF	
13.20	Staff Restroom	60	1	60	1	60	
13.21	Wash Down Room	80	1	80	1	80	
13.22	Observation Cell	80	1	80	2	160	one adult one juvenile
13.23	Group Holding Cell - Adult	160	6	960	6	960	wet cells, accommodate 15 persons
13.24	Single-Occ. Holding Cell - Adult	80	15	1,200	15	1,200	wet cells, ADA accessible
13.25	Group Holding Cell - Juvenile	120	0	0	1	120	wet cell, accommodate 4 persons
13.26	Single-Occ. Holding Cell - Juv.	80	0	0	3	240	wet cell, ADA accessible
13.27	Food Storage/Prep	20	1	20	1	20	
13.28	Janitor's Closet	80	1	80	1	80	
13.28	Attorney/Client Meeting Room	40	5	200	5	200	non-contact room or booth, acoustic privacy
13.29	Attorney/Client Meeting Room - ADA	60	1	60	1	60	non-contact room or booth, acoustic privacy
13.30	Attorney Waiting	90	1	90	1	90	accommodate 6 seats, adjacent to non-contact meeting rooms
Sub-Total NSF				3,510		4,180	
<i>dept. grossing factor</i>				<i>1.50</i>		<i>1.50</i>	
Sub-Total DGSF				5,265		6,270	
Total DGSF				10,483		11,488	
Staff				54		64	
Adult Holding Capacity				105		105	Capacity based on # single cells + group cells at 15nsf/occ
Juvenile Holding Capacity				0		7	Capacity based on # single cells + group cells at 15nsf/occ

14. District Attorney

Space No.	Space Name	Unit SF	Option 1		Option 2		Comments
			Quan.	NSF	Quan.	NSF	
14.01	Waiting / Reception	60	1	60	1	60	4 seats
14.02	Reception Workstation	48	1	48	1	48	
14.03	Conference Room	150	2	300	2	300	accommodate 6 people
14.04	Victim/Witness Waiting	150	1	150	1	150	accommodate 6 people
14.05	Victim/Witness Administration	48	1	48	1	48	
14.06	Victim/Witness Restroom	60	1	60	1	60	
14.07	Private Office	100	1	100	1	100	
14.08	Shared Workstation	48	8	384	8	384	
14.09	Office Support Area	80	1	80	1	80	includes copier/work area, copier supply storage, shared printer
14.10	Coffee Station	20	1	20	1	20	
14.11	Staff Restroom	60	1	60	1	60	
14.12	Coat Closet	10	1	10	1	10	
14.13	MDF Room	150	1	150	1	150	
Total Net Square Feet (NSF)				1,470		1,470	
<i>dept. grossing factor</i>				<i>1.30</i>		<i>1.30</i>	
Total Dept. Gross Square Feet (GSF)				1,911		1,911	

15. Building Support - Public

Space		Unit	Option 1		Option 2		Comments
No.	Space Name	SF	Quan.	NSF	Quan.	NSF	
<u>Entrance / Lobby</u>							
15.01	Weather Vestibule	200	1	200	1	200	
15.02	Security Screening Queue	400	1	400	1	400	accommodate 40 people
15.03	Security Screening Station	100	2	200	2	200	magnetometer, x-ray machine, officer post
15.04	Security Control Room	250	1	250	1	250	building security, view into entrance/lobby
15.05	Gun Lockers	20	1	20	1	20	use by law enforcement or other authorized visitors
15.06	Public Lobby ⁽¹⁾	3,000	1	3,000	1	3,000	design allowance
15.07	Information Kiosk	64	1	64	1	64	may be electronic or staffed
<u>Public Service</u>							
15.08	Vending Area	300	1	300	1	300	vending machines or snack stand, tables and chairs
15.09	Wellness Room	100	1	100	1	100	public access, includes sink
Total Net Square Feet (NSF)				4,534		4,534	
<i>dept. grossing factor</i>				<i>1.20</i>		<i>1.20</i>	
Total Dept. Gross Square Feet (GSF)				5,441		5,441	

Notes:

⁽¹⁾ Public lobby design allowance includes space for building exit route.

16. Building Support - Maintenance

Space		Unit	Option 1		Option 2		Comments
No.	Space Name	SF	Quan.	NSF	Quan.	NSF	
<u>Staff Area</u>							
16.01	Maintenance Office	120	1	120	1	120	includes 2 workstations
16.02	Custodial Office	120	1	120	1	120	includes 2 workstations
16.03	Floor Plan Storage Area	80	1	80	1	80	large floor plans, adjacent to maintenance office
16.04	Lunch Room	180	1	180	1	180	accommodate 6 people, kitchenette; includes shared staff computer station with time clock function
16.05	Maintenance / Custodial Locker Room	120	1	120	1	120	accommodate 16 lockers
16.06	Staff Restroom	60	2	120	2	120	
16.07	Staff Shower Room	50	1	50	1	50	
<u>Building Support</u>							
16.08	Loading Dock	100	1	100	1	100	service entrance, assumes outdoor service yard
16.09	Loading Staging Area	60	1	60	1	60	includes space for lift equipment
16.10	Trash / Recycling	150	1	150	1	150	includes trash bins (10) and recycling bins (10); needs to be larger if a compactor is also included
16.11	Custodial Supply Storage Room	400	1	400	1	400	proximate to loading dock area and service elevator; accommodate up to three months of supplies
16.12	Workshop(s)	600	1	600	1	600	includes carpentry, electrical, plumbing and HVAC workshop functions, key room with cutter, additional workbenches; may be divided into small workshops by discipline

16. Building Support - Maintenance

Space No.	Space Name	Unit SF	Option 1		Option 2		Comments
			Quan.	NSF	Quan.	NSF	
16.13	Radio / Equipment Chargers	80	1	80	1	80	accommodate 6 or 7 machines at one time, including scrubbers, lifts, radios, etc.; adjacent slop sink for washing machines before charging; located in or adjacent to maintenance workshop
16.14	Workshop Storage	250	1	250	1	250	storage for workshops and plumbing equipment, should be subdivided by discipline for inventory control purposes
16.15	Paint Storage	100	1	100	1	100	
16.16	Washer / Dryer Room	120	1	120	1	120	used for washing mop heads, other custodial items as needed
16.17	Janitor's Closets	80	4	320	4	320	allowance, quantity to be determined in design (note, additional JC included in the Security holding area)
16.18	Emergency Response Closet	80	1	80	1	80	emergency cleanup equipment, such as wet/dry vacuum cleaner; should be centrally located with convenient access to vertical circulation
16.19	Personnel Protection Closet	40	1	40	1	40	adjacent/proximate to emergency response closet
16.20	Outdoor Equipment Storage	300	1	300	1	300	secure, accessed from building exterior, preferably not directly connected to main building
Total Net Square Feet (NSF)				3,390		3,390	
<i>dept. grossing factor</i>				<i>1.20</i>		<i>1.20</i>	
Total Dept. Gross Square Feet (GSF)				4,068		4,068	
Staff				13		13	

17. Registry of Deeds

Space No.	Space Name	Unit SF	Option 1		Option 2		Comments
			Quan.	NSF	Quan.	NSF	
17.01	Existing Area	60	0	4,000	0	4,000	
	Total Net Square Feet (NSF)			4,000		4,000	
	<i>dept. grossing factor</i>			<i>0.00</i>		<i>0.00</i>	
	Total Dept. Gross Square Feet (GSF)			4,000		4,000	Existing SF in Ireland Courthouse

F Order of Magnitude Cost Estimate

**DCAMM
Springfield Court House
Program and Site Options
Springfield, MA 01102**

DCAMM Project #

Feasibility Estimate

04/05/2023

HDR Architecture
99 High Street, Suite 2300
Boston, MA 02110


98 North Washington St., Suite 109
Boston, MA 02114



DCAMM
Springfield Court House
Springfield, MA 01102
Feasibility Estimate

4/5/2023

DOCUMENTATION

This estimate was prepared from feasibility documents and program summaries prepared by HDR Architects.

BASIS FOR PRICING

This estimate reflects the current construction value for the construction of this project and should not be construed as a prediction of a low bid. Prices are based on local prevailing wage construction costs at the time the estimate was prepared.

PROJECT OUTLINE

The project consists of site evaluation and program options for a new Court House building in Springfield, MA

QUALIFICATIONS

Owner soft costs and fees are excluded

ITEMS NOT CONSIDERED IN THIS ESTIMATE

Items not included in this estimate are:

- Overtime outside industry standard

- Work outside normal hours of operation

- No permits or special fees have been included

- Third party commissioning costs.


- Owner supplied and/or installed items

- Air Quality monitoring / Vibration monitoring

- The estimate assumes all long-lead items can be pre-purchased to meet schedule requirements.

The estimate is based on the premise that the design will meet all codes, laws, ordinances, rules, and regulations in effect at the time that the estimate was prepared. The estimate shall be adjusted should any discrepancies between design and the aforementioned codes, laws or ordinances result in, or require, an increase in the Cost 'of the Work

Builder's Risk insurance, terrorist insurance and other Owner insurances

				Springfield Court House Program and Site Options Feasibility Estimate		April 5, 2023
				DTC TOTALS	ECC TOTALS	

Site Option 1				
Program Option 1		\$ 148,154,390	321,407,986	
Program Option 2		\$ 186,520,200	404,639,253	
Site Option 2				
Program Option 1		\$ 147,154,390	319,238,573	
Program Option 2		\$ 185,520,200	402,469,841	
Site Option 3				
Program Option 1		\$ 146,654,390	318,153,867	
Program Option 2		\$ 185,020,200	401,385,135	
Site Option 10				
Program Option 1		\$ 147,154,390	319,238,573	
Program Option 2		\$ 185,520,200	402,469,841	
Site Option 5				
Program Option 1		\$ 153,404,390	332,797,401	
Program Option 2		\$ 191,770,200	416,028,669	
Site Option 8				
Program Option 1		\$ 148,904,390	323,035,045	
Program Option 2		\$ 187,270,200	406,266,313	

Program Summary

Component	Rates	Option 1			Option 2		\$ rate	% Factor	Option 1		Option 2	
		Existing NSF/DGSF	Projected Need DGSF	Staff	Projected Need DGSF	Staff			Direct Trade Cost (DTC)		Direct Trade Cost (DTC)	
1. Courtrooms	N1	52,329	73,100		99,700		\$ 636		\$ 46,491,600		\$ 63,409,200	
2. Judiciary	N5	19,104	13,700	46	18,500	59	\$ 535		\$ 7,329,500		\$ 9,897,500	
3. Superior Court - Clerk Magistrate / Probation	N1	11,019	10,500	54	10,500	54	\$ 636		\$ 6,678,000		\$ 6,678,000	
4. District Court - Clerk Magistrate / Probation	N4	21,954	17,100	108	17,100	108	\$ 599		\$ 10,242,900		\$ 10,242,900	
5. PFC - Register of Probate / Probation	N4	12,550	12,500	54	12,500	54	\$ 599		\$ 7,487,500		\$ 7,487,500	
6. Juvenile Court - Clerk Magistrate / Probation	N4	12,081	0		8,300	43	\$ 599		\$ -		\$ 4,971,700	
7. Housing Court / Mediation	N6	3,584	0		4,000	22	\$ 488		\$ -		\$ 1,952,000	
8. Jury Assembly	N7	4,389	3,700		1,700		\$ 473		\$ 1,750,100		\$ 804,100	
9. Grand Jury	N8	1,406	2,500		2,500		\$ 485		\$ 1,212,500		\$ 1,212,500	
10. Court Support	N6	6,408	11,300		14,100		\$ 488		\$ 5,514,400		\$ 6,880,800	
11. Joint Use	N6	0	600		1,600		\$ 488		\$ 292,800		\$ 780,800	
12. Law Library / Court Service Center	N9	6,215	4,200	4	4,200	4	\$ 503		\$ 2,112,600		\$ 2,112,600	
13. Security and Holding	N10	3,926	10,500	54	11,500	64	\$ 700		\$ 7,350,000		\$ 8,050,000	
14. District Attorney	N11	9,721	1,900		1,900		\$ 505		\$ 959,500		\$ 959,500	
15. Building Support - Public	N13	0	5,400		5,400		\$ 453		\$ 2,446,200		\$ 2,446,200	
16. Building Support - Maintenance	N15	0	4,100	13	4,100	13	\$ 439		\$ 1,799,900		\$ 1,799,900	
17. Registry of Deeds	N11	17,684	4,000		4,000		\$ 505		\$ 2,020,000		\$ 2,020,000	
				333		421						
Total DGSF		182,370	175,100		221,600							
Mechanical (10%)	N15		17,510		22,160		\$ 439		\$ 7,686,890		\$ 9,728,000	
subtotal			192,610		243,760							
Building Gross Factor			1.35		1.35							
Total using Mechanical 10% and 1.35			260,024		329,076							
Total BGSF*	N12		260,024		329,076		\$ 464		\$ 31,280,000		\$ 39,587,000	
*structured parking not included												
Structured Parking (430 GSF per Space)	N16		0	0	0	0	\$ 245		\$ -		\$ -	
Total BGSF Including Secured Parking			260,024		329,076							
DTC excluding site									\$ 142,654,390		\$ 181,020,200	

Program Options Scenarios

PROGRAM OPTIONS WITH SITE CONSIDERATIONS - BASED ON SITE ANALYSIS						
	Site 1	Site 2	Site 3	Site 10	Site 5	Site 8
sitework	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,500,000	\$ 5,000,000	\$ 6,000,000
hazmat abatement	\$ 1,000,000	\$ 1,000,000	\$ 500,000	\$ 500,000	\$ 5,000,000	\$ 100,000
demo	\$ 1,500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 750,000	\$ 150,000
total DTC	\$ 5,500,000	\$ 4,500,000	\$ 4,000,000	\$ 4,500,000	\$ 10,750,000	\$ 6,250,000
PROGRAM SUMMARY OPTION 1						
	Option 1	Option 1	Option 1	Option 1	Option 1	Option 1
sitework	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,500,000	\$ 5,000,000	\$ 6,000,000
hazmat abatement	\$ 1,000,000	\$ 1,000,000	\$ 500,000	\$ 500,000	\$ 5,000,000	\$ 100,000
demo	\$ 1,500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 750,000	\$ 150,000
total DTC	\$ 148,154,390	\$ 147,154,390	\$ 146,654,390	\$ 147,154,390	\$ 153,404,390	\$ 148,904,390
ECC	See Summary	See Summary	See Summary	See Summary	See Summary	See Summary
PROGRAM SUMMARY OPTION 2						
	Option 2	Option 2	Option 2	Option 2	Option 2	Option 2
sitework	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,500,000	\$ 5,000,000	\$ 6,000,000
hazmat abatement	\$ 1,000,000	\$ 1,000,000	\$ 500,000	\$ 500,000	\$ 5,000,000	\$ 100,000
demo	\$ 1,500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 750,000	\$ 150,000
total DTC	\$ 186,520,200	\$ 185,520,200	\$ 185,020,200	\$ 185,520,200	\$ 191,770,200	\$ 187,270,200
ECC	See Summary	See Summary	See Summary	See Summary	See Summary	See Summary
	Site 1	Site 2	Site 3	Site 10	Site 5	Site 8
	Site 1 option 1	Site 2 option 1	Site 3 option 1	Site 10 option 1	Site 5 option 1	Site 8 option 1
DTC	\$ 148,154,390	\$ 147,154,390	\$ 146,654,390	\$ 147,154,390	\$ 153,404,390	\$ 148,904,390
15% Estimating Cont'y	\$ 22,223,159	\$ 22,073,159	\$ 21,998,159	\$ 22,073,159	\$ 23,010,659	\$ 22,335,659
	\$ 170,377,549	\$ 169,227,549	\$ 168,652,549	\$ 169,227,549	\$ 176,415,049	\$ 171,240,049
50% Escalation to 2029	\$ 85,188,774	\$ 84,613,774	\$ 84,326,274	\$ 84,613,774	\$ 88,207,524	\$ 85,620,024
	\$ 255,566,323	\$ 253,841,323	\$ 252,978,823	\$ 253,841,323	\$ 264,622,573	\$ 256,860,073
General	\$ 51,854,037	\$ 51,504,037	\$ 51,329,037	\$ 51,504,037	\$ 53,691,537	\$ 52,116,537
Conds/Req/Bond/Ins						
35% urances						
2.50% CM Fee	\$ 7,685,509	\$ 7,633,634	\$ 7,607,696	\$ 7,633,634	\$ 7,957,853	\$ 7,724,415
2% CM Contingency	\$ 6,302,117	\$ 6,259,580	\$ 6,238,311	\$ 6,259,580	\$ 6,525,439	\$ 6,334,020
ECC	\$ 321,407,986	\$ 319,238,573	\$ 318,153,867	\$ 319,238,573	\$ 332,797,401	\$ 323,035,045

Program Options Scenarios

PROGRAM OPTIONS WITH SITE CONSIDERATIONS - BASED ON SITE ANALYSIS						
	Site 1	Site 2	Site 3	Site 10	Site 5	Site 8
sitework	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,500,000	\$ 4,500,000	\$ 6,000,000
hazmat abatement	\$ 1,000,000	\$ 1,000,000	\$ 500,000	\$ 500,000	\$ 5,000,000	\$ 100,000
demo	\$ 1,500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 750,000	\$ 150,000
total DTC	\$ 5,500,000	\$ 4,500,000	\$ 4,000,000	\$ 4,500,000	\$ 10,250,000	\$ 6,250,000
PROGRAM SUMMARY OPTION 1						
Option 1	Option 1	Option 1	Option 1	Option 1	Option 1	Option 1
sitework	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,500,000	\$ 4,500,000	\$ 6,000,000
hazmat abatement	\$ 1,000,000	\$ 1,000,000	\$ 500,000	\$ 500,000	\$ 5,000,000	\$ 100,000
demo	\$ 1,500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 750,000	\$ 150,000
total DTC	\$ 148,154,390	\$ 147,154,390	\$ 146,654,390	\$ 147,154,390	\$ 152,904,390	\$ 148,904,390
ECC	\$ 303,716,500	\$ 301,666,500	\$ 300,641,500	\$ 301,666,500	\$ 313,454,000	\$ 305,254,000
PROGRAM SUMMARY OPTION 2						
Option 2	Option 2	Option 2	Option 2	Option 2	Option 2	Option 2
sitework	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,500,000	\$ 4,500,000	\$ 6,000,000
hazmat abatement	\$ 1,000,000	\$ 1,000,000	\$ 500,000	\$ 500,000	\$ 5,000,000	\$ 100,000
demo	\$ 1,500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 750,000	\$ 150,000
total DTC	\$ 180,595,800	\$ 179,595,800	\$ 179,095,800	\$ 179,595,800	\$ 185,345,800	\$ 181,345,800
ECC	\$ 370,221,390	\$ 368,171,390	\$ 367,146,390	\$ 368,171,390	\$ 379,958,890	\$ 371,758,890
	Site 1	Site 2	Site 3	Site 10	Site 5	Site 8



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We practice increased use of sustainable
materials and reduction of material use.

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