Liberty Junction

Springfield Regional Justice Center

Cost Proposal

Request for Proposals (RFP) Response
October 16, 2025

Contents

1. Lease Proposal Form
2. Requested Documents
    - Lease Proposal Rider
    - Year 1 Estimated Operating Expenses
    - Construction Budget
    - Evidence of Control
        - 125 Liberty Street ground lease
        - Baystate Health contract
    - Financial Capabilities Narrative



01

Lease Proposal Form

INSTRUCTIONS FOR PREPARATION, AND SUBMISSION OF LEASE PROPOSALS

A. Preparation of Proposals

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

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

B. Submission of Proposals

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

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

C. Submission of Multiple Proposals

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

THIS OFFICIAL FORM MAY NOT BE ALTERED. ANY CHANGES OR ALTERATIONS MADE TO THIS FORM MAY RESULT IN DISQUALIFICATION OF THE PROPOSAL.

LEASE PROPOSAL

User Agency: Massachusetts Trial Court (TRC) **Project No: 202410900**

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

The undersigned has read the Request for Proposals (RFP), including the Commonwealth of Massachusetts Office Lease (the Lease), attachments, and the specifications, in § B - General Specifications, all of which was provided with the download of the RFP in COMMBUYS. The undersigned acknowledges that the proposed property must comply with all RFP specifications before occupancy by the User Agency unless unambiguously stated otherwise in this Proposal, the undersigned is an eligible proposer as defined in the RFP and there are no known obstacles to prevent the owner from executing a lease or that could invalidate such lease. The undersigned confirms that the owner of the proposed property will 1) enter into a lease substantially in the form of the Lease, 2) provide a statement under oath listing the names and addresses of all persons having a direct or indirect beneficial interest in the property, as required by G. L. chapter 7C, § 38, 3) provide a certification that all state taxes and employment-security contributions have been paid by the owner in accordance with G. L. chapter 62C, § 49A and chapter 151A, § 19A (b), and 4) execute under oath a Certificate of Compliance with Executive Order No. 481. The official forms for items 2), 3), and 4) immediately follow the Lease that is referenced in item 1). The undersigned acknowledges that DCAMM may reject all proposals or waive portions of the RFP for all proposals if DCAMM deems such rejection, waiver, or both to be in the Commonwealth's best interest. The undersigned proposes to lease property to the Commonwealth of Massachusetts as follows:

1. Proposal Summary

1.1 Location:

Street Address of Proposed Building: **125 Liberty Street**
Floor Number: **Levels -1, 0, 1, 2, 3, 4, 5, and 6**
City State Zip: **Springfield, MA 01103**
Confirm that the proposed Building is located within the search area defined in the RFP: ☒ Yes ☐ No

1.2 Usable Area

Proposed Usable Area: **270,055** USF
Please note the Commonwealth has a specific method of calculating usable square feet, please refer to the Amount of Space section in the RFP for detail. Please confirm you have calculated USF per DCAMM methodology:
☒ Yes ☐ No
Confirmed. For the purposes of clarity, please refer to Lease Proposal Form Rider for further information.

1.3 Commonwealth Lease and Term

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

1.4 Proposer

Name of Proposer: **The Liberty Junction Team**
Contact: **Claiborne Williams** Office Phone: **(202) 669-8142**
Company Name: **FDS MA Liberty Junction, LLC** Cell Phone: **(202) 669-8142**
Address: **1001 19th Street N**
City State Zip: **Arlington, VA 22209** Email: **cwilliams@fdstonewater.com**

Proposer is submitting this proposal as (see RFP Section 3 for definition of "Eligible Proposer"):
☐ Record Owner ☐ Broker or Agent ☒ Prospective Purchaser ☐ Tenant whose lease permits subleasing

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

Proposer's Signature: Claiborne Williams **Date:** 10/16/2025

1.5 Proposed Landlord

Name: **FDS MA Liberty Junction, LLC**
Name of Principal(s): **Claiborne Williams, Richard Mann, John Barros, and Conan Harris**
Address: **1001 19th Street Suite 1401** Office Phone: **(202) 669-8142**
City State Zip: **Arlington, VA 22209** Cell Phone: **(202) 669-8142**
Email: **cwilliams@fdstonewater.com**

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

2. Cost

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

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

2.1 Total Annual Rent

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

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

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

Note 1: The Offeror is providing $5 million dollars to DCAMM/User Agency as a cash concession that can be utilized as free rent in Year 1.

Note 2: Per the RFP Section 1.5, the User Agency is responsible for janitorial services. Please refer to the enclosed Lease Proposal Form Rider for more information regarding the Base Amount for Rent.

Note 3: For convenience, the Offeror has enclosed an Excel document of the below rent tables.

Annual Rent (Total $/yr)	Year 1	Year 2	Year 3	Year 4	Year 5
Base Amount for Rent:	$31,981,127.56	$32,561,675.64	$33,128,319.69	$33,706,281.47	$34,295,787.18
Estimate for Lights and Plugs:	INCL	INCL	INCL	INCL	INCL
Estimate for HVAC:	INCL	INCL	INCL	INCL	INCL
Estimate for Reserved Parking:	INCL	INCL	INCL	INCL	INCL
Estimate for Other: Free Rent	($5,000,000.00)	N/A	N/A	N/A	N/A
Estimate for Other: Janitorial	N/A	N/A	N/A	N/A	N/A
Estimate for Other:	N/A	N/A	N/A	N/A	N/A
Total Annual Rent:	**$26,981,127.56**	**$32,561,675.64**	**$33,128,319.69**	**$33,706,281.47**	**$34,295,787.18**

Annual Rent (Total $/yr)	Year 6	Year 7	Year 8	Year 9	Year 10
Base Amount for Rent:	$34,897,067.55	$35,536,607.92	$36,162,148.33	$36,800,183.63	$37,450,963.55
Estimate for Lights and Plugs:	INCL	INCL	INCL	INCL	INCL
Estimate for HVAC:	INCL	INCL	INCL	INCL	INCL
Estimate for Reserved Parking:	INCL	INCL	INCL	INCL	INCL
Estimate for Other: Free Rent	N/A	N/A	N/A	N/A	N/A
Estimate for Other: Janitorial	N/A	N/A	N/A	N/A	N/A
Estimate for Other:	N/A	N/A	N/A	N/A	N/A
Total Annual Rent:	**$34,897,067.55**	**$35,536,607.92**	**$36,162,148.33**	**$36,800,183.63**	**$37,450,963.55**

Years 11 through 40 on the following pages.

Annual Rent (Total $/yr)	Year 11	Year 12	Year 13	Year 14	Year 15
Base Amount for Rent:	$37,783,673.46	$38,147,272.96	$38,486,670.33	$38,829,461.68	$39,175,680.93
Estimate for Lights and Plugs:	INCL	INCL	INCL	INCL	INCL
Estimate for HVAC:	INCL	INCL	INCL	INCL	INCL
Estimate for Reserved Parking:	INCL	INCL	INCL	INCL	INCL
Estimate for Other: Free Rent	N/A	N/A	N/A	N/A	N/A
Estimate for Other: Janitorial	N/A	N/A	N/A	N/A	N/A
Estimate for Other:	N/A	N/A	N/A	N/A	N/A
Total Annual Rent:	**$37,783,673.46**	**$38,147,272.96**	**$38,486,670.33**	**$38,829,461.68**	**$39,175,680.93**

Annual Rent (Total $/yr)	Year 16	Year 17	Year 18	Year 19	Year 20
Base Amount for Rent:	$39,525,362.39	$39,907,481.28	$40,264,191.33	$40,624,468.48	$40,988,348.40
Estimate for Lights and Plugs:	INCL	INCL	INCL	INCL	INCL
Estimate for HVAC:	INCL	INCL	INCL	INCL	INCL
Estimate for Reserved Parking:	INCL	INCL	INCL	INCL	INCL
Estimate for Other: Free Rent	N/A	N/A	N/A	N/A	N/A
Estimate for Other: Janitorial	N/A	N/A	N/A	N/A	N/A
Estimate for Other:	N/A	N/A	N/A	N/A	N/A
Total Annual Rent:	**$39,525,362.39**	**$39,907,481.28**	**$40,264,191.33**	**$40,624,468.48**	**$40,988,348.40**

Annual Rent (Total $/yr)	Year 21	Year 22	Year 23	Year 24	Year 25
Base Amount for Rent:	$41,355,867.12	$41,757,448.68	$42,132,354.53	$42,511,009.43	$42,893,450.88
Estimate for Lights and Plugs:	INCL	INCL	INCL	INCL	INCL
Estimate for HVAC:	INCL	INCL	INCL	INCL	INCL
Estimate for Reserved Parking:	INCL	INCL	INCL	INCL	INCL
Estimate for Other: Free Rent	N/A	N/A	N/A	N/A	N/A
Estimate for Other: Janitorial	N/A	N/A	N/A	N/A	N/A
Estimate for Other:	N/A	N/A	N/A	N/A	N/A
Total Annual Rent:	**$41,355,867.12**	**$41,757,448.68**	**$42,132,354.53**	**$42,511,009.43**	**$42,893,450.88**

Years 26 through 40 on the following page.

Annual Rent (Total $/yr)	Year 26	Year 27	Year 28	Year 29	Year 30
Base Amount for Rent:	$43,279,716.75	$43,701,752.32	$44,095,782.13	$44,493,752.24	$44,895,702.05
Estimate for Lights and Plugs:	INCL	INCL	INCL	INCL	INCL
Estimate for HVAC:	INCL	INCL	INCL	INCL	INCL
Estimate for Reserved Parking:	INCL	INCL	INCL	INCL	INCL
Estimate for Other: Free Rent	N/A	N/A	N/A	N/A	N/A
Estimate for Other: Janitorial	N/A	N/A	N/A	N/A	N/A
Estimate for Other:	N/A	N/A	N/A	N/A	N/A
Total Annual Rent:	**$43,279,716.75**	**$43,701,752.32**	**$44,095,782.13**	**$44,493,752.24**	**$44,895,702.05**

Annual Rent (Total $/yr)	Year 31	Year 32	Year 33	Year 34	Year 35
Base Amount for Rent:	$45,301,671.36	$45,745,202.75	$46,159,332.05	$46,577,602.63	$47,000,055.92
Estimate for Lights and Plugs:	INCL	INCL	INCL	INCL	INCL
Estimate for HVAC:	INCL	INCL	INCL	INCL	INCL
Estimate for Reserved Parking:	INCL	INCL	INCL	INCL	INCL
Estimate for Other: Free Rent	N/A	N/A	N/A	N/A	N/A
Estimate for Other: Janitorial	N/A	N/A	N/A	N/A	N/A
Estimate for Other:	N/A	N/A	N/A	N/A	N/A
Total Annual Rent:	**$45,301,671.36**	**$45,745,202.75**	**$46,159,332.05**	**$46,577,602.63**	**$47,000,055.92**

Annual Rent (Total $/yr)	Year 36	Year 37	Year 38	Year 39	Year 40
Base Amount for Rent:	$47,426,733.75	$47,892,855.86	$48,328,109.91	$48,767,716.50	$49,211,719.15
Estimate for Lights and Plugs:	INCL	INCL	INCL	INCL	INCL
Estimate for HVAC:	INCL	INCL	INCL	INCL	INCL
Estimate for Reserved Parking:	INCL	INCL	INCL	INCL	INCL
Estimate for Other: Free Rent	N/A	N/A	N/A	N/A	N/A
Estimate for Other: Janitorial	N/A	N/A	N/A	N/A	N/A
Estimate for Other:	N/A	N/A	N/A	N/A	N/A
Total Annual Rent:	**$47,426,733.75**	**$47,892,855.86**	**$48,328,109.91**	**$48,767,716.50**	**$49,211,719.15**

2.2 Landlord's Improvements

Please provide the total estimated cost of Landlord's Improvements included in the Total Annual Rent: **$462,225,258.00**

As a supporting document to the above listed total estimated cost of Landlord's Improvements, please attach a full construction budget, inclusive of hard and soft costs. **Please refer to enclosed Construction Budget.**

Does the Total Annual Rent include the cost of all work necessary to comply precisely with Landlord's Improvements in § B-2, § B-3 and § B-4 of the RFP? If No, please explain. **Yes. For the purposes of clarity, the Offeror would like to highlight the following assumptions:**

(1) The Offeror acknowledges that Exhibit 15 of B-4 is meant for informational purposes only. Only the Finishes and Millwork specifically identified in B-2 and B-3 of the RFP have been included.
(2) As stated in the Lease Proposal Form Rider, the Usable Area includes all programs identified in the SAFS, including spaces identified as janitorial, data, and restrooms when explicitly defined as a requirement of the building program.
(3) Conduit for Audio/Visual systems per B-2, B-3, and B-4 of the RFP inside the courtrooms has been included while the Cabling and Installation of those systems have been excluded. Conduit, Cabling, and Installation of the Audio/Visual systems per B-2, B-3, and B-4 of the RFP outside the courtrooms have been included.
(4) All furniture, tables, etc that are moveable have been excluded.

2.3 Landlord's Services

Does the Total Annual Rent include the cost of all services to comply precisely with the Landlord's Services in § B-1 of the RFP? If No, please identify the excluded services and provide a cost estimate to obtain these services through the Landlord or a third party. **Please refer to the enclosed Lease Proposal Form Rider.**

_____

2.4 Comments

Please provide any insight about your proposed premises that you believe DCAMM should consider related to cost reductions for the Improvements, Landlord Services, property taxes or Annual Rent.
In conjunction with DCAMM/User Agency, the Offeror is committed to investigating any potential cost reductions to the project. Examples of these efforts include:

(1) The Offeror is exploring cost savings through the energy savings program, Mass Save. For more information on this program, see here: https://www.masssave.com/. Any savings realized by the Offeror through the Mass Save process will be provided to DCAMM/User Agency in the form of free rent.
(2) The Offeror will work closely with DCAMM/User Agency to identify value engineering solutions for finishes outlined in the RFP and SAFS. Due to our extensive experience developing government facilities, our team has a proven track record of delivering effective value engineering solutions for government entities nationwide.
(3) The proposed lease structure that will result in significant cost savings to DCAMM/User Agency, as described in the enclosed Lease Proposal Form Rider.

3. Commonwealth Policy Objectives

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

3.1 Historic Properties

Is the proposed space in a Building listed on the National Register of Historic Places as provided by 16 USC § 470a (l974)? ☐ Yes ☒ No

Is the proposed space in a Building certified as an historic landmark as provided by G. L. c. 9, § § 26 through 27C? ☐ Yes ☒ No

Is the proposed space in a Building designated as an historic landmark by the local historic commission? ☐ Yes ☒ No

If you answered Yes to one or more of these questions, attach evidence of historic building status.

3.2 Sustainability: Leading by Example, Decarbonizing and Minimizing Environmental Impacts (Executive Order 594)

Please identify by selecting the boxes below how your proposal currently complies with or is planned to comply with Executive Order 594 (Refer to RFP § 7.3)

	CURRENT	PLANNED
Energy Star Building:	☐ Y ☒ N	☒ Y ☐ N
Energy conservation and efficiency:	☐ Y ☒ N	☒ Y ☐ N
Clean energy practices:	☐ Y ☒ N	☒ Y ☐ N
Energy procurement:	☐ Y ☒ N	☒ Y ☐ N
LEED Certified Building:	☐ Y ☒ N	☒ Y ☐ N
Water conservation:	☐ Y ☒ N	☒ Y ☐ N
Waste reduction and recycling:	☐ Y ☒ N	☒ Y ☐ N
Environmentally preferable procurement:	☐ Y ☒ N	☒ Y ☐ N
Toxics-use reduction:	☐ Y ☒ N	☒ Y ☐ N
Sustainable transportation:	☐ Y ☒ N	☒ Y ☐ N
Electrical vehicle charging stations on site:	☐ Y ☒ N	☒ Y ☐ N
Other:	☐ Y ☒ N	☒ Y ☐ N

Identify all other practices to reduce environmental impact, and comment on current and planned practices identified above:

The design of the new Springfield Regional Justice Center will serve as a testament of DCAMM's commitment to sustainability. Please refer to the Sustainability section of the enclosed Architectural Concept Narrative.

3.3 South Coast Rail Economic Development and Land Use Corridor Plan

Is the Building within the area of South Coast Rail Economic Development and Land Use Corridor Plan? ☐ Yes ☒ No

If you answered Yes, explain how the proposal is consistent with implementation of the recommendations of the Corridor Plan.

3.4 Gateway Cities

Is the Building within a Gateway City? *(Gateway Cities are as follows: Attleboro, Barnstable, Brockton, Chelsea, Chicopee, Everett, Fall River, Fitchburg, Haverhill, Holyoke, Lawrence, Leominster, Lowell, Lynn, Malden, Methuen, New Bedford, Peabody, Pittsfield, Quincy, Revere, Salem, Springfield, Taunton, Westfield, and Worcester.)* ☒ Yes ☐ No

If you answered yes, is the Building located within the downtown area? ☒ Yes ☐ No

If you answered yes, please provide any information on promotion of private investment in construction or substantial rehabilitation of a commercial and/or multi-family residential development?

Please refer to the enclosed Gateway Cities Narrative.

3.5 Inclusive Design

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

Please refer to the Inclusive Design section of the enclosed Architectural Concept Narrative.

3.6 Environmental Justice Population Area

Is the Building within an Environmental Justice Population Area? ☒ Yes ☐ No

(Environmental Justice Population Areas can be found on mass.gov)

4. Location

4.1 Parking: Please identify how your proposal accommodates parking as outlined in the RFP.

Public Parking:

Identify the number of public parking spaces within one-quarter mile of the proposed Building: **2,300**

This number exceeds the RFP's "General Parking" requirement. These spaces are not provided in this proposal and are held by a municipal or private entity but are/will be available to the public. Please refer to the enclosed Access and Transit narrative for more information on the exact location of these spaces.

Identify the number of accessible space(s) within one-quarter mile of the proposed Building: **38**

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

Address/Location	# Standard	# Accessible	Total #
On-site (Parcel 1/125 Liberty Street)	**33**	**1**	**34**

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

Address/Location	# Standard	# Accessible	Total #
280 Chestnut Street (Parcel 2/Baystate Health garage)	**38**	**0**	**38**

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

Address/Location	# EV Stations
On-site (Parcel 1/125 Liberty Street)	**7**

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

Please refer to the Parking section of the enclosed Architectural Concept Narrative.

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

Address/Location	Total #
Street parking adjacent to 125 Liberty Street (please refer to enclosed Site Circulation Plan for exact location)	**3 Public Accessible Parking spaces**

4.2 Access

List closest highway exits and major arterial roads and estimate their distance from the proposed Building:
<0.25 miles from Exit 2 of I-291
<0.25 miles from Exit 2 of I-91
<0.25 miles from Main Street

List public transportation serving the Building, identify nearby stops and stations and estimate their distance from the proposed Building:
The Building has superior access to public transit routes providing "*Access for All.* " Please refer to the enclosed Access and Transit narrative for additional detail.

-On-site (0.0 miles from Building): Liberty / Dwight bus stop (#1913) serving Bus line G3 and P21.
-Union Station Amtrak Station and Bus Terminal (approx. 500 feet from Building) serving regional/national Amtrak train routes and PVTA bus routes B4, B6, B7, B12, B17, G1 North, G1 South, G2 North, G2 South, G3 North, G3 South, G5, G73E, P11, P20, P21, P21 Express, R10, R14, R29 (via P20), WS (via B17), PS, X90, and X92.

Identify any existing or proposed shuttle serving the Building, noting its route, hours of service, and schedule: **N/A.**
Is the cost of this service included in the proposed rent? **N/A.**

4.3 Neighborhood Characteristics

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

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

List amenities (banks, restaurants, shops, etc.) within a ¼ mile of the Building:
Please refer to the Amenities Map within the enclosed Neighborhood Characteristics/Amenities narrative.
Describe neighborhood characteristics relating to safety and security:
Please refer to the enclosed Neighborhood Characteristics/Amenities narrative.

5. Building Conditions: Exterior Envelope, Systems and Common Areas

5.1 Flood Plain

Is the property located in a flood plain? ☐ Yes ☒ No
If you answered Yes, identify all conditions and limitations relating to the property and the proposed Premises, and attach the current FEMA flood plain map.

5.2 Barrier-Free Access

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

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

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

5.3 Hazardous Substance (see § 5.6 of the Lease)

Owner has no knowledge of, and has not received any notice of, the current or past existence of any material, currently considered to be a Hazardous Substance, that is existing, deposited, or discharged on or from, or across, or migrating toward or across the Premises, the Building, or the land upon which the Building is located. ☐ Yes ☒ No
If you answered No, identify all conditions about which there is knowledge or notice. DCAMM may request a copy of all reports on such conditions.
Our team has conducted extensive environmental testing of the proposed site at 125 Liberty Street. Per our environmental engineer, results indicate that a MassDEP notification exemption applies under the Massachusetts Contingency Plan and therefore the detections of Hazardous Substance are not reportable.

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

5.4 Building Statistics

Building rentable sf:	**300,391**	Building usable sf:	**270,055**		
Year of initial construction:	**New construction**	Original use:	**New construction**		
# of Floors Above Grade:	**6.5**	Below Grade:	**1.5**	Floor Load lb/sf:	**Per RFP**
# of Elevators:	**12**	Passenger:	**12**	Freight:	**None dedicated**

Existing Use of proposed Premises:
Medical office building and parking lot
Please describe all planned changes in Building use:
Complete demolition and built to suit new construction of the proposed Springfield Regional Justice Center
Describe all proposed improvements to Building envelope:

5.5 Building Envelope

Type of Construction: ☐ Brick ☒ Concrete ☒ Steel ☐ Wood ☐ Other (specify): _____
Type of Exterior Walls: ☐ Brick ☒ Concrete ☒ Steel ☐ Wood ☒ Other (specify): **Curtainwall**

Type and Age of Windows: Type: **Please refer to the enclosed Architectural Concept Narrative.**
Date Installed: **New** Operable: **TBD**
Type of Roof: **Proposed single-ply membrane. Please refer to the enclosed Architectural Concept Narrative.**
Year of Installation: **New**

Describe any proposed improvements to Building envelope:
The proposed facility will be new construction, with high-performance envelope systems designed to meet or exceed current building code requirements.

5.6 Life Safety Systems

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

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

Describe all proposed improvements to life safety systems:
New construction. Please refer to the Life Safety section of the enclosed Architectural Concept Narrative.

5.7 Electrical System

Please provide a description of the electrical service and the watts per USF available to the proposed Premises.
18 Watts/sf is provided through three 2000kVA utility service transformers and three 3000amp 277/480volt switchboards in a MTMTM configuration.

Is the electrical distribution for the proposed Premises separately metered? ☒ Yes ☐ No
Is there an existing energy management system for lighting? ☐ Yes ☒ No

Is there a back-up generator? ☒ Yes ☐ No
If yes, please describe the size, age, and any capacity for Tenant Premises beyond life safety.
1000 kW mounted generator that meets the requirements of RFP 2.7.2, and has extra capacity for additional loading determined during the design development phase.

5.8 Heating and Air Conditioning System

Please describe the HVAC system utilized for the Premises. **New construction. Please refer to the enclosed Architectural Concept Narrative.**

Date and scope of latest improvements: **New**

Is there available capacity based on the information provided about the User Agency's use of the space: **N/A**
Is the system serving the proposed Premises separately metered? ☒ Yes ☐ No
Is there an existing energy management system? ☐ Yes ☒ No
If you answered Yes, describe the system and age:
N/A
Are Preventative Maintenance Logs available during a site visit? ☐ Yes ☐ No
Describe all proposed improvements to Building systems:
N/A, new construction.
New construction
If DCAMM'S Project Manager determines during a site visit that the proposed Premises is a viable proposal and an impartial review of the condition of the systems should be conducted due to age or concern from visual inspection, will Landlord conduct and pay for the review? ☐ Yes ☐ No **N/A, new construction.**

5.9 Building Common Areas

Identify the existing condition of the following common areas and describe all proposed improvements:
New construction
Lobby/Entrance: **New, see Building Common Area section of the enclosed Architectural Concept Narrative.**
Stairwells: **New, see Building Common Area section of the enclosed Architectural Concept Narrative.**
Elevators: **New, see Building Common Area section of the enclosed Architectural Concept Narrative.**
Hallways: **New, see Building Common Area section of the enclosed Architectural Concept Narrative.**
Restrooms: **New, see Building Common Area section of the enclosed Architectural Concept Narrative.**

5.10 Security

Please describe any and all security protocols used for the property and the parking areas (if applicable).
Please refer to the Security section of the enclosed Architectural Concept Narrative.

6. Proposed Premises Condition

6.1 Characteristics of the Proposed Premises:

Floor Number(s): **Levels -1, 0, 1, 2, 3, 4, 5, and 6** Contiguous block of space: Yes ☒ ☐
Column Spacing: **40** feet o.c. by **40** feet o.c.
Ceiling Height: **Feet from finished floor to the underside of slab above: Courtroom floors (Levels 3-6): ~19'; All other Levels: ~14'**
Feet from finished floor to finished ceiling: ~16' (Courtroom wells); ~12' (Public Waiting, Spectator Seating, Detention); 10' (Hearing Room); 9' (offices)
Window Area: **35% of exterior envelope; ~50,000 SF**
# of Means of Egress: **4**
Describe the existing conditions:
Vacant office building, to be demolished and proposed building to be newly constructed.
Date and scope of latest improvements:
N/A, new construction.
If available, attach plans in CAD for each floor included in the proposed Premises, as further described in § 10.

6.2 Availability of Space

Is the proposed space vacant? ☒ Yes ☐ No
Date when the space will be vacant and construction of Landlord's Improvements can commence: **Immediately.**

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

7. Landlord Information and Landlord Capacity

7.1 Landlord Information

Does Landlord entity have any employees? ☐ Yes ☒ No

7.2 Landlord's Management Services

Please provide details related to the property management company serving the Premises. Relevant details include number of square feet under management, years of experience managing similar properties, and years managing this property.
Please refer to the enclosed Landlord Management Services narrative.

7.3 Permitting, Design and Construction

Please provide any pertinent information related to permits or approvals necessary for improvements to the Building or Premises.
Please refer to the enclosed Project Schedule.
Is the use sought in the RFP allowable under existing zoning? ☒ Yes ☐ No
If this is not an allowable use under the existing zoning, please describe the anticipated timeframe for zoning relief or special permit.
N/A. DCAMM's proposed use is allowed by-right under the existing zoning.
Names of firms and persons (e.g., architect and engineer) expected to prepare Working Drawings:
Leers Weinzapfel Associates - Ashley Rao and Josiah Stevenson
If known, name of company (e.g., general contractor) expected to complete Landlord's Improvements (if known):
Suffolk Construction

7.4 Financing

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

8. Capital Improvements and Capital Reserve

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

Capital Reserve Plan Narrative:
Please refer to the enclosed Lease Proposal Form Rider.
Capital Improvement Schedule:

Item	Estimated Useful Life (based on industry standards, actual planned product specifications or RFP requirements)	Estimated Replacement Year	Additional information such as maintenance to be performed between replacements, how replacements will be handled, etc.
Air Source Heat Pumps	20-25 Years	2049-2053	Typical useful life per operating partner (Cushman & Wakefield)
Heat Exchangers	20-25 Years	2049-2053	
Air Handling Units	20-25 Years	2049-2053	
Stair Pressurization Fans	20-25 Years	2049-2053	
Exhaust Fans	20-25 Years	2049-2053	

Item (cont.)	Estimated Useful Life (based on industry standards, actual planned product specifications or RFP requirements)	Estimated Replacement Year	Additional information such as maintenance to be performed between replacements, how replacements will be handled, etc.
Exhaust Fans	20-25 Years	2049-2053	
Supply Fans	20-25 Years	2049-2053	
Buffer Tanks	20-25 Years	2049-2053	
Fuel Tanks	20-25 Years	2049-2053	
Buffer Tanks	20-25 Years	2049-2053	
Elevators	20-25 Years	2049-2053	
Roof Replacement	20 Years	2049	
Facade Repairs	Periodic	Every 5 Years	
Cyclical Painting & Flooring Repair/Replacement	Periodic	Every 5-10 Years (as outlined in RFP)	
Precast Sealants	20-25 Years	2049-2053	
Curtainwall Sealants	20-25 Years	2049-2053	
Emergency Panels/Devices/Pumps	25 Years	2053	
Emergency Generator	25 Years	2053	
Domestic Water Pump	25 Years	2053	

9. Estimated Project Schedule

Please provide an estimated project schedule. You may use the space provided below or attach in your preferred format. Please at a minimum include the below listed milestones.

Please refer to the enclosed Project Schedule that includes the below listed milestones.

MILESTONE	NUMBER OF MONTHS FOLLOWING LANDLORD'S RECEIPT OF EXECUTED LEASE
Schematic Space Plan Submittal to Tenant	
Working Drawing Submittal to Tenant	
Submit Permit Applications	
Receive Permit	
Start Construction	
Construction Substantial Completion	
Architect and MEP Issue Certificates of Completion	
Certificate of Occupancy Issued by Building Department	
Completion Date	

10. References

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

10.2 Rental Agreements with the Commonwealth of Massachusetts

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

The Offeror does not have rental agreements with the Commonwealth of Massachusetts. However, to assist DCAMM in its evaluation, the Offeror has provided the following references for Government-leased specialty facilities.

Agency	Address	Phone
State of Maine (Valerie E. Scott)	**139 Capitol Street, Augusta, ME 04330**	**207-512-0023, valerie.scott@mainepers.org**
Borough of Somerville, NJ (Colin Driver)	**25 West End Avenue Somerville, NJ 08876**	**908-369-3241, colin.driver@gmail.com, cdriver@somervillenj.com**
GSA - Drug Enforcement Administration (Danielle Piantedosi)	**10 Causeway Street Boston, MA 02222**	**617-459-5292, danielle.piantedosi@gsa.gov**

11. Requested Documents

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

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

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

11.2 If the proposer is, or represents, a prospective Building purchaser, a copy of the executed purchase and sale agreement or other evidence of control of the property. **Please refer to the enclosed Evidence of Control documents.**

11.3 If the property is located in a flood plain, attach the current FEMA flood plain map and all other relevant documentation. **N/A. Not in a flood plain.**

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

Please refer to the enclosed Financial Capabilities Narrative. The Offeror confirms financing is not conditioned on material modifications of the Lease.

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

11.6 If applicable, evidence that the Building is designated an Energy Star or LEED Certified building.
Please refer to the Sustainability section of the enclosed Architectural Concept Narrative.

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

12. Fit Plan

Please provide a fit plan that includes the program as described in the Space Allocation and Finish Schedule. Please submit in both CAD and PDF format. Please confirm in the space below if a fit plan will be submitted with this proposal and how it will be submitted (such as via e-mail, drop box link, etc.).
Please refer to the Proposed Design Concept section of this proposal. CAD files provided under separate cover.

13. Economic Impact

Please provide an economic impact statement. This should include details on how the proposed location impacts economic development in Downtown Springfield, including supporting existing retail and office occupancies, stimulating additional occupancy, and leveraging the court development to generate additional new economic development activity for Springfield. You may use the space provided below or attach as a separate document.
Please refer to the enclosed Economic Impact Narrative.

14. Access & Opportunity

Please provide a written plan detailing how the Access & Opportunity objectives defined in RFP 7.8 will be met. You may use the space provided below or attach as a separate document.

Please refer to enclosed Access & Opportunity Narrative.

15. Proposer Comments

Please provide any commentary you wish DCAMM to consider related to your proposed space. These comments may include: ways that the Building is meeting or will meet the Commonwealth's goals of decarbonization and sustainability, present conditions that are not exactly aligned with the RFP requirements but would save the Commonwealth rent expense if the plan can adapt; alternative HVAC designs to achieve better emission standards or reduce expense;

changes to present public transportation routes that would benefit the Commonwealth's employees/clients, and anything else you want us to know.

Please refer to the enclosed Lease Proposal Form Rider.

DCAMM encourages proposers to suggest ways to use existing or less costly improvements to meet the needs of the User Agency and to submit alternative proposals that meet the needs of the User Agency in a better or more cost-effective manner. Please provide an explanation of your alternative proposal.

02

Requested Documents

Lease Rider:

1. **Usable Square Feet Clarification:** Notwithstanding the definition of Usable Square Feet in the RFP and Lease Template, this proposal assumes that "Usable Square Feet" includes the entire program identified in the SAFS, including spaces identified as janitorial, data, vestibules and restrooms when explicitly defined as a requirement of the building program. When listed in the SAFS, program, vestibules, toilet rooms, and data closets are understood to be Usable Area subject to the requirements of the User Agency.
2. **Lease Structure:** In addition to Base Rent, Tenant will pay to Landlord, as "Additional Rent" during the Term, the delta between actual cost of (i) Operating Expenses and (ii) Real Estate Taxes (collectively, "OET") and estimated OET costs included in the Base Rent as explained below:
    a. An estimate of Year 1 OET is included in the Base Rent provided in this proposal.
    b. Landlord to provide Tenant with an estimate for Additional Rent at beginning of each Lease Year. For Lease Year 1, Landlord shall provide an estimate for Year 1 Additional Rent, if any, within a reasonable period prior to occupancy.
    c. Commencing at the end of Lease Year 1, and each subsequent Lease Year thereafter, Additional Rent will be reconciled based on the actual OET at the end of each Lease Year.
    d. Landlord will endeavor to provide notice to Tenant during any Lease Year if the actual Additional Rent is anticipated to be materially different from the estimate provided at the beginning of such Lease Year.
    e. At the Tenant's option, Additional Rent can be calculated on the basis of the Tenant's fiscal year (July 1 through June 30), with such being prorated for any partial fiscal year.
    f. Operating Expenses shall mean reasonable direct costs and expenses that are necessary to operate, repair, and maintain the Building, the property on which the Building is situated (the Property) or any appurtenant areas (e.g., parking areas to which the Tenant or its visitors may be granted rights) excluding any repair or replacement costs that are stated in the RFP-required Capital Improvement Schedule ("**Capital Repairs**").
        i. For the sake of clarity, janitorial services shall be excluded from Operating Expenses. Per RFP Section 1.5, janitorial services will be provided by the User Agency.
    g. Real Estate Taxes shall mean (i) any taxes that are levied upon the owners of real property by a taxing authority (e.g., commonwealth, county, city) on an ad valorem basis to raise general revenue for funding the provision of government

services, and (ii) special assessments for specific purposes, assessments for business improvement districts and/or community development assessments.

3. **Capital Repairs**: Under this proposal, the Tenant is responsible for all Capital Repairs. Given the 40-year lease term, it is nearly impossible to accurately forecast the costs for Capital Repairs. If the Proposer were to estimate these costs upfront, there be a substantial contingency included in our pricing to account for this uncertainty, which would likely result in overpayment by the Tenant through corresponding increased rental payments. This alternate lease structure would be a **cost savings measure** and would avoid the issue by having the Tenant pay actual Capital Repair costs as they occur.
    a. In lieu of this structure, the Proposer is open to alternative structures, including a Landlord-provided Capital Repair Allowance. Under such approach, the Landlord would provide the Tenant with a negotiated allowance (amount to be determined) in an interest-bearing account at occupancy. The Tenant could use these funds for Capital Repairs at any point during the initial lease term. If the Capital Repair costs exceed the Capital Repair Allowance, the Tenant would pay the difference either as a lump sum or amortized over the remaining lease term.

Liberty Junction Estimated Operating Expense Budget - Year 1 DCAMM - Springfield Regional Justice Center	CUSHMAN & WAKEFIELD 300,391 (Rentable SF)	
BUILDING OPERATING EXPENSES	**TOTAL**	**$/RSF**
CLEANING		
Trash Removal	**$42,054.74**	**0.14**
Janitorial Contract - DCAMM Responsibility	$0.00	0.00
Janitorial Supplies - DCAMM Responsibility	$0.00	0.00
Window Cleaning	**$36,046.92**	**0.12**
TOTAL CLEANING	**$78,101.66**	**0.26**
REPAIRS & MAINTENANCE		
Electric R&M / Supplies	**$30,039.10**	**0.10**
Elevator	**$96,125.12**	**0.32**
HVAC Contract	**$75,000.00**	0.25
HVAC Repairs	**$21,896.87**	**0.07**
HVAC Supplies	**$18,023.46**	**0.06**
Interior Landscaping	**$9,011.73**	**0.03**
Painting and Carpet - Included in Capital Improvements	$0.00	0.00
Pest Control	**$21,027.37**	**0.07**
Plumbing Repairs	**$10,513.69**	**0.04**
Roof Repairs - Included in Capital Improvements	$0.00	0.00
R&M Supplies	**$19,525.42**	**0.07**
Exterior Building Repairs	**$15,019.55**	**0.05**
R&M Payroll	$330,000.00	1.10
Locksmithing	**$9,011.73**	**0.03**
TOTAL REPAIRS & MAINTENANCE	**$655,194.03**	**2.18**
SECURITY & LIFE SAFETY		
Exemption (n) - security or safety of persons or buildings		**0.13**
		0.06
		0.07
		0.00
		0.10
TOTAL SECURITY & LIFE SAFETY	**$108,140.76**	**0.36**
ROADS & GROUNDS		
Exterior Landscaping	**$36,046.92**	**0.12**
Snow Removal	**$36,046.92**	**0.12**
TOTAL ROADS & GROUNDS	**$72,093.84**	**0.24**
ADMINISTRATIVE		
License & Permits	**$8,000.00**	0.03
Other Administrative	**$3,003.91**	**0.01**
Computer Supplies	**$3,003.91**	**0.01**
Postage & Delivery	**$0.00**	**0.00**
Telephone	**$7,200.00**	0.02
Admin Payroll	**$130,000.00**	0.43
TOTAL ADMINISTRATIVE	$151,207.82	**0.50**
UTILITIES		
Electric	**$585,762.45**	**1.95**
Gas	**$0.00**	**0.00**
Water & Sewer	**$57,074.29**	**0.19**
TOTAL UTILITIES	**$642,836.74**	**2.14**
MANAGEMENT FEES	**$120,000.00**	0.40
TOTAL MANAGEMENT FEES	**$120,000.00**	**0.40**
INSURANCE		
Insurance	**$600,782.00**	**2.00**
TOTAL INSURANCE	**$600,782.00**	**2.00**
TOTAL BUILDING OPERATING EXPENSES	**$2,428,356.85**	**8.08**

REAL ESTATE TAXES		
Real Estate Taxes	**$1,201,564.00**	**4.00**
TOTAL REAL ESTATE TAXES	**$1,201,564.00**	**4.00**

TOTAL EXPENSES	**$3,629,920.85**	**12.08**

125 LIBERTY STREET (LIBERTY JUNCTION TEAM)
CONSTRUCTION BUDGET

Landlord Improvement Budget	
Hard Costs	
Land	$6,803,778
Sitework Construction	$25,482,779
Base Building Construction	$151,424,882
Interior Improvements Construction	$201,688,262
Total Hard Costs	**$385,399,701**
Soft Costs	
A/E	$19,984,309
Civil	$643,241
Commissioning	$260,844
Material Testing	$626,556
Administrative	$500,820
Marketing/Land Commissions	$1,837,564
Professional Fees	$798,182
Financing	$52,174,043
Total Soft Costs	**$76,825,558**
Total Landlord Improvements Costs	**$462,225,258**

Ground Lease Option Agreement

This Ground Lease Option Agreement (this "Agreement") is made this 9th day of May, 2025 (the "Effective Date") by and between FD Stonewater, LLC, a Delaware limited liability company with its principal place of business at 1001 19th Street N Suite 1401, Arlington, VA 22209 (hereinafter "FDS" or "Lessee"), and NORTHEASTERN INVESTMENTS LLC, a [redacted], with its principal place of business at [redacted] (hereinafter "Northeastern" or "Lessor").

WHEREAS, Northeastern owns an approximately 2.16 acre parcel in Springfield, Massachusetts which is shown on Exhibit A attached hereto (the "Property");

WHEREAS, FDS or its designee intends to develop a 330,000 sf +/- square foot facility to be leased to The Division of Capital Asset Management and Maintenance ("DCAMM") and occupied by the Massachusetts Trial Court ("MTC") for a new facility (the "Project");

WHEREAS, should Lessee exercise the Option (defined below), Lessor agrees to ground lease the Property at closing ("Closing") free and clear of all debt, liens, and other encumbrances (other than permitted title exceptions).

NOW THEREFORE, for good and valuable consideration, the receipt, sufficiency and adequacy of which is hereby acknowledged, the parties hereby agree as follows:

1. Lessor hereby grants to Lessee an exclusive, irrevocable option to ground lease (either itself or through a designee) the Property (the "Option") for an initial term consisting of ninety nine (99) years (the "Initial Term") at the rental rate of [redacted] per year commencing at Closing ("Ground Lease Commencement Date") with a 5% escalation on the 5th anniversary of the Ground Lease Commencement Date, and every 5th anniversary thereafter throughout the Initial Term. In addition, Lessee shall, within 90 days after the MTC lease commencement date, pay Lessor additional rent in the amount of [redacted]

2. The terms and conditions of this Agreement, any work product created by the parties in connection with the Project (including, without limitation, submissions prepared in connection with the DCAMM lease) and the fact that the parties are discussing a possible transaction are confidential, and shall be held by the parties in strict confidence and will not be disclosed to anyone other than (i) to such party's members, directors, officers, employees, legal counsel, advisors, agents, potential lenders and other representatives who need to know such information in connection with the transaction between FDS and Northeastern contemplated hereby and (ii) as required by applicable law.

3. During the Option Period (defined below): (1) Lessor shall negotiate exclusively with Lessee, and neither Northeastern nor its affiliates shall enter into discussions or negotiations, solicit offers, or enter into any agreement in connection with the sale or lease of any portion of the Property to a

third-party or any solicitation or request for proposal by DCAMM; and (2) Lessee shall not submit any other property to DCAMM for the Project.

4. The Option will remain in effect for three hundred sixty-five (365) days following the Effective Date (the "Option Period") at which time the Option will expire unless exercised. During the Option Period, the Lessee has the option and exclusive right to ground lease the Property on the terms set out herein. The Lessee must notify the Lessor in writing of the decision to exercise the Option during the Option Period, with such notice accompanied by a ground lease for the Property on Lessee's form to be consistent with the terms set forth in this Agreement. The parties shall negotiate the ground lease as stated herein in good faith and shall use commercially reasonable efforts to execute the ground lease within seven (7) business days, or such other mutually agreeable date, after Lessee's delivery of the same to Lessor. The parties acknowledge that the following, among other terms and conditions, will be included in the ground lease: (i) property taxes will be allocated to Lessee; and (ii) an assignment of the ground lease by Lessee will be subject to Lessor's reasonable consent (subject to any exceptions required by Lessee's lender, if any).

5. The Option is granted in consideration of Lessee's payment to Lessor, concurrently with the execution of this Agreement, of the amount of [redacted] the "Option Payment"), receipt of which is hereby acknowledged. Lessee and Lessor acknowledge and agree that the Option Payment constitutes consideration to Lessor for Lessor's agreement to (i) enter into this Agreement with Lessee, (ii) not sell or lease the Property to another purchaser or lessee while this Agreement is in effect, and (iii) lease the Property to Lessee on the terms and conditions pursuant to a ground lease (as described in Section 4 above), provided that Lessee has exercised the Option in the manner provided in Section 4 above. The Option Payment shall be fully earned by Lessor upon delivery thereof and shall be non-refundable to Lessee except in the event of a default by Lessor under this Agreement.

6. Lessee shall have the right to conduct inspections of the Property at Lessee's cost and expense. Lessee shall promptly restore any damage or disturbance to the Property to the extent caused by Lessee or its agents', employees' or contractors' acts or omissions on or about the Property. Lessee agrees to and hereby does indemnify, defend and hold the Lessor harmless from and against any and all costs, losses, claims, liabilities or damages, including mechanic's and materialmen's liens, caused by the entry by Lessee and/or any of Lessee's agents, employees or contractors onto the Property pursuant to this Section 6, provided that Lessee shall not be liable to Lessor for the mere discovery by Lessee or its agents or contractors of any existing condition at the Property.

7. This Agreement does not obligate FDS (or any affiliate or designee) to pursue (either in good faith or otherwise) the Project, the DCAMM lease or any financing in connection therewith. Any decision to pursue or abandon the Project, the DCAMM lease or any financing in connection therewith shall be made of FDS (or its affiliate or designee) in its sole discretion, and without any liability to Lessor in connection therewith.

8. Lessee may assign this Agreement without the consent of the Lessor.Upon execution of the ground lease, written notice must be provided to the lessor of any transfer of ownership or sale of the developed premises.

9. Notices and other communications required or permitted under this Agreement shall be in writing and delivered by hand against receipt or sent by recognized overnight delivery service, or by certified or registered mail, postage prepaid, with return receipt requested to the parties at the addresses set forth in the introductory paragraph above, or by electronic mail with evidence of receipt to FDS: cwilliams@fdstonewater.com and/or Northeastern: [redacted].

10. This Agreement shall be governed under the laws of the State of Massachusetts, and any dispute as to this Agreement shall be determined in a court of competent jurisdiction in Hampden County in the State of Massachusetts.

11. No modification of this Agreement will be effective unless it is in writing and is signed by both the Lessee and Lessor. This Agreement binds and benefits both the Lessee and Lessor any successors. Time is of the essence of this Agreement. This Agreement, including any attachments, is the entire agreement between the Lessee and Lessor and supersedes any and all prior agreements.

12. This Agreement may be executed in any number of counterparts which, when taken together, shall constitute a single binding instrument. Execution and delivery of this Agreement by facsimile or as a .pdf file sent by electronic mail shall be sufficient for all purposes and shall be binding on any person who so executes.

13. The final ground lease agreement incorporates insurance provisions designed to safeguard the lessor's interests, as discussed and formalized during the concluding negotiations.

14. penalties and breach to be discussed on final draft of ground lease.

15. Property taxes and subsequent property assessments following execution of the ground lease are the lessor's responsibility

IN WITNESS WHEREOF, the parties have hereunto set their hand and seal on the date first above written.

FD STONEWATER, LLC

By: Claiborne Williams

Name: Claiborne Williams

Its: Member

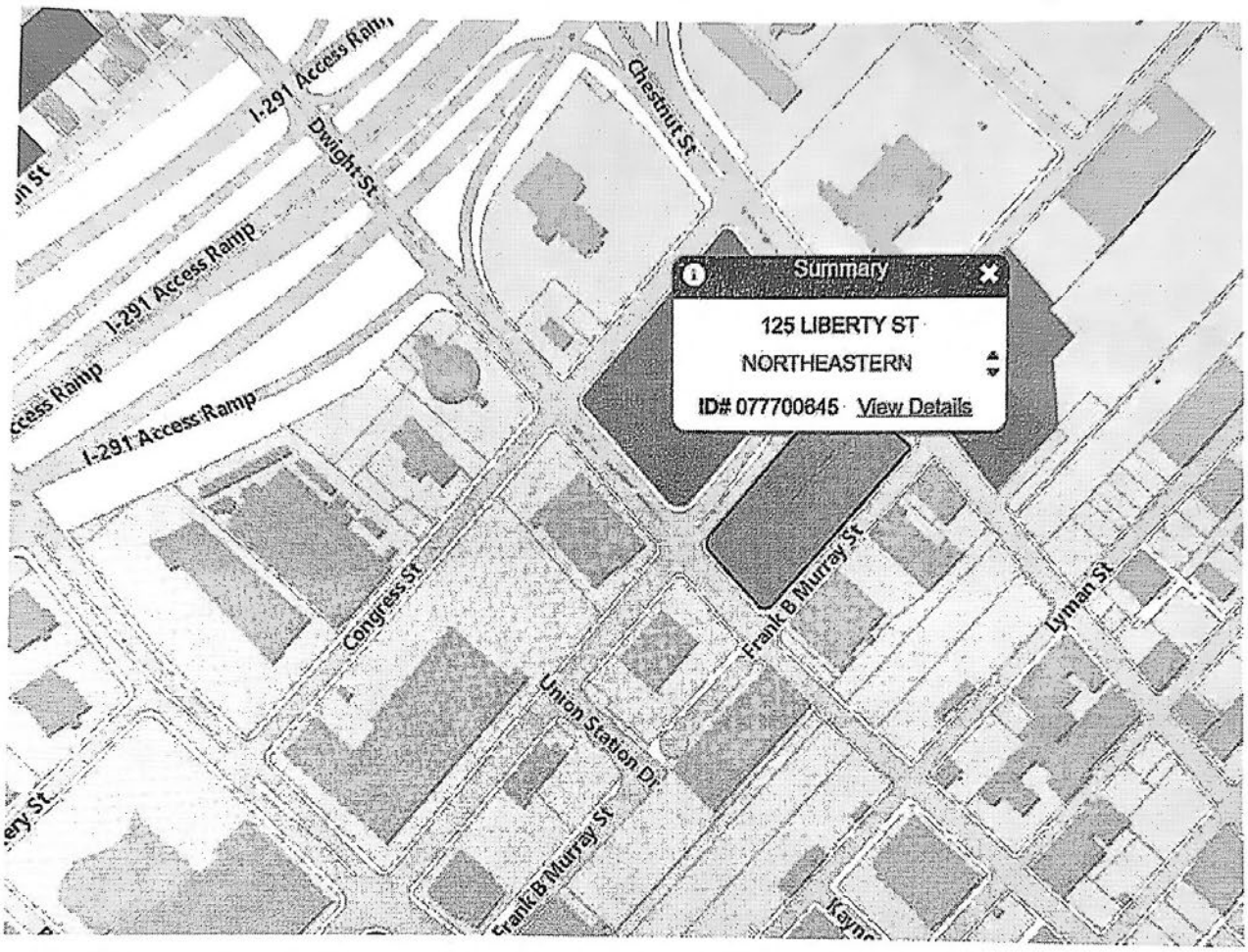
NORTHEASTERN INVESTMENTS LLC

By: _____

Name: _____

Title: Manager

EXHIBIT A
PROPERTY



AGREEMENT OF PURCHASE AND SALE

THIS AGREEMENT OF PURCHASE AND SALE ("**Agreement**") is made as of September 26, 2025 by and between (i) **BAYSTATE MEDICAL CENTER, INC.**, a Massachusetts corporation ("**Seller**"), and (ii) **FDS MA SPRINGFIELD DWIGHT, LLC**, a Delaware limited liability company, or its designee ("**Purchaser**").

ARTICLE 1. INTERPRETATION

1.1 Definitions. For purposes of this Agreement, in addition to the terms defined elsewhere in this Agreement, the following capitalized terms shall have the meanings indicated:

1.1.1 **Action:** any action, suit, arbitration, governmental investigation or other legal proceeding.

1.1.2 **Closing:** the consummation of the purchase and sale of the Property as contemplated by this Agreement.

1.1.3 **Closing Date:** the date on which the Closing occurs as defined in Section 7.2.

1.1.4 **Code:** the Internal Revenue Code of 1986, as amended.

1.1.5 **Contract:** any contract for services, maintenance and supplies, equipment leases, and any other contract or agreement to which Seller is a party relating to the use, management, maintenance, operation, provisioning or equipping of the Property, and all amendments thereto.

1.1.6 **Contract Date**: the date of this Agreement first written above.

1.1.7 **Environmental Laws:** any Legal Requirement applicable to the Property and pertaining to protection of human health or the environment, including but not limited to the Comprehensive Environmental Response, Compensation and Liability Act of 1982, the Resource Conservation and Recovery Act of 1986, the Superfund Amendments and Reauthorization Act of 1986, the Toxic Substances Control Act and any Commonwealth of Massachusetts counterparts thereto, as any of the foregoing may be amended from time to time.

1.1.8 **Hazardous Substance:** any pollutant, contaminant or any toxic, radioactive or otherwise hazardous substance, including petroleum, its derivatives, by-products and other hydrocarbons, asbestos, and toxic mold, in each case as regulated under Environmental Laws.

1.1.9 **Improvements:** collectively, all improvements (including such fixtures as shall constitute real property) located on the Land.

1.1.10 **Intangible Property:** collectively if any, (i) all assignable guarantees and warranties that relate to the Improvements or Personal Property, (ii) all assignable permits and other public approvals that relate to the Land or Improvements, (iii) all plans and specifications for the Improvements, (iv) all rights and work product under construction, service, consulting, engineering, architectural and other contracts, (v) books and records relating solely to ownership or operation of the Property, and (vi) keys and lock and safe combinations relating to the Property.

1.1.11 **Land:** collectively, the parcel of land owned by Seller known as 280 Chestnut Street, Springfield, MA and consisting of approximately 3.39 contiguous acres and more particularly described on Schedule 1.1.11, together with all right, title and interest of the Seller in and to (i) all rights, ways, easements, privileges and appurtenances to such parcels, (ii) all strips and gores appurtenant to such parcels, and (iii) any land lying in the bed of any streets, roads and alleys appurtenant to such parcels (including any portion(s) of any streets, roads or alleys appurtenant to such parcels that is vacated after the date of this Agreement).

1.1.12 **Leases:** all leases, subleases, licenses or other rights to possess, occupy or use all or any portion of the Improvements or the Land, and all amendments thereto.

1.1.13 **Legal Requirement:** any federal, state, local or municipal constitution, law, statute, ordinance, rule, order or regulation.

1.1.14 **Permitted Exceptions:** collectively, (i) the lien for real estate taxes and other assessments not yet due and payable and (ii) those matters becoming or deemed "permitted exceptions" pursuant to Section 5.2.2 hereof.

1.1.15 **Personal Property:** all equipment, furniture, furnishings, appliances, tools, machinery, supplies and other tangible personal property owned by Seller and left at the Property upon Seller vacating the same.

1.1.16 **Property:** collectively, the fee simple interest in the Land and the Improvements, together with the Personal Property, the Intangible Property, the Leases and the Contracts.

1.1.17 **Title Company:** Fidelity National Title Insurance Company, 1330 Connecticut Avenue, NW Suite 450, Washington, D.C. 20036; Attn: Mark Badanowski, which is also serving as escrow agent hereunder.

1.2 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Massachusetts (without reference to conflicts of laws principles).

1.3 Captions, Numbering and Headings. Captions, numbering and headings of Articles, Sections, Schedules and Exhibits in this Agreement are for convenience of reference only and shall not be considered in the interpretation of this Agreement. References in this Agreement to Articles, Sections, Schedules and Exhibits shall be deemed to be references to such Articles, Sections, Schedules and Exhibits in this Agreement unless otherwise expressly specified.

1.4 Number; Gender. Whenever required by the context, the singular shall include the plural, the neuter gender shall include the male gender and female gender, and vice versa.

1.5 Business Day. In the event that the date for performance of any obligation under this Agreement falls on other than a business day, then such obligation shall be performed on the next succeeding business day.

1.6 Severability. In the event that one or more of the provisions of this Agreement shall be held to be illegal, invalid or unenforceable, each such provision shall be deemed severable and

the remaining provisions of this Agreement shall continue in full force and effect, unless this construction would operate as an undue hardship on Seller or Purchaser or would constitute a substantial deviation from the general intent of the parties as reflected in this Agreement.

1.7 No Oral Modifications or Waivers. No modification of this Agreement shall be valid or effective unless the same is in writing and signed by Seller and Purchaser. No purported waiver of any of the provisions of this Agreement shall be valid or effective unless the same is in writing and signed by the party against whom it is sought to be enforced.

1.8 Exhibits. All Schedules and Exhibits referenced in this Agreement are incorporated by this reference as if fully set forth in this Agreement, and all references to this Agreement shall be deemed to include all such Schedules and Exhibits.

1.9 Integration. This Agreement, all Schedules and Exhibits appended to this Agreement, and the documents and agreements referenced in this Agreement contain the entire understanding between Seller and Purchaser with respect to the sale of the Property, and are intended to be a full integration of all prior or contemporaneous agreements, conditions, understandings or undertakings between Seller and Purchaser with respect thereto. There are no promises, agreements, conditions, undertakings, understandings, warranties or representations, whether oral, written, express or implied, between Seller and Purchaser with respect to the sale of the Property other than as are expressly set forth in this Agreement, the Schedules and Exhibits appended to this Agreement, and the documents and agreements referenced in this Agreement.

1.10 No Construction Against Drafter. This Agreement has been negotiated and prepared by Seller and Purchaser and their respective attorneys and should any provision of this Agreement require judicial interpretation, the court interpreting or construing such provision shall not apply the rule of construction that a document is to be construed more strictly against one party.

1.11 Including. The term "including," and variants thereof, shall mean "including without limitation."

ARTICLE 2. SALE OF PROPERTY

2.1 Sale and Purchase. Subject to and in accordance with the terms of this Agreement, Seller shall sell to Purchaser, and Purchaser shall purchase from Seller, the Property.

2.2 Purchase Price.

2.2.1 The purchase price ("**Purchase Price**") for the sale and purchase of the Property shall be [redacted] subject to the debits and credits described in Article 10.

2.2.2 Within five (5) days following the Contract Date, Purchaser shall deliver to the Title Company the sum of [redacted] (together with interest and all Diligence Extension Deposits (defined below), the "**Deposit**") by wire transfer of immediately available funds. The Title Company shall hold the Deposit in an interest-bearing account. Unless otherwise released to Seller pursuant to the terms of Section 5.1.1 of this Agreement, the Deposit shall be credited against the Purchase Price at Closing. At Closing, Purchaser shall pay the balance of the Purchase Price (net of the Deposit and adjusted as set forth

herein) to or at the direction of Seller by wire transfer of immediately available funds.

ARTICLE 3. SELLER'S REPRESENTATIONS AND WARRANTIES

Seller hereby represents and warrants to Purchaser as follows, which representations and warranties are effective as of the Contract Date and shall be deemed to be updated as of the Closing Date:

3.1 Good Standing. Seller is a corporation duly organized, validly existing and in good standing under the laws of the state of its organization and has full power and authority to conduct the business in which it is now engaged. Seller is duly qualified to do business and in good standing under the laws of the Commonwealth of Massachusetts.

3.2 Due Authorization; Enforceability. The execution, delivery and performance of this Agreement by Seller and the consummation by Seller of the transactions contemplated by this Agreement have been duly and validly authorized by all requisite actions of Seller. Assuming the due execution and delivery of this Agreement by Purchaser, this Agreement constitutes the valid and binding obligation of Seller, enforceable against Seller in accordance with its terms.

3.3 Ownership. Seller is the sole legal and beneficial owner of fee simple title to the Land and Improvements, free and clear of all liens, encumbrances, leases, easements and encroachments, except as set forth in the Title Commitment. Seller is the sole legal and beneficial owner of the Personal Property, free and clear of all liens, encumbrances, leases and security interests.

3.4 No Violations. The execution, delivery and performance of this Agreement by Seller and the consummation by Seller of the transactions contemplated by this Agreement will not: (i) violate any Legal Requirement or any order of any court or governmental authority that is binding on Seller or the Property; or (ii) result in a breach of or default under any contract or agreement to which Seller is a party or by which the Property is bound or any provision of the organizational documents of Seller.

3.5 Bankruptcy. Seller is not the subject debtor under any federal, state or local bankruptcy or insolvency proceeding.

3.6 Litigation. There are no Actions pending or, to Seller's knowledge, threatened against Seller, or relating to the ownership, operation, development, use or occupancy of the Property, before any court or governmental authority.

3.7 Violations of Law. Seller has received no written notice from any governmental authority alleging a violation of any Legal Requirement affecting the Property.

3.8 Condemnation. There are no pending condemnation actions with respect to the Property, and to Seller's knowledge, there are no threatened or contemplated condemnation actions with respect to the Property.

3.9 Environmental Matters. Except for the Activity and Use Limitation dated June 16, 2017 and recorded with the Hampden County Registry of Deeds in Book 21740, Page 336, Seller has received no written notice from any governmental authority of any actual or potential

violation of or failure to comply with any Environmental Laws with respect to the Property, or of any actual or threatened obligation to undertake or bear the cost of any clean-up, removal, containment, or other remediation under any Environmental Law with respect to the Property. Other than Hazardous Substances used in the ordinary course of maintaining and cleaning the Property in commercially reasonable amounts, which are being used and disposed of in compliance with applicable Environmental Laws, no Hazardous Substances are present on, at, under or in the Property. There has been no release of Hazardous Substances at or from the Property by Seller or its agents or employees,

3.10 Contracts. There are no Contracts that will affect the Property following the Closing Date, except as set forth on Schedule 3.10. Seller has provided to Purchaser a correct and complete copy of each Contract. The Contracts are in full force and effect. Seller has received no written notice from any party under any Contract alleging a violation of such Contract by Seller.

3.11 Leases. (i) Schedule 3.11 is a complete, true and correct list of the documents constituting Leases and all amendments, modifications and supplements thereto and Seller has provided Purchaser with complete, true and correct copies thereof; (ii) the Leases are in full force and effect; (iii) Seller has not received written notice of, and Seller has no knowledge of, any existing defaults under the Leases; (iv) Seller has not received written notice of, and Seller has no knowledge of, any claims, offsets or defenses by Tenants under the Leases; (v) there are no unpaid tenant improvement allowances, outstanding landlord construction or tenant improvement work obligations, leasing or brokerage commissions, unapplied free rent or operating expense credits or abatements or security deposits that are currently due to any party upon the occurrence of an event or satisfaction of a condition pursuant to the terms of the Leases; and (vi) no tenant under a Lease has made a payment to Seller more than one month in advance. Except as noted on Schedule 3.11, as of Closing, all Leases shall have been terminated, and there shall be no Leases affecting the Property other than the Seller Lease (defined below).

3.12 Foreign Person. Seller is not a "foreign person" as defined in Section 1445 of the Code.

3.13 No Rights of Occupancy. Other than pursuant to the Leases set forth on Schedule 3.11, there are no parties in possession of, or claiming any possession to, portions of the Land or Improvements as lessees, tenants at sufferance or licensees. At Closing, there shall be no parties in possession of, or claiming any possession to, portions of the Land or Improvements as lessees, tenants at sufferance or licensees other than Seller pursuant to the Seller Lease and those noted on Schedule 3.11 (defined below).

3.14 Due Diligence Deliverables. Seller shall within thirty (30) days of the Contract Date deliver to Purchaser all applicable Due Diligence Deliverables (defined below) relating to the Property in each of the categories specified on Exhibit C that are currently in Seller's possession and available without investigation, and Seller has delivered to Purchaser true, correct and complete copies of all of the Due Diligence Deliverables.

3.15 Terrorist Organizations Lists. Seller is not acting, directly or indirectly, for or on behalf of any person named by the United States Treasury Department as a Specifically Designated National and Blocked Person, or for or on behalf of any person designated in Executive Order 13224 as a person who commits, threatens to commit, or supports terrorism. Seller is not

engaged in the transaction contemplated by this Agreement directly or indirectly on behalf of, or facilitating such transaction directly or indirectly on behalf of, any such person.

3.16 Restrictive Covenants. Seller has no knowledge of any violations by Seller of any existing covenants or restrictions of record affecting the Property.

ARTICLE 4. PURCHASER'S REPRESENTATIONS AND WARRANTIES

Purchaser hereby represents and warrants to Seller as follows:

4.1 Good Standing. Purchaser is a limited liability company, duly organized, validly existing and in good standing under the laws of the state of its organization and has full power and authority to conduct the business in which it is now engaged.

4.2 Due Authorization; Enforceability. The execution, delivery and performance of this Agreement by Purchaser and the consummation by Purchaser of the transactions contemplated by this Agreement have been duly and validly authorized by all requisite actions of Purchaser. Assuming the due execution and delivery of this Agreement by Seller, this Agreement constitutes the valid and binding obligation of Purchaser, enforceable against Purchaser in accordance with its terms.

4.3 No Violations. The execution, delivery and performance of this Agreement by Purchaser and the consummation by Purchaser of the transactions contemplated by this Agreement will not: (i) violate any Legal Requirement or any order of any court or governmental authority that is binding on Purchaser; or (ii) result in a breach of or default under any contract or agreement to which Purchaser is a party or any provision of the organizational documents of Purchaser.

4.4 Bankruptcy. Purchaser is not the subject debtor under any federal, state or local bankruptcy or insolvency proceeding, or any other proceeding for dissolution, liquidation or winding up of its assets.

4.5 Litigation. There are no Actions pending or, to Purchaser's knowledge, threatened against Purchaser before any court or governmental authority that would have a material adverse effect on Purchaser's ability to consummate the transaction pursuant to this Agreement.

4.6 Terrorist Organizations Lists. Purchaser is not acting, directly or indirectly, for or on behalf of any person named by the United States Treasury Department as a Specifically Designated National and Blocked Person, or for or on behalf of any person designated in Executive Order 13224 as a person who commits, threatens to commit, or supports terrorism. Purchaser is not engaged in the transaction contemplated by this Agreement directly or indirectly on behalf of, or facilitating such transaction directly or indirectly on behalf of, any such person.

ARTICLE 5. ACTIONS PENDING CLOSING

5.1 Access to Property.

5.1.1 Purchaser shall have a period from the Contract Date through 5:00 p.m. Massachusetts time on the date that is two hundred seventy (270) days after the Contract Date (subject to extension as set forth herein, the "**Due Diligence Period**") within which to undertake

such inspections and investigations of the Property as Purchaser deems desirable to evaluate the financial and physical condition of the Property and such other matters that Purchaser may deem relevant. Notwithstanding the foregoing, Purchaser shall have the sole right and option to extend the Due Diligence Period for an additional two (2) periods of thirty (30) days each (each, a "**Due Diligence Period Extension**"), for an additional sixty (60) days in the aggregate, by delivering written notice to Seller of such election on or before the expiration of the Due Diligence Period or the applicable Due Diligence Period Extension, as applicable, and delivery to the Title Company of an additional deposit in the amount of [redacted] for each Due Diligence Period Extension (each, an "**Diligence Extension Deposit**"). If Purchaser, in its sole discretion, shall determine to proceed with the purchase of the Property, then Purchaser shall affirm this Agreement by written notice ("**Affirmation Notice**") given to Seller prior to the end of the Due Diligence Period or any Due Diligence Period Extension, as applicable. Upon the failure by Purchaser to give an Affirmation Notice, or upon Purchaser's written termination of this Agreement at any time prior to the end of the Due Diligence Period or any Due Diligence Period Extension, as applicable, (i) this Agreement shall automatically terminate, and (ii) the Deposit shall be immediately returned to Purchaser, provided however, that if Purchaser terminates this Agreement after the 45th day of the Due Diligence Period, [redacted] of the Deposit shall be released to Seller, unless such termination is pursuant to Section 5.2.4, 6.1, 8.2, 9.2, or 9.3 below, in which case the entire Deposit shall be returned to Purchaser; and neither party to this Agreement shall thereafter have any further rights or liabilities under this Agreement other than those that expressly survive termination of this Agreement.

5.1.2 Purchaser and Purchaser's agents, employees and contractors shall have the right to enter upon the Land and Improvements at reasonable times and upon 48 hour prior notice to Seller. In the event Purchaser desires to conduct any physically invasive due diligence such as sampling of soils or drilling wells, Purchaser shall provide notice to Seller prior thereto. Purchaser agrees, to the extent possible to conduct Purchaser's inspections before or after Seller's ordinary business hours. Purchaser shall promptly restore any damage or disturbance to the Property to the extent caused by Purchaser's or its agents', employees' or contractors' acts or omissions on or about the Property. Purchaser agrees to and hereby does indemnify, defend and hold the Seller harmless from and against any and all costs, losses, claims, liabilities or damages, including mechanic's and materialmen's liens, caused by the entry by Purchaser and/or any of Purchaser's agents, employees or contractors onto the Property pursuant to this Section 5.1.2, provided that Purchaser shall not be liable to Seller for the mere discovery by Purchaser or its agents or contractors of any existing condition at the Property. Purchaser's indemnification and restoration obligations under this Section 5.1.2 shall survive the termination of this Agreement for any reason, or the Closing of the purchase of the Property by Purchaser.

5.1.3 Seller shall within thirty (30) days of the Contract Date deliver to Purchaser the items relating to the Property listed on Exhibit C ("**Due Diligence Deliverables**") if in Seller's possession and available without investigation. During the term of this Agreement, Seller shall make available to Purchaser and Purchaser's accountants, lenders, attorneys and other representatives for inspection and copying at the Property or at Seller's offices such books, records, documents, materials and information concerning the Property as Seller may have in its possession or under its control. Purchaser shall sign a nondisclosure agreement ("**NDA**") with respect to any Due Diligence Deliverables provided by Seller and Purchaser shall in the event this Agreement is terminated for any reason promptly destroy or return all the original and copied Due Diligence materials to Seller in accordance with the terms of the NDA.

5.2 Title and Survey.

5.2.1 Purchaser shall have the right to order a title commitment for an extended coverage ALTA Owner's Policy of Title Insurance ("**Title Commitment**") for the Property and an ALTA survey of the Property ("**Survey**").

5.2.2 Prior to expiration of the Due Diligence Period or any Due Diligence Period Extension, Purchaser shall notify Seller of any items reflected in the Title Commitment or Survey, which are unsatisfactory to Purchaser ("**Objections**"). Except to the extent that Purchaser so notifies Seller of any Objections, any item reflected in the Title Commitment and Survey shall be deemed to have been approved by Purchaser and shall be Permitted Exceptions for all purposes under this Agreement; provided, however, Purchaser shall have the right to object by delivery of written notice to Seller, on or prior to ten (10) days after receipt of notice of a new exception, encumbrance or survey matter in any update to the Title Commitment, which was not revealed by the initial Title Commitment, and any such objections shall be considered "Objections" hereunder.

5.2.3 If Purchaser notifies Seller of any Objections, Seller may, but except as expressly provided herein shall not be obligated to, cure such Objections to Purchaser's and the Title Company's reasonable satisfaction. Seller shall give notice to Purchaser on or before the date that is fifteen (15) business days following the date on which Purchaser notified Seller of its Objections stating whether Seller agrees to cure each such Objection prior to the Closing. If Seller fails timely to give such notice, then Seller shall be conclusively deemed to have elected not to cure any such Objections other than those described in Section 5.2.5. Seller shall use best efforts to cure at or before the Closing any Objection that it has agreed to cure in accordance with this Section 5.2.3, provided that Seller shall have the right to extend the Closing for a period not to exceed thirty (30) days in the aggregate if necessary to effect such cure, and Seller may use a portion of the Purchase Price to effect such cure at Closing.

5.2.4 If Seller elects (or is deemed to have elected) not to agree to cure any such Objections, then Purchaser may either (i) waive such Objections, without any reduction of the Purchase Price, in which event such waived Objections shall become Permitted Exceptions for all purposes under this Agreement or (ii) terminate this Agreement by written notice to Seller, whereupon the Deposit shall be immediately returned to Purchaser and the parties shall have no further rights or liabilities under this Agreement other than those that expressly survive the termination of this Agreement. Purchaser shall make the election described in the preceding sentence by written notice to Seller on or before the date that is five (5) days following the date on which Seller notified Purchaser of its intention not to cure any such Objection (or is deemed to have notified Purchaser), and in the event Purchaser does not make such election, Purchaser shall be conclusively deemed to have waived all Objections other than those described in Section 5.2.5 and those that Seller has agreed to cure in accordance with Section 5.2.3.

5.2.5 Notwithstanding anything to the contrary herein, Seller shall satisfy and cure at or before the Closing (i) any mortgage lien, security agreements, financing statements and other mortgage type liens, (ii) any mechanics' lien or materialmen's lien, (iii) any easement, right of way or other encumbrance created after the Contract Date, and (iv) any judgment lien, tax lien (other than taxes not yet due and payable) or other lien securing a monetary amount, which may be removed by the payment of a liquidated sum of money.

5.3 Property Covenants. From and after the Contract Date until the Closing Date:

5.3.1 Seller shall continue to maintain the insurance currently carried by it with respect to the Property.

5.3.2 Seller shall maintain all Improvements substantially in their present condition, except for reasonable wear and tear and damage by casualty or condemnation.

5.3.3 Seller shall not (i) market the Property for sale to any other party, (ii) enter into negotiations or discussions regarding the sale of the Property to any other party, or (iii) enter into any agreement, letter of intent, memorandum of understanding or similar document for the sale or transfer of all or any portion of the Property.

5.3.4 Seller shall not voluntarily create any liens, easements, encumbrances or other conditions affecting any portion of the Property without the prior written consent of Purchaser, which may be withheld in Purchaser's sole discretion.

5.3.5 Seller shall at no cost to Seller and to the extent feasible, cooperate with Purchaser prior to Closing in obtaining all necessary permits and licenses develop the Property in the manner desired by Purchaser.

5.3.6 Seller shall operate and manage the Property in a manner consistent with current practice.

5.4 Contracts. Seller shall not (i) enter into any new Contract that would be binding on Purchaser from and after Closing or the date by which the Seller is required under the Seller Lease (defined below) to vacate the Property ("Surrender Date"), (ii) modify any Contract in a manner that would be binding on Purchaser from and after Closing or the Surrender Date, or (iii) terminate any Contract, without the prior approval of Purchaser in each instance, which may be withheld in Purchaser's sole discretion. Prior to expiration of the Due Diligence Period (as extended), Purchaser shall advise Seller in writing of any Contracts that Purchaser requests be terminated at Closing or the Surrender Date, and Seller shall terminate such Contracts at or prior to Closing at no cost to Purchaser.

5.5 Leases. Except as may be provided in Schedule 3.11, prior to Closing, Seller shall (i) not enter into any new Lease, and (ii) terminate all Leases with an effective date of termination no later than five (5) business days prior to the date of Closing, at no cost to Purchaser. Seller shall provide Purchaser with evidence, reasonably satisfactory to Purchaser, of the termination of all Leases no later than five (5) business days prior to the date of Closing

5.6 Seller Lease. Notwithstanding Section 5.5 above, Seller may continue to occupy the Property for a period of two (2) years following the Closing Date pursuant to a lease (the "**Seller Lease**") to be negotiated by the parties prior to the expiration of the Due Diligence Period, as may be extended, and executed at Closing. Seller will not be required to pay rent under the Seller Lease, but shall be required to pay all taxes, insurance, maintenance and utilities for the Property during the term of the Seller Lease, to be further outlined therein.

5.7 Updates to Representations. Prior to Closing, Seller and Purchaser shall each promptly notify the other in writing if it becomes aware of any fact or condition that is inconsistent with any of Seller's representations or warranties under this Agreement.

5.8 Satisfaction of Conditions. Prior to Closing, Seller and Purchaser shall each use good faith, commercially reasonable efforts to satisfy the conditions to Closing set forth in Article 6.

ARTICLE 6. CONDITIONS TO CLOSING

6.1 Purchaser's Conditions to Closing. The obligation of Purchaser to consummate the Closing shall be subject to the satisfaction of each of the following conditions, any or all of which may be waived in whole or in part by Purchaser in writing:

6.1.1 Each of Seller's representations and warranties set forth in this Agreement shall be true and correct in all material respects as of the Closing Date.

6.1.2 Seller shall have performed all of its material obligations under this Agreement required at or prior to Closing.

6.1.3 Title Company is ready, willing and able to issue an extended coverage ALTA Owner's Policy of Title Insurance consistent with the approved Title Commitment subject only to Permitted Exceptions at standard rates in an amount equal to the Purchase Price.

6.1.4 Except as provided herein, the Property shall be free and clear of all tenants, occupants and licensees, and all Leases shall have been terminated.

6.2 Failure of Purchaser's Condition. In the event of the failure of any condition set forth in Section 6.1, Purchaser, at its sole election, may (i) terminate this Agreement and receive the immediate return of the entire Deposit, (ii) waive the condition and proceed to Closing, or (iii) extend the Closing Date for such additional period of time (not to exceed thirty (30) days in the aggregate) as may be reasonably required to allow such condition to be satisfied. Nothing set forth in this Section 6.2 shall affect Purchaser's rights or remedies under Section 8.2 with respect to any breach of this Agreement by Seller.

6.3 Seller's Conditions to Closing. The obligation of Seller to consummate the Closing shall be subject to the satisfaction of each of the following conditions, any or all of which may be waived in whole or in part by Seller in writing:

6.3.1 Each of Purchaser's representations and warranties set forth in this Agreement shall be true and correct in all material respects as of the Closing Date.

6.3.2 Purchaser shall have performed all of its material obligations under this Agreement required at or prior to Closing.

6.3.3 Parties have reached a mutual agreement on the final Lease by and between the Purchaser and the Seller.

6.4 Failure of Seller's Condition. In the event of the failure of any condition precedent set forth in Section 6.3, Seller, at its sole election, may (i) terminate this Agreement, (ii) waive the condition and proceed to Closing, or (iii) extend the Closing Date for such additional period of time (not to exceed thirty (30) days in the aggregate) as may be reasonably required to allow Purchaser to satisfy such condition. Nothing set forth in this Section 6.4 shall affect Seller's rights or remedies under Section 8.1 with respect to any breach of this Agreement by Purchaser.

ARTICLE 7. CLOSING

7.1 Closing.

7.1.1 The closing ("**Closing**") shall be held on the date that is forty-five (45) days after the expiration of the Due Diligence Period or any Due Diligence Period Extension, as applicable. Closing shall be conducted through an escrow with the Title Company, and Seller and Purchaser shall execute (or cause their counsel to execute) such additional instructions to the Title Company as may be required in connection therewith. Immediately upon consummation of Closing, Seller shall deliver possession of the Property to Purchaser.

7.1.2 Pre-closing ("**Pre-Closing**") shall be held on the business day immediately preceding the scheduled date for Closing. At Pre-Closing, Seller and Purchaser shall execute and deliver to the Title Company all documents and deliveries required under Sections 7.2 and 7.3, other than the Settlement Statement and payment of the Purchase Price. Seller and Purchaser shall complete and execute the Settlement Statement, and Purchaser shall pay the portion of the Purchase Price required pursuant to Section 2.2 to the Title Company at Closing by wire transfer of immediately available funds.

7.2 Seller's Closing Deliveries. At or prior to Closing, Seller shall deliver to the Title Company the following:

7.2.1 Deed of equal character held by the Seller, in form and substance reasonably satisfactory to Title Company and Purchaser, conveying the fee estate in the Land and Improvements, duly executed and acknowledged by Seller, and dated as of the Closing Date.

7.2.2 A bill of sale, in a form reasonably satisfactory to Purchaser, conveying its interest in the Personal Property, duly executed and acknowledged by Seller, and dated as of the Closing Date.

7.2.3 An assignment and assumption in the form of Exhibit A, transferring to Purchaser all Contracts that Purchaser has elected to assume (if any) and Intangible Property, duly executed by Seller, and dated as of the Closing Date.

7.2.4 A certificate in the form of Exhibit B, duly executed by Seller, confirming that its representations and warranties set forth in this Agreement are true and correct in all material respects as if made on the Closing Date (or noting any exceptions).

7.2.5 A title affidavit, in customary form reasonably satisfactory to the Title Company and Seller, with respect to mechanics' liens and parties in possession, duly executed by Seller.

7.2.6 An affidavit, in the form required by the Code and the regulations issued pursuant thereto, to the effect that Seller is not a foreign person within the meaning of the Code.

7.2.7 Such evidence of the power and authority of Seller to consummate the transactions described in this Agreement as may be reasonably required by Purchaser or Title Company.

7.2.8 Originals or copies, whichever is available, of the Contracts that Purchaser has elected to assume (if any) and Intangible Property.

7.2.9 A counterpart of the Seller Lease, duly executed by Seller.

7.2.10 A Settlement Statement in accordance with Section 10.1, duly executed by Seller.

7.2.11 Such other documents and instruments as are customary and as may be reasonably requested by Purchaser or the Title Company, to effectuate the transactions contemplated by this Agreement.

7.3 Purchaser's Closing Deliveries. At or prior to Closing, Purchaser shall deliver to the Title Company the following:

7.3.1 An assignment and assumption of the Contracts that Purchaser has elected to assume (if any) and Intangible Property in the form of Exhibit A, duly executed by Purchaser and dated as of the Closing Date.

7.3.2 A certificate in the form of Exhibit B, duly executed by Purchaser, confirming that its representations and warranties set forth in this Agreement are true and correct in all material respects as if made on the Closing Date (or noting any exceptions).

7.3.3 Such evidence of the power and authority of Purchaser to consummate the transactions described in this Agreement as may be reasonably required by Seller or Title Company.

7.3.4 The balance of the Purchase Price, net of the Deposit, as adjusted pursuant to Article 10.

7.3.5 A counterpart of the Seller Lease, duly executed by Purchaser.

7.3.6 A Settlement Statement in accordance with Section 10.1, duly executed by Purchaser.

7.3.7 Such other documents and instruments as are customary and as may be reasonably requested by Seller or the Title Company to effectuate the transactions contemplated by this Agreement.

7.4 Closing Costs. All escrow or settlement fees of the Title Company shall be paid by the Purchaser. Purchaser shall pay all title search fees, recording fees and insurance premiums and costs, and all state, county and local taxes, costs and fees related to the transfer shall be paid by Seller. Purchaser shall pay the cost of recording the deed at Closing. Seller shall pay the cost

of releasing all mortgages and other liens required hereunder. Seller and Purchaser shall each bear its own counsel's fees and expenses in connection with the transactions described in this Agreement. Purchaser shall pay all costs of Purchaser's due diligence investigations of the Property and all costs of Purchaser's financing.

7.5 Indemnification.

7.5.1 From and after Closing, Seller hereby agrees to indemnify Purchaser, its members, and their respective directors, officers, employees, partners, members and affiliates (collectively, "**Purchaser Indemnified Parties**"), and to hold Purchaser Indemnified Parties harmless from and against, any and all damages, liabilities, losses, claims, costs and expenses (including reasonable attorneys' fees and expenses) paid or incurred by Purchaser Indemnified Parties due to (i) any breach of any representation or warranty made by Seller in this Agreement, (ii) any breach of any covenant made by Seller in this Agreement, and (iii) liabilities to any third party that are based upon any matter relating to the use, maintenance, operation or construction of the Property occurring prior to the Closing Date.

7.5.2 From and after Closing, Purchaser hereby agrees to indemnify Seller, and to hold Seller harmless from and against, any and all damages, liabilities, losses, claims, costs and expenses (including reasonable attorneys' fees and expenses) paid or incurred by Seller due to (i) any breach of any representation or warranty made by Purchaser in this Agreement, (ii) any breach of any covenant made by Purchaser in this Agreement, and (iii) liabilities to any party that are based upon any matter relating to the use, maintenance, operation or construction of the Property occurring on or after the Closing Date.

7.5.3 Whenever either party shall learn through the filing of a claim or the commencement of a proceeding or otherwise of the existence of any liability for which the other party is or may be responsible under this Section 7.5, the party learning of such liability shall notify the other party promptly and furnish such copies of documents (and make originals thereof available) and such other information as such party may have that may be used or useful in the defense of such claims. The indemnified party shall afford the indemnifying party full opportunity to defend such claims, using counsel reasonably acceptable to the indemnified party, in the name of the indemnified party and generally shall cooperate with the indemnifying party in the defense of such claim, provided that no such matter shall be settled without the prior written consent of the indemnified party.

7.6 Survival. Except where this Agreement expressly provides for a longer period, the representations, warranties, covenants and indemnities of Seller and Purchaser set forth in this Agreement shall survive Closing until the date that is twelve (12) months after the Closing Date, and any action on any such representation, warranty, covenant or indemnity must be instituted within sixty (60) days following expiration of the 12-month survival period.

ARTICLE 8. DEFAULT, REMEDIES

8.1 Purchaser's Default. If Purchaser defaults under this Agreement, including in its obligation to proceed to Closing in accordance with this Agreement, or if any condition set forth in Section 6.3 is not satisfied due to a default by Purchaser and Seller elects not to proceed to Closing, and if such default is not cured and/or such condition is not satisfied within fifteen (15)

business days after Seller has given Purchaser written notice of the same, then Seller shall retain the Deposit as full and complete liquidated damages, and as the exclusive and sole right and remedy of Seller, in which event, this Agreement shall terminate and neither party shall have any further obligations or liabilities to the other party, except for obligations that expressly survive termination of this Agreement. Purchaser acknowledges that Seller's actual damages caused by Purchaser's default in its obligation to proceed to Closing would be difficult to determine precisely and that the Deposit, as liquidated damages, constitute a fair and reasonable approximation. Seller hereby waives any right to recover damages (whether actual, consequential, punitive or other) as a result of Purchaser's default in its obligation to proceed to Closing in accordance with this Agreement or as a result of any conditions set forth in Section 6.3 not being satisfied, except for the liquidated damages as described in this Section 8.1. Notwithstanding the foregoing, Seller does not waive it's right to pursue damages which may result pursuant to Section 5.1.2 herein.

8.2 Seller's Default. If Seller defaults under this Agreement, including in its obligation to proceed to Closing in accordance with this Agreement, or if any condition set forth in Section 6.1 is not satisfied due to a default by Seller and Purchaser elects not to proceed to Closing, and if such default is not cured and/or such condition is not satisfied within fifteen (15) business days after Purchaser has given Seller written notice of the same, then Purchaser shall be entitled, as its sole remedies, to either (i) to specific performance of this Agreement, or (ii) to terminate this Agreement and receive the immediate return of the Deposit, plus up to [redacted] of the actual costs and expenses incurred by Purchaser in performing its due diligence investigations of the Property and in negotiating this Agreement (including reasonable in-house and outside attorneys' fees and expenses). Notwithstanding the foregoing, in the event that Purchaser elects to pursue specific performance pursuant to clause (i) above, but same is not a legally available remedy to Purchaser, Purchaser may pursue all remedies available at law or in equity, including without limitation the recovery of compensatory damages.

ARTICLE 9. CASUALTY AND CONDEMNATION

9.1 Notice to Purchaser. Seller shall give Purchaser notice of the following promptly upon becoming aware of the same: (i) any pending or threatened condemnation affecting the Property prior to Closing, and (ii) any fire or other casualty affecting the Property and occurring prior to Closing.

9.2 Condemnation. If prior to Closing, condemnation proceedings are commenced against all or any portion of the Property, then Purchaser shall have the right, upon notice in writing to Seller delivered within ten (10) business days after Seller gives Purchaser notice of such condemnation (including the condemnation award to be paid in connection with such condemnation proceeding), to terminate this Agreement, whereupon this Agreement shall terminate. Upon such termination, the Title Company shall return the Deposit to Purchaser, and neither party shall thereafter have any further rights or liabilities under this Agreement other than those that expressly survive termination of this Agreement. If Purchaser does not timely elect to terminate this Agreement, then this Agreement shall continue in full force and effect and the Purchase Price shall not be reduced, but Purchaser shall be entitled to an assignment of (i) all of the proceeds payable to Seller of all business interruption or rent loss insurance proceeds (if any) payable with respect to the period from and after Closing and (ii) all condemnation awards payable to Seller, as the case may be, and Seller shall have no obligation to repair or restore the Property.

9.3 Casualty. If prior to Closing the Property is damaged by fire or other casualty, then Purchaser shall have the right, upon notice in writing to Seller delivered within ten (10) days after Seller gives Purchaser notice of such casualty, to terminate this Agreement, whereupon this Agreement shall terminate, the Title Company shall return the Deposit to Purchaser, and neither party shall thereafter have any further rights or liabilities under this Agreement other than those that expressly survive termination of this Agreement. If Purchaser does not timely elect to terminate this Agreement, then this Agreement shall continue in full force and effect and the Purchase Price shall not be reduced except as hereinafter set forth, but Purchaser shall be entitled to an assignment of all of the proceeds payable to Seller of fire or other casualty insurance, all business interruption or rent loss insurance proceeds (if any) payable with respect to the period from and after Closing; provided, however, that in the case of any insured casualty, the Purchase Price shall be reduced by the "deductible" applied by the applicable Seller's insurer with respect to such fire or casualty.

ARTICLE 10. PRORATIONS

10.1 Prorations Generally. Seller and Purchaser shall receive debits and credits against the Purchase Price pursuant to this Article 10. In the case of any adjustment to be made at Closing, such adjustment shall be set forth on a settlement statement ("**Settlement Statement**") executed by Seller and Purchaser, and the portion of the Purchase Price payable pursuant to Section 2.2 shall be increased or decreased to reflect such adjustment. In the case of any adjustment to be made after Closing, Purchaser and Seller shall make such adjustment by payment of immediately available funds to the other party within thirty (30) days of the date such adjustment is determined. The Settlement Statement shall be prepared on the basis of a written statement or statements and all reasonable supporting documentation, including invoices delivered to Purchaser and Seller by the Title Company. In the event any prorations, apportionments, adjustments, or computation shall prove to be incorrect for any reason, then either party shall be entitled to an adjustment to correct the same, in accordance with the terms of this Article 10.

10.2 Governmental Charges. Real estate taxes, personal property taxes, and any other governmental assessments for the tax year(s) in which Closing occurs shall be apportioned between Seller and Purchaser as of 12:01 a.m. local time at the Property on the Closing Date.

10.3 Contracts. All amounts payable under any Contracts that are assumed by Purchaser at Closing shall be apportioned between Seller and Purchaser as of 12:01 a.m. local time at the Property on the Closing Date.

10.4 Utilities. Water, sewer, fuel, electricity, gas and other utilities (which may be based on the most recent bills if and to the extent that utility meters are not read within one (1) week prior to the date of Closing) shall be apportioned between Seller and Purchaser as of 12:01 a.m. local time at the Property on the Closing Date.

10.5 Tax Appeals. If any appeal of any taxes or assessments is pending as of the Closing Date with respect to the period in which the Closing Date occurs ("**Current Year Tax Appeal**"), such taxes or assessments shall be re-prorated between Seller and Purchaser as of 12:01 a.m. local time at the Property on the Closing Date in accordance with the results of such Current Year Tax Appeal. Seller and Purchaser shall cooperate in the prosecution of each Current Year Tax Appeal. All third party costs and fees incurred in connection with any Current Year Tax Appeal, including

legal fees and expenses, shall be paid by Seller to the extent due and payable prior to the Closing Date, and shall be paid by Purchaser to the extent due and payable on or after the Closing Date, but upon completion of the Current Year Tax Appeal, all such costs and fees shall be prorated between Purchaser and Seller in the same proportion as they bear to the re-prorated taxes and assessments.

10.6 Transaction Taxes. Seller shall be responsible for its federal and state income, franchise and similar taxes applicable to the transactions contemplated by this Agreement.

10.7 Survival. This Article 10 shall survive Closing for a period of twelve (12) months after the Seller vacates the Property, at which time all adjustments and prorations shall become final and no further adjustments or prorations shall be done.

ARTICLE 11. MISCELLANEOUS

11.1 Assignment. Neither Seller nor Purchaser shall assign this Agreement without the prior written consent of the other. Notwithstanding the foregoing, each party hereby consents to the assignment by the other of this Agreement to an affiliate of Seller or Purchaser or to an entity in which the Seller or Purchaser owns an interest. The term "affiliate" means as to any entity, any other entity controlled by, under common control with, or controlling, such entity. For purposes of this definition, "control" means possessing the power to direct or cause the direction of the management and policies of the entity.

11.2 Notices. Notices and other communications required or permitted under this Agreement shall be in writing and delivered by hand against receipt or sent by recognized overnight delivery service, or by certified or registered mail, postage prepaid, with return receipt requested or by electronic mail with evidence of receipt. All notices shall be addressed as follows:

If to Seller:

Baystate Medical Center, Inc.
280 Chestnut Street
Springfield, MA 01199
Attention: Scott Taylor

with a copy to:

Kathleen L. Bernardo, Esq.
Bulkley, Richardson and Gelinas, LLP
Suite 2700, 1500 Main Street
Springfield, MA 01115

If to Purchaser:

c/o FD Stonewater, LLC
1001 19th Street N., Suite 1401
Arlington, Virginia 22209
Attention: Claiborne Williams
Email: cwilliams@fdstonewater.com

with a copy to:

FD Stonewater, LLC
1001 19th Street N., Suite 1401
Arlington, Virginia 22209
Attention: General Counsel
Email: hsimmons@fdstonewater.com

If to the Title Company, as set forth in Section 1.1.17.

Notices shall be deemed to be effective upon receipt (or refusal thereof) if personally delivered or sent by recognized overnight delivery service, or three (3) days after deposit with the United States mail if sent by certified or registered mail, postage prepaid, with return receipt requested, or upon completion of transmission (which is confirmed by telephone or a statement generated by the recipient) if sent by electronic mail except that whenever under this Agreement a notice is either received on a day which is not a business day or is required to be delivered on or before a specific day which is not a business day, the day of receipt or required delivery shall automatically be extended to the next business day. Any party may designate a change of address by written notice to the other in accordance with the provisions set forth above, which notice shall be given at least ten (10) days before such change of address is to become effective. Either party's counsel may give notice to the other on behalf of such party. Failure to provide notices to a party entitled to a copy of notices hereunder shall not be deemed failure to provide notice to the Purchaser or Seller, as applicable.

11.3 Counterparts and Effectiveness. This Agreement may be executed in any number of counterparts which, when taken together, shall constitute a single binding instrument. Execution and delivery of this Agreement by facsimile or as a .pdf file sent by electronic mail shall be sufficient for all purposes and shall be binding on any person who so executes.

11.4 Brokerage. Seller represents to Purchaser that no broker, finder or similar consultant has acted on its behalf in connection with this Agreement or the transaction contemplated by this Agreement, and that it has had no interaction with any broker, finder or similar consultant in connection with this Agreement or the transaction contemplated by this Agreement other than John Reed and Jack Reed of CBRE ("**Purchaser's Broker**"). Seller shall indemnify and hold Purchaser harmless from claims made by any other broker, finder or similar consultant claiming through it for a commission, fee or compensation in connection with this Agreement or the transaction contemplated by this Agreement. The indemnification obligations set forth in this Section 11.4 shall survive Closing or any termination of this Agreement. Purchaser agrees that it shall pay Purchaser's Broker for any commission, fee or compensation in connection

with this Agreement or the transaction contemplated by this Agreement pursuant to a separate agreement with Purchaser's Broker.

11.5 Confidentiality. Purchaser and Seller shall each maintain as confidential any and all information and material obtained about the other which is furnished to it by the other in connection with this Agreement, and such obligation shall survive any termination of this Agreement and shall survive Closing. Purchaser and Seller shall each maintain as confidential the terms of this Agreement and such obligation shall survive any termination of this Agreement, but shall terminate at Closing. Confidential information shall not include information and material which (i) becomes generally available to the public other than as a result of a disclosure prohibited by this Section 11.5, (ii) is known to Purchaser or Seller, as the case may be, on a non-confidential basis, prior to its receipt of such information and material from the other party, or (iii) becomes available to Purchaser or Seller, as the case may be, on a non-confidential basis from a source other than the other party which is not prohibited from disclosing the same. Notwithstanding the foregoing, (a) each of Purchaser and Seller may disclose confidential information to its partners, members, employees, agents or advisors, and to potential investors or lenders, in each case on a need-to-know basis after the recipients of the information have been informed of the confidential nature of such information and directed not to disclose such information except in accordance with this Section 11.5, (b) each of Purchaser and Seller may disclose confidential information to the extent required by applicable law or the rules of any applicable securities exchange, and (c) Purchaser and Seller, following prior notice to and consultation with the other, may disclose the transaction contemplated by this Agreement to the extent necessary to obtain consents or approvals contemplated by this Agreement.

11.6 Public Announcements. Neither Seller nor Purchaser shall make any public statement or issue any press release prior to the Closing with respect to this Agreement or the transactions contemplated by this Agreement without the prior written consent of the other party, except as otherwise required by law.

11.7 Recordation. Neither Seller nor Purchaser shall record this Agreement or any notice of this Agreement in the land records of any jurisdiction.

11.8 No Personal Liability. No manager, employee, attorney or other agent of Purchaser shall have any personal liability for any obligation of Purchaser under this Agreement.

11.9 Waiver of Jury Trial; Jurisdiction. SELLER AND PURCHASER EACH HEREBY WAIVES ANY RIGHT TO JURY TRIAL IN THE EVENT ANY PARTY FILES AN ACTION RELATING TO THIS AGREEMENT OR TO THE TRANSACTIONS OR OBLIGATIONS CONTEMPLATED BY THIS AGREEMENT. Any action, suit or proceeding arising out of this Agreement or the transactions contemplated by this Agreement shall be brought exclusively in the federal or state court having jurisdiction over the Property, and Seller and Purchaser agree that such courts are the most convenient forum for resolution of any such action and further agree to submit to the jurisdiction of such courts and waive any right to object to venue in such courts.

11.11 Litigation Expense. In the event either party hereto commences litigation against the other to enforce its rights hereunder, the prevailing party in such litigation shall be entitled to recover its reasonable attorneys' and experts' fees and expenses incidental to such litigation, including on appeal, from the non-prevailing party.

11.12 Property Exchange. Purchaser and Seller agree that either party may elect to structure the conveyance of all or a portion of the property as a tax-free exchange pursuant to Section 1031 of the Internal Revenue Code of 1986, as amended, provided that such party gives notice of such election to the other party at least ten (10) days prior to the closing date. If such an exchange is elected by such party ("**Electing Party**"), the Electing Party and the other party will enter into an exchange agreement acceptable to both Purchaser and Seller. As an alternative, the Electing Party may elect to enter into an exchange agreement with a third party to effect such exchange in accordance with Section 1031 of the Internal Revenue Code. Neither party makes any representation or guarantee to the other that the transaction contemplated under this provision will result in any particular tax treatment to the other party, or will qualify as an exchange under Section 1031 of the Internal Revenue Code. The Electing Party will assume all costs and expenses including any attorneys' fees in connection with such election to structure the transaction as a 1031 exchange.

[signatures on following page]

IN WITNESS WHEREOF, Seller and Purchaser have caused this Agreement to be executed as of the Contract Date:

SELLER:

BAYSTATE MEDICAL CENTER, INC.

By: _____
Name: Peter D. Banko
Its: President of Baystate Health, Inc.

PURCHASER:

FDS MA SPRINGFIELD DWIGHT, LLC

By: _____
Name: Claiborne Williams
Its: Authorized Signatory

Schedules

1.1.11	Legal Description of Land
3.10	Contracts
3.11	Leases

Exhibits

A	Form of Assignment
B	Form of Certificate of Representations and Warranties
C	Seller's Deliveries

Docusign Envelope ID: F1B3C0A4-88E6-49ED-8A35-655503CE96CC

IN WITNESS WHEREOF, Seller and Purchaser have caused this Agreement to be executed as of the Contract Date:

SELLER:

BAYSTATE MEDICAL CENTER, INC.

By: _____
Name: Peter D. Banko
Its: President of Baystate Health, Inc.

PURCHASER:

FDS MA SPRINGFIELD DWIGHT, LLC

By: DocuSigned by: Claiborne Williams F11470718663431...
Name: Claiborne Williams
Its: Authorized Signatory

Schedules

1.1.11	Legal Description of Land
3.10	Contracts
3.11	Leases

Exhibits

A	Form of Assignment
B	Form of Certificate of Representations and Warranties
C	Seller's Deliveries

Schedule 1.1.11
Legal Description of Land

The land in Springfield, Hampden County, Massachusetts, bounded and described as follows:

NORTHWESTERLY	by Congress Street, four hundred fifty-four and 30/100 (454.30) feet;
WESTERLY	by the curved line forming the intersection of the southeasterly side of Congress Street with the Northeasterly side of Dwight Street, an arc distance of fourteen and 39/100 (14.39) feet;
SOUTHWESTERLY	by Dwight Street, two hundred sixty-four and 52/100 (264.52) feet;
SOUTHERLY	by the curved line forming the intersection of the Northeasterly side of Dwight Street with the Northwesterly side of Liberty Street, an arc distance of sixty-eight and 45/100 (68.45) feet;
SOUTHEASTERLY	by Liberty Street, three hundred eighty-five and 92/100 (385.92) feet;
EASTERLY	by the curved line forming the intersection of the Northwesterly side of Liberty Street with the Southwesterly side of Chestnut Street, an arc distance of fifty-five and 13/100 (55.13) feet;
NORTHEASTERLY	by Chestnut Street, two hundred sixty-seven and 02/100 (267.02) feet; and
NORTHERLY	by the curved line forming the intersection of the Southeasterly side of Congress Street with the Southwesterly side of Chestnut Street, an arc distance of twenty-six and 32/100 (26.32) feet.

Being the same premises conveyed by Monarch Business Center, Inc. to John Hancock Mutual Life Insurance Company by a Deed in Lieu of Foreclosure dated December 30, 1992, recorded in the Hampden County Registry of Deeds, Book 8297, Page 265.

Schedule 3.10
Contracts

None.

Schedule 3.11
Leases

Parking License Agreement with Hampden County Sherrif's Department to be coterminous with Seller's Lease.

EXHIBIT A

FORM OF ASSIGNMENT

ASSIGNMENT AND ASSUMPTION OF CONTRACTS AND INTANGIBLE PROPERTY

This Assignment and Assumption of Contracts and Intangible Property ("Assignment") is executed as of the _____ day of _____, by and between _____, a _____ ("**Seller**"), and _____, a _____ ("**Purchaser**").

Pursuant to an Agreement of Purchase and Sale Purchaser dated as of _____, 20__ between the Seller and Purchaser ("**Purchase Agreement**"), Purchaser is this day purchasing from Seller and Seller is conveying to Purchaser the real property described on Exhibit A attached hereto and made a part hereof together with all improvements thereon and appurtenances thereto (herein called the "**Property**"). Capitalized terms used in this Assignment and not defined herein shall have the meanings given to such terms in the Purchase Agreement Seller desires to transfer and assign to Purchaser the Contracts and Intangible Property described below.

NOW, THEREFORE in consideration of [redacted] and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller hereby transfers and assigns to Purchaser the Contracts listed on Exhibit B, and the following:

1. All assignable guarantees and warranties (express or implied), if any, that related to the Improvements or Personal Property;

2. All assignable permits, certificates of occupancy and other public approvals, if any, that relate to the Land or Improvements;

3. All plans and specifications for the Improvements;

4. All rights and work product under construction, service, consulting, engineering, architectural and other contracts;

5. All books and records relating solely to ownership or operation of the Property; and

6. All keys and lock safe combinations relating to the Property.

Seller does hereby agree to defend, indemnify and hold harmless Purchaser from any liability, damages (excluding speculative damages, consequential damages and lost profits), causes of action, expenses and reasonable attorneys' fees incurred by Purchaser

by reason of the failure of Seller to have fulfilled, performed and discharged all of the various commitments, obligations and liabilities of the property owner under and by virtue of the Contracts, guarantees, warranties, permits, certificates or approvals subject to this Assignment on or before the date of this Assignment.

Purchaser does hereby agree to defend, indemnify and hold harmless Seller from any liability, damages (excluding speculative damages, consequential damages and lost profits), causes of action, expenses and reasonable attorneys' fees incurred by Seller by reason of the failure of Purchaser to have fulfilled, performed and discharged all of the various commitments, obligations and liabilities of the property owner under and by virtue of the Contracts, guarantees, warranties, permits, certificates or approvals subject to this Assignment on or after the date of this Assignment.

This Assignment may be executed in any number of counterparts, each of which may be executed by any one or more of the parties hereto, but all of which shall constitute one instrument, and shall be binding and effective when all parties hereto have executed at least one counterpart. The terms and provisions of this Assignment shall be binding upon and inure to the benefit of the respective parties hereto and their respective successors and assigns.

EXECUTED as of the day and year first written above.

SELLER:

_____

By:_____
Name:_____
Title:_____

PURCHASER:

_____

By:_____
Name:_____
Title:_____

[Insert Exhibits A, B to Assignment]

EXHIBIT B

FORM OF CERTIFICATE OF REPRESENTATIONS AND WARRANTIES

[Letterhead of Party Giving Certificate (Seller or Purchaser)]

[Date]

[Name of Party Receiving Certificate (Seller or Purchaser)]
[Address of Party Receiving Certificate]
[City, State]

Ladies and Gentlemen:

The undersigned hereby certifies that all of the representations and warranties made by it in Article [insert 3 in Seller's certificate and 4 in Purchaser's certificate] of the Agreement of Purchase and Sale dated as of _____, 20__ between the undersigned, as [insert Seller or Purchaser], and you, as [insert Seller or Purchaser], are true and correct as of the date hereof, except as follows: [insert "none" or exceptions], which shall survive the date hereof for twelve (12) months and thereafter shall be null and void unless suit is brought thereon as provided in the aforesaid Agreement. The undersigned further ratifies and confirms the continued applicability of, and the understandings and agreements of the undersigned set forth in, such Article [insert same number].

Very truly yours,

_____

EXHIBIT C

SELLER'S DELIVERIES

1. Copies of most current title insurance policy and most current ALTA survey.
2. Copies of any existing environmental audits or reports relating to the Property in the possession of Seller.
3. Copies of engineering reports in Seller's possession related to the Property.
4. Copies of the Leases and Contracts (including without limitation, all leasing, commission and brokerage agreements, all property management agreements and all employment agreements).
5. Copies of all building plans and specifications for the building in Seller's possession, including current as-builts, photographs, CAD drawings, mechanicals and identification of utility meters and submeters.
6. Copies of all guarantees and warranties relating to the construction of the building and its components, including, but not limited to, any personal property, the roof, elevators and the heating and air conditioning system, in Seller's possession that are still in effect.
7. Copies of certificates of insurance evidencing Seller's insurance coverage for the Property.
8. Copies of real estate and personal property tax statements for the current and previous three (3) tax years, and if received by Seller, the valuation notice issued with respect to the Property for the coming tax year.
9. History of Seller's expenditures, if any, relating to the operation of the Property.
10. Schedule of personal property and values thereof.
11. Any other documentation that is reasonably necessary for Purchaser to complete its due diligence and to ensure that all matters relating to the Property are satisfactory to Purchaser.
12. Copy of zoning certification or letter from local zoning authority regarding compliance with zoning regulations.
13. Copies of any reports or studies regarding compliance with ADA.

Financial Capabilities

FD Stonewater has a proven track record, with the firm's principals bringing over $10 billion in career transaction experience and creating the foundation of the firm's financial structuring capabilities. FD Stonewater has more than $2 billion dollars of financial structuring experience for new public and private sector development nationwide, the majority of which have been for Federal, State, and Municipal government developments. Notably, we have successfully financed over $850 million in specialized development projects in the last 24 months alone, overcoming significant capital market challenges during that time.

The Commonwealth of Massachusetts standard lease includes clauses for termination for lack of appropriations and authorization, which can be a challenge for many landlords and developers. Our team offers proven expertise in financing and delivering complex, highly specialized government facilities with unique lease structures, including those with appropriation and termination provisions, similar to the Springfield Regional Justice Center. To date, we have successfully underwritten nearly $300 million of government entity leased assets that incorporate appropriation and authorization termination provisions. This track record of success demonstrates our ability to underwrite, structure, and finance such leases without material lease modifications, streamlining project delivery from lease signing through occupancy.

For this Springfield Regional Justice Center requirement, we will dovetail our unique and robust financing expertise with the objectives of the Commonwealth of Massachusetts to develop a customized and – most importantly – executable financing structure.

Sponsorship/Process

The sponsorship behind our offering entity is exceptionally strong, with FD Stonewater principals – all of whom are investors in the entity – possessing the necessary capital to stand up to a completion guarantee for a project this size. The aggregate net worth of the individual partners is amplified by the availability of equity from our stable of institutional and high-net-worth capital partners, further ensuring our ability to successfully execute this project and fulfill our commitment to the Commonwealth of Massachusetts, DCAMM, Massachusetts Trial Court, and the citizens of Hampden County.

$10B	$850M	$300M
Career transaction experience	Development financed in the last 24 months	Underwriting completed for government-leased assets with appropriation and authorization termination provisions

Financial Capabilities

Our team has a long track record of executing creative and successful financing strategies with optimal terms and pricing for our tenants. With over 6 million square feet of government lease transactions completed nationwide, we have the technical and financial acumen to structure a variety of creative strategies that meet the needs and goals of all project stakeholders. Through the formation of well-organized, focused, and competitive offerings distributed to a defined group of prospective lenders and investors – including banks, institutional investors, alternative asset funds, and high-net-worth individuals – our proposed financing structures will inevitably result in the lowest cost of capital available in the marketplace. Most importantly, this enables our team to offer the most competitive terms to our tenants.

For this project, potential capitalization scenarios we are evaluating include securitized bond financing and institutional capital partner financing, described below.

Securitized Bond Financing

This approach leverages the creditworthiness of the tenant (i.e., the Commonwealth of Massachusetts) to give investors comfort in the tenant's ability to fulfill its obligations under the lease, even though the debt is not on the tenant's books. As such, the financing could be structured as a private placement offering to institutional investors, such as life insurance companies and pension funds seeking long-term, fixed-rate debt investments. These investors eagerly lend for longer terms with back-ended amortization at attractive rates with higher-than-normal leverage when compared to traditional bank debt. The net effect of increased leverage is lower overall cost of capital, resulting in more attractive deal terms to the Commonwealth.

Institutional Capital Partner Financing

In this scenario, 100% of project financing will be sourced as equity provided by a third-party capital partner. FD Stonewater has fostered long-standing, successful relationships with institutional capital partners that are experienced in the nuanced requirements of government leasing and have the capability and appetite to provide the capital financing for this product type.

Our primary objective is to create a competitive financing environment where multiple investors and lenders compete for a project's financing. This fosters the most aggressive terms and pricing, which ensures that the project has multiple sources of capital to consider.

FD Stonewater's track record of successfully delivering analogous government development projects on time and within budget qualifies our team as a "safe choice" in the capital markets and significantly increases our options for financing. One of our most important strengths is our robust understanding of both the financial nuances and capital market implications regarding government-related transactions and experience with each available capital market solution. This ensures we can creatively structure financing for the Springfield Regional Justice Center, maximizing all available options and guaranteeing project feasibility for the Commonwealth of Massachusetts.

Liberty Junction

Springfield Regional Justice Center Proposal

Request for Proposals (RFP) Response
October 16, 2025

Liberty Junction

ACCESS FOR ALL



A Civic Anchor for Springfield

A welcoming facility that strengthens the neighborhood, connects to Union Station, and serves as a hub for civic life.

Built for Generations

Resilient design with sustainable systems that reduce operating costs and ensure relevance for decades to come.

Driving Local Prosperity

Creates local jobs, supports regional businesses, and drives long-term growth in Springfield's downtown core.

Access for All

"Access for All" is not only our guiding principle, but a standard we have embedded into every aspect of the project lifecycle. This commitment prioritizes site accessibility, inclusive design practices, and the expansion of opportunities for historically underrepresented groups to meaningfully engage in this generational project.

Claiborne Williams
Liberty Junction Development Team

Co-Founder and Principal
FD Stonewater

Contents

1. Executive Summary 6
2. Proposed Location and Site Characteristics 12
   - Proposed Development Concept
   - Site Plan and Parking
   - Access and Transit
   - Neighborhood Characteristics
3. Proposed Design Concept 31
   - Design Concept Narrative
   - Site Plan and Fit Plans
   - Conceptual Renderings
   - Project Schedule
4. Landlord Management Services 74
   - Landlord Management Partner
5. Meeting the Commonwealth's Policy Objectives 85
   - Economic Impact (Gateway Cities)
   - Access and Opportunity
   - Inclusive Design Principles
   - Sustainability/EO 569 and EO 594
6. Liberty Junction Team Qualifications 100

01

Executive Summary

Liberty Junction
Access for All

Executive Summary

Liberty Junction: "*Access for All*"

The Liberty Junction team is pleased to present our Initial Offer in response to the Division of Capital Asset Management and Maintenance (DCAMM) Request for Proposals for the new Springfield Regional Justice Center Project for Massachusetts Trial Court (DCAMM Project Number: 202410900).

The Liberty Junction leadership team is comprised of FD Stonewater, a national real estate development firm with deep government-sector experience, and CoJo Partners, a Massachusetts-based Minority Business Enterprise (MBE) led by developers, Conan Harris and John Barros.

The Springfield Regional Justice Center project represents a unique opportunity to deliver a top-tier courthouse that is highly accessible and purposefully designed for all residents and employees of Hampden County, while supporting the restoration of economic and civic vitality to downtown Springfield. Our team views this opportunity as a catalyst for meaningful progress, and our comprehensive development plan emphasizes economic growth, diversity and inclusion, sustainability, and design excellence. To underscore our commitment to these values, the entire Liberty Junction team has adopted ***"Access for All"*** as our guiding principle for this generational project.

Architectural Rendering



Executive Summary

"Access for All" is not only our guiding principle but a standard we have embedded into every aspect of this project. We have already begun taking significant measures to ensure that our proposed development will embody this principle throughout the new facility's entire lifecycle. This commitment prioritizes site accessibility, inclusive design practices, and the expansion of opportunities for historically underrepresented groups to meaningfully engage in this generational project.

Proposed Site for the New Springfield Regional Justice Center

Our proposed site at 125 Liberty Street is the ideal location for the new Springfield Regional Justice Center. Positioned within DCAMM's preferred area in downtown Springfield, the site sits directly adjacent to Union Station and at the junction of two major highways, placing it at the intersection of all major transportation modes. With substantial parking capacity, the site ensures ***"Access for All"*** to every Hampden County resident, regardless of socioeconomic circumstances or residential location, while organically catalyzing economic growth in the surrounding neighborhood.

To maximize this opportunity, the Liberty Junction team has also obtained control of two adjacent parcels to support potential future, complementary mixed-use development. This integrated approach will greatly enhance daily operations of the Springfield Regional Justice Center while also unlocking the new facility's full economic impact for the city.

Speed to Delivery

This DCAMM requirement originated from serious public health concerns at the existing Roderick L. Ireland Courthouse that have rendered the existing courthouse inadequate and necessitate immediate replacement. Recognizing this pressing need, the Liberty Junction team's proposed development for 125 Liberty Street provides what may be the fastest solution to deliver the new Springfield Regional Justice Center for the following reasons:

1. **The "Safe Choice" Development Team:** With over $10 billion in career transaction experience, the Liberty Junction team brings extensive knowledge and seasoned capital markets expertise in financing and developing analogous large-scale government projects. Notably, FD Stonewater has financed over $850 million of specialized developments in the last 24 months alone, despite challenging market conditions. CoJo Partners has extensive experience entitling complex projects in Massachusetts and engaging local political and community stakeholders in the process. This proven track record will help ensure timely delivery of this important project. Our team's demonstrated success and consistent performance delivering similar projects across the country should instill confidence that the Springfield Regional Justice Center will be completed on time and begin operating on schedule.

2. **Premier Design and Construction Partners:** The unmatched pairing of Leers Weinzapfel Associates

Executive Summary

(LWA), our lead architect, and Suffolk Construction, our general contractor, ensures the highest quality and most expeditious design and delivery for this high-profile civic project. LWA has thirty years of courthouse design experience, totaling over 1.1 million square feet including 525,000 square feet of courthouse facilities designed for DCAMM. Suffolk Construction, New England's leading builder, possesses deep knowledge of DCAMM standards, jurisdictional permitting procedures, and the regional subcontractor base. The combination of our development team, LWA, and Suffolk ensures the highest quality design, construction, and efficient delivery of the Springfield Regional Justice Center. Our team has intentionally coordinated the Design Deliverable schedule to align with the Construction Schedule to enable construction to begin as early as possible. This phased approach allows site activities that typically depend on design progress to start sooner, ultimately reducing delivery time and cost.

3. **Ready-to-Build Site:** The Liberty Junction team has conducted extensive environmental testing of the proposed site at 125 Liberty Street. Results confirm that groundwork remediation and governmental regulatory reporting would not be required. In addition, our preliminary diligence has confirmed that our site does not include any historical preservation, archaeological, or heritage resource concerns. Due to our efforts, we have minimized these potential sources of administrative hurdles and schedule delays, enabling a more expeditious delivery.

Trusted Experts in Government Development

Liberty Junction's executive leadership team is comprised of FD Stonewater and CoJo Partners, a strong partnership with the unique experience to successfully deliver this project on time and on budget. CoJo Partners brings decades of experience working with local governments and has recently entitled over 30 acres of development in Boston. FD Stonewater has successfully delivered over 6 million square feet of specialized government projects in primary, secondary, and tertiary markets across the country. FD Stonewater's success stems from combining this national expertise in government development with meaningful partnerships and connections with local leaders and project stakeholders. For the new Springfield Regional Justice Center, FD Stonewater's geographic versatility, unique financing capabilities, and specialized technical skills will be enhanced by CoJo Partners' market-specific knowledge, longstanding relationships with Springfield residents and constituents, and strategic project guidance.

Best-in-Class Team

To further ensure success, we have assembled the strongest possible team for this pursuit, a diverse team with deep roots in Hampden County and Massachusetts. Carefully selected for expertise, diversity, and community connection, the Liberty Junction team includes:

- **Leers Weinzapfel Associates (LWA),** a certified WBE architecture and design practice based in Boston
- **Suffolk Construction,** a national construction

Executive Summary

company with local perspective and advanced expertise, both founded and based in Boston

- **Vanasse Hangen Brustlin, Inc. (VHB),** an engineering, planning, and design firm with deep roots in Springfield, MA
- **O'Reilly, Talbot, and Okun Engineering (OTO),** a certified WBE environmental and geotechnical engineering firm based in Springfield, MA
- **Salas O'Brien,** an international engineering and technical services firm with a local office in Boston
- **Klopfer Martin Design Group (KMDG),** a certified WBE landscape architecture practice based in Boston
- **Richmond So Associates, Inc. (RSA),** a certified MBE structural engineering firm based in Watertown, MA
- **Cushman & Wakefield,** a global leader in commercial property management with a substantial presence across New England

While the overall composition of the Liberty Junction team ensures extraordinary direct M/WBE participation in the project, the execution of our proposed development concept will further increase opportunities for local businesses and residents while also best serving the needs and interests of this community throughout the lifecycle of this project.

In closing, we are passionate about this transformative ***"Access for All"*** project and firmly believe Liberty Junction offers the most qualified team to meet DCAMM's objectives for the Commonwealth, Hampden County, Springfield, and its citizens. Our proposal directly addresses all RFP criteria, including financial capacity, design excellence, and team qualifications. We invite you to review our credentials, past performance, and financial capabilities, which demonstrate our ability to deliver this project with integrity, efficiency, and lasting community value.

We greatly appreciate the opportunity to submit this RFP response, and we thank you for your consideration. Please feel free to contact us with any questions or requests for additional information.

Sincerely,



Conan Harris
Founder and Co-Principal
CoJo Partners



Claiborne Williams
Co-Founder and Principal
FD Stonewater



John Barros
Founder and Co-Principal
CoJo Partners



Richard Mann
Co-Founder and Principal
FD Stonewater

Liberty Junction Team

Organizational Chart

DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE

DEVELOPMENT TEAM

COJO PARTNERS
Conan Harris & John Barros
MBE

FD | STONEWATER

PROJECT TEAM

SUFFOLK
Construction
TRADES & SUBCONTRACTORS
M/W/DBE OPPORTUNITY

LEERS WEINZAPFEL ASSOCIATES
Architecture & Design
WBE

vhb
Civil Engineer

OTO
Environmental Engineer
WBE

Salas O'Brien
MEPFP/T/D/S Engineer

kmdg
Landscape Architecture
WBE

RSE
Structural Engineer
MBE

ADDITIONAL CONSULTANTS

LANDLORD TEAM

CUSHMAN & WAKEFIELD
Property Management
VENDORS & SUPPLIERS
M/W/DBE OPPORTUNITY

Liberty Junction

02

Proposed Location

The Springfield Regional Justice Center will be strategically located in the city's civic corridor, steps from Union Station and connected to major roadways, transit, parking, and pedestrian routes.

Proposed Development Concept

Parcel 1: Location for the new Springfield Regional Justice Center

Our proposed site at 125 Liberty Street ("Parcel 1") is the ideal location for the Springfield Regional Justice Center and will fulfill all requirements set forth in the RFP while anchoring the broader development concept.

At the intersection of Springfield's major transportation networks—roadways, public transit, and rail—this site ensures ***"Access for All"*** Hampden County residents regardless of socioeconomic status or location, while also serving as a catalyst for economic growth in downtown Springfield.

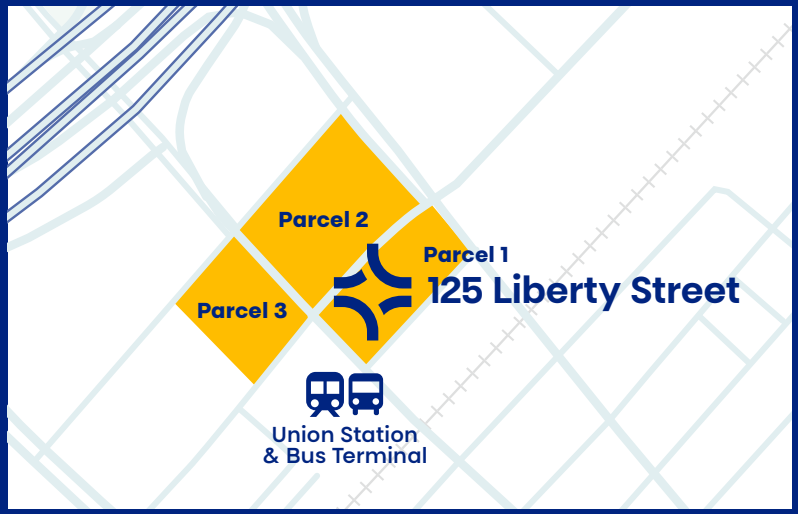
In addition to Parcel 1, the Liberty Junction team has also assembled two adjacent parcels: "Parcel 2" at 280 Chestnut Street, and "Parcel 3" at 616 Dwight Street, with the following goals:

- Provide supplementary parking and enable future mixed-use development to directly support the new Springfield Regional Justice Center
- Advance vibrant transit-oriented development to better serve Springfield's residents, visitors, and surrounding communities

Our proposed development concept is described on the following pages and illustrated on the maps that follow.

Parcel 1: Key Attributes

- **Unparalleled access to transportation**
- **Strong civic presence and embodies the Commonwealth's policy objectives**
- **Supports the city's goal for increased services, amenities, and local businesses**
- **Catalyst for future development projects in downtown Springfield**



Proposed Development Concept

An Economic Catalyst

Our proposed site is positioned to maximize the new Springfield Regional Justice Center's role as an economic driver for Springfield, building upon the city's recent investment in redeveloping the adjacent Union Station. Our goal is to align with DCAMM's programmatic requirements, economic priorities, and the city's master planning efforts to create a civic facility that will drive economic growth and serve the residents, visitors, and constituents for generations.

In the months leading up to this proposal, Liberty Junction's leadership has directly met with various local stakeholders to understand priorities for future development at the proposed site and strengthen relationships across constituencies. We have also prioritized alignment with the city's *Metro Center Neighborhood Investment Plan* (February 2025), as well as the city's *Northeast Downtown District Master Plan* (October 2021) as our proposed site lies at the edge of the latter's study area. These preliminary conversations and research have informed our vision to drive economic growth in Springfield by tapping into the local workforce, creating net new employment opportunities, stimulating additional occupancy, and supporting ongoing efforts to revitalize the city's central business district.

Transit Oriented Development

In 2017, Springfield's Union Station underwent a substantial $95 million renovation. An important objective of this endeavor was to spur long-term transit-oriented development (TOD). TOD refers to an urban planning strategy for dense and mixed-use projects that create walkable communities around public transit hubs. These developments foster vibrant and connected neighborhoods, reduce car dependency, and provide ***"Access for All"*** to businesses, services, amenities, and residential spaces. Aligned with the city's vision, our team's conceptual development plan contemplates retail, residential, office, and public green spaces within close proximity to both the new Springfield Regional Justice Center and Union Station. The new facility is expected to bring nearly 2,000 people to the area daily. Our goal is to harness this increased activity to spur additional economic growth in Metro Center and the greater Springfield area.

Proposed Development Plan

The Liberty Junction team is also extremely excited about the development potential of the two parcels adjacent to Parcel 1 at 125 Liberty Street. Parcel 2 at 280 Chestnut Street and Parcel 3 at 616 Dwight Street offer tremendous versatility in potential uses. We are actively engaging with local stakeholders to understand neighborhood priorities for use and density, while also evaluating the highest and best use for each site. The concept plans in this proposal may evolve as our analysis continues:

Parcel 1 – 125 Liberty Street

This site is the ideal location for the new Springfield Regional Justice Center and will anchor the broader development concept. Please see the Design Concept

Proposed Development Concept

narrative included with this proposal for a detailed overview of our proposed site plan and design of the new Springfield Regional Justice Center, highlighting the following key concepts:

- Parcel 1 provides **unparalleled transportation access**, offering immediate access to/from two major highways while also just steps away from Union Station's comprehensive public transit services.

- The architectural concept is intended to create a **strong civic presence** – welcoming, open, and respectful of the surrounding context – and to embody the Commonwealth's policy objectives.

- The main entry plaza is positioned along Chestnut Street, providing enhanced pedestrian-oriented streetscapes consistent with the city's goal of creating a commercial "spine" along Chestnut Street (*Northeast Downtown District Master Plan*, 2021) and **connecting the new facility with vital professional services, amenities, and local businesses**.

- Situating the new Springfield Regional Justice Center on Parcel 1 will **catalyze future potential development** projects in downtown Springfield, including our team's concepts for Parcel 2 and Parcel 3.

Please refer to the renderings on the following pages for the proposed Springfield Regional Justice Center located on Parcel 1.

Architectural Rendering



Parcel Map

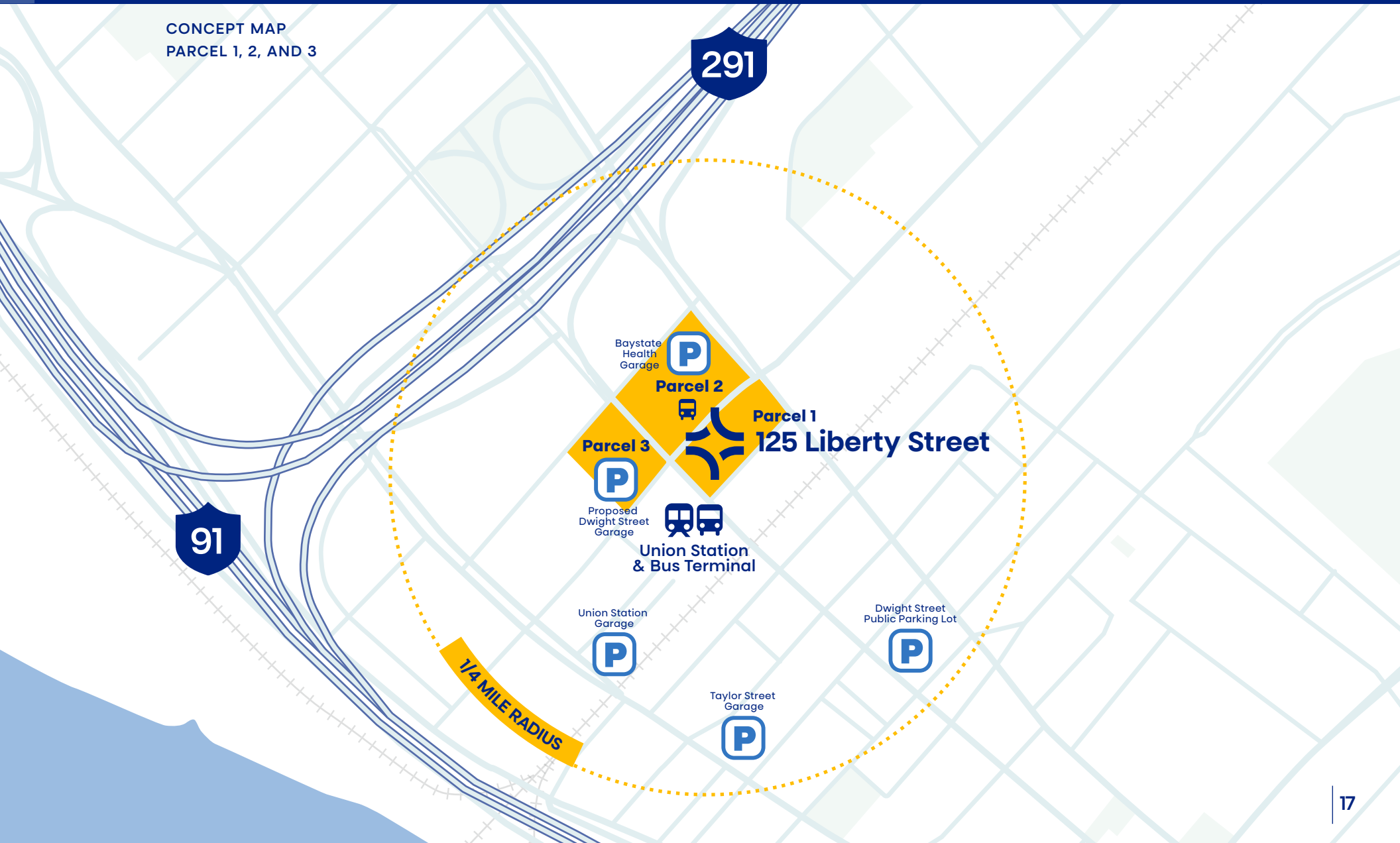
PARCEL 1, 2, AND 3



Our proposed site for the new Springfield Regional Justice Center is ideally located in the preferred downtown area as stated in the RFP.

Parcel Map

CONCEPT MAP
PARCEL 1, 2, AND 3



Parcel 1 (125 Liberty Street)



Proposed Development Concept

Parcel 2 – 280 Chestnut Street

The Liberty Junction team also controls the existing Baystate Health office building and parking garage. Our plan is to maintain the existing 550-space parking garage as a public garage, while potentially renovating the existing 100,000 square foot office building to accommodate new uses such as:

- Retail and/or services to support daily activity of the Springfield Regional Justice Center and transit-oriented development around Union Station. Potential uses include fast casual dining options, restaurants, childcare, and fitness/wellness amenities. Such uses would be located on the ground floor with frontage along Chestnut Street, re-emphasizing the commercial "spine" objective previously discussed.
- Office space, which could potentially be leased to law firms, legal services, professional services, and other businesses that directly support Springfield Regional Justice Center operations.
- Public green or community space between the existing Baystate Health garage and office building.

Parcel 3 – 616 Dwight Street

The Liberty Junction team also has this adjacent property under control. Our current conceptual plan at Parcel 3 is to demolish the existing vacant warehouse and redevelop the site to potentially accommodate the following uses:

- A new parking garage to supplement our existing parking on Parcel 2.
- Approximately 15,000 square feet of mixed-use retail, on the ground floor of the new parking garage, supporting up to five separate businesses that could serve the Springfield Regional Justice Center's employees, judges, and visitors, and further enhance the city's TOD efforts.

Additional potential uses our team is exploring for Parcel 2 and Parcel 3 include:

- Multi-family residential development(s) that would align with the City's goal of creating a "transit-oriented" district providing walkable housing near quality public transportation hubs
- A public park or open space has been identified through extensive discussions with neighborhood groups and associations as a community priority.

While our team will continue to explore all these potential uses for Parcel 2 and Parcel 3, this overall Proposed Development Concept clearly conveys a unique opportunity to fulfill DCAMM's project objectives for the new Springfield Regional Justice Center on Parcel 1, meet all Springfield Regional Justice Center's programmatic requirements, and ultimately maximize the economic potential for downtown Springfield.

Transit and Parking

"Access for All"

Our proposed site at 125 Liberty Street is situated in DCAMM's preferred downtown area, within Metro Center and just steps from Union Station, benefiting from direct access to two major highways, immediate connections to numerous commuter rail and bus lines, and clear pedestrian routes. This superior access to local and regional transportation is a defining advantage of our proposed site. In addition, our site offers direct access to substantial parking capacity, well above the number of spaces required in the RFP.

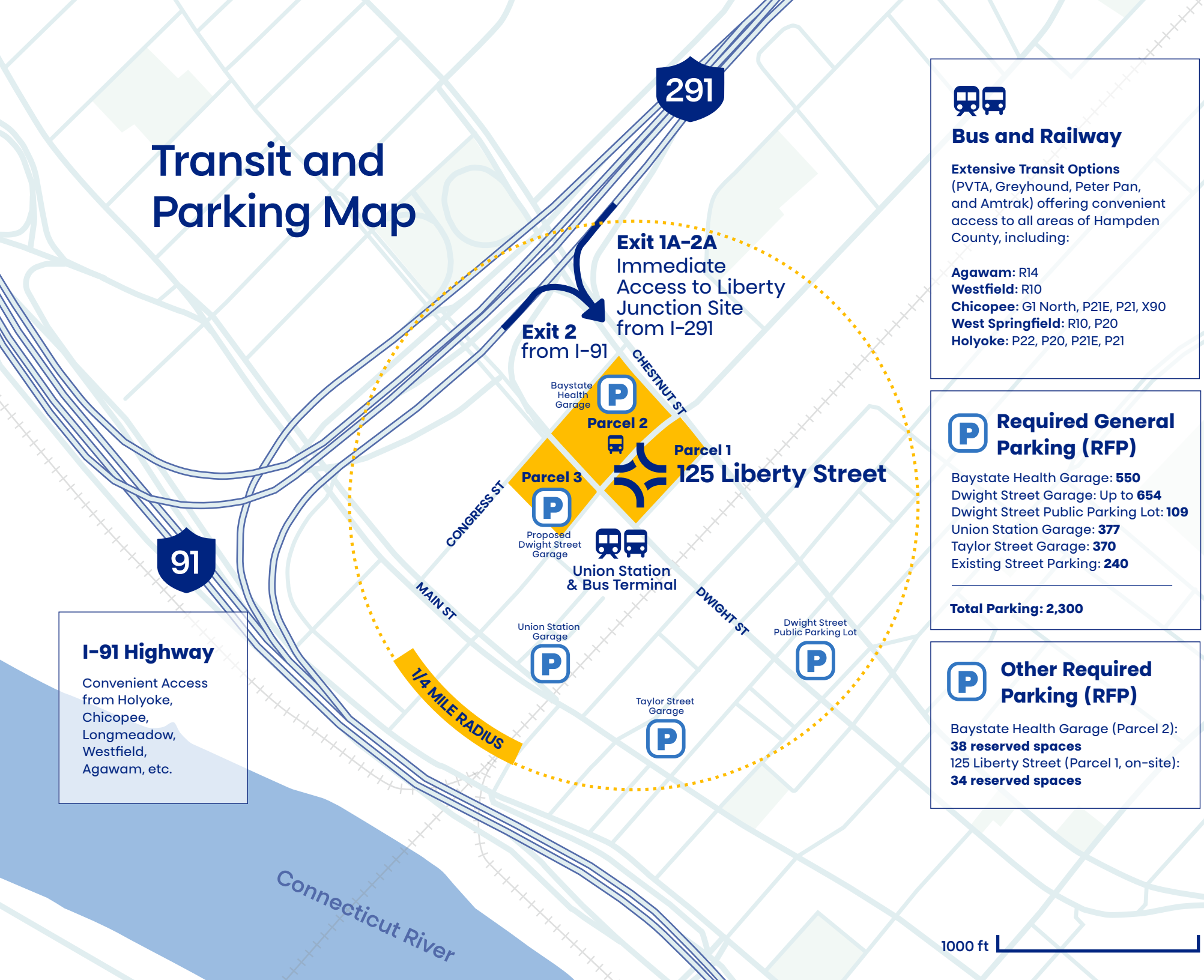
Simply put, our proposed site for the new Springfield Regional Justice Center removes transportation barriers and ensures *"Access for All"* for every Hampden County resident, regardless of socioeconomic circumstances or geographic location.

Key transit stats:

- **Total Parking: 2,300+**
- **Public Transit Bus Routes: 21+**
- **Amtrak Regional Access**
- **Walkability Score: 86/100**
- **GSA Smart Location: 64**



Transit and Parking Map



I-91 Highway

Convenient Access from Holyoke, Chicopee, Longmeadow, Westfield, Agawam, etc.

Bus and Railway

Extensive Transit Options (PVTA, Greyhound, Peter Pan, and Amtrak) offering convenient access to all areas of Hampden County, including:

Agawam: R14
Westfield: R10
Chicopee: G1 North, P21E, P21, X90
West Springfield: R10, P20
Holyoke: P22, P20, P21E, P21

Required General Parking (RFP)

Baystate Health Garage: **550**
Dwight Street Garage: Up to **654**
Dwight Street Public Parking Lot: **109**
Union Station Garage: **377**
Taylor Street Garage: **370**
Existing Street Parking: **240**

Total Parking: 2,300

Other Required Parking (RFP)

Baystate Health Garage (Parcel 2): **38 reserved spaces**
125 Liberty Street (Parcel 1, on-site): **34 reserved spaces**

1000 ft

Transit and Parking

Vehicle Access

Highways/Parking: The proposed site has unparalleled access to highway ingresses and egresses to and from both I-91 and I-291 (within one quarter mile), providing convenient access for employees, staff, and visitors while reducing traffic congestion. In addition, the proposed design for the Springfield Regional Justice Center at 125 Liberty Street covers a full city block creating tremendous visibility/frontage on all four sides, making the project highly visible for those approaching by car or any other mode of transit.

Offering over 2,300 available municipal or privately controlled public parking spaces within one quarter mile of the Springfield Justice Center, our proposed site greatly exceeds the RFP Section 5.2.3 requirement of 650-900 general parking spaces for employees and visitors. This includes the existing 550-space Baystate Health public parking garage (280 Chestnut Street/Parcel 2) located directly across the street, which can be safely accessed via a signalized marked crosswalk. The remaining public parking garages, lots, and street parking spaces are all accessible by sidewalks in this highly walkable neighborhood. Of the general parking spaces within one quarter mile, approximately 38 spaces are accessible spaces.

Per the RFP "Reserved & Secured Parking" requirement, 34 reserved, secured parking spaces are provided on-site at 125 Liberty Street/Parcel 1 for exclusive use by the Springfield Regional Justice Center staff, including one reserved accessible parking space (Level 0). These on-site parking spaces are served by seven (7) dedicated EV charging stations.

Per the RFP "Reserved Parking" requirement, 38 reserved parking spaces are provided across the street at the existing Baystate Health garage (280 Chestnut Street/ Parcel 2).

Per the RFP "Accessible Parking" requirement, there will be three accessible parking spaces on the Frank B. Murray Street, adjacent to the Springfield Regional Justice Center. In addition, there are 12 accessible parking spaces at the existing Baystate Health garage (280 Chestnut Street/ Parcel 2). These spaces are unreserved but available to visitors and staff of the Springfield Regional Justice Center.

Bus Access (Local and Regional Transit)

Local Transit - PVTA

Reliable Transit: The proposed site at 125 Liberty Street is located directly across Dwight Street from Union Station and its PVTA bus terminal, which features 17 berths serving more than 21 routes, providing reliable public transit access to the new Springfield Regional Justice Center.

Convenient Transit: The PVTA bus routes will accommodate the Springfield Regional Justice Center's peak commuting times of 6 am to 7 pm Monday through Friday. The full list of bus routes at Union Station and/or on-site is provided below:

Transit and Parking

Union Station Bus Routes and Schedules

For all bus route schedules, refer to PVTA website:
https://www.pvta.com/schedules.php

1. Bus Route B4
2. Bus Route B6
3. Bus Route B7
4. Bus Route B12
5. Bus Route B17
6. Bus Route G1
7. Bus Route G2
8. Bus Route G3
9. Bus Route G5
10. Bus Route G73E
11. Bus Route Palmer Shuttle (PS) (connects to the Ware Shuttle)
12. Bus Route Ware Shuttle (WS)
13. Bus Route P11
14. Bus Route P20
15. Bus Route P21
16. Bus Route P21E
17. Bus Route R10
18. Bus Route R14
19. Bus Route R29
20. Bus Route X90
21. Bus Route X92

On-Site Bus Routes (Liberty/Dwight Bus Stop #1913)

22. Bus Route G3
23. Bus Route P21

Accessible Transit: As shown below, the proposed main entrance to the Springfield Regional Justice Center will be approximately 500 feet from the Springfield Union Station Bus Terminal and accessible by enhanced streetscapes and pedestrian-oriented, walkable routes with a signalized intersection and marked crosswalk at Dwight and Liberty Streets.

To further enhance accessibility to public transit, the Liberty Junction team will coordinate with the City of Springfield to install an additional crosswalk at Dwight and Frank B. Murray Streets (subject to city approval), along with any requested upgrades, to provide more direct access from Union Station to the main entrance on Frank B. Murray Street.



Transit and Parking

County-Wide Transit: As shown by the map on the right, the Springfield Union Station Bus Terminal connects the new facility to communities throughout Hampden County, including the metropolitan areas listed below. This connectivity is particularly important since the Springfield Regional Justice Center serves all of Hampden County, with many visitors coming from outside Springfield.

- Holyoke (P22, P20, P21E, P21)
- Agawam (R14)
- Westfield (R10)
- Chicopee (G1 North, P21 E, P21, X90)
- West Springfield (R10, P20)
- Palmer (Palmer Shuttle, Ware Shuttle)

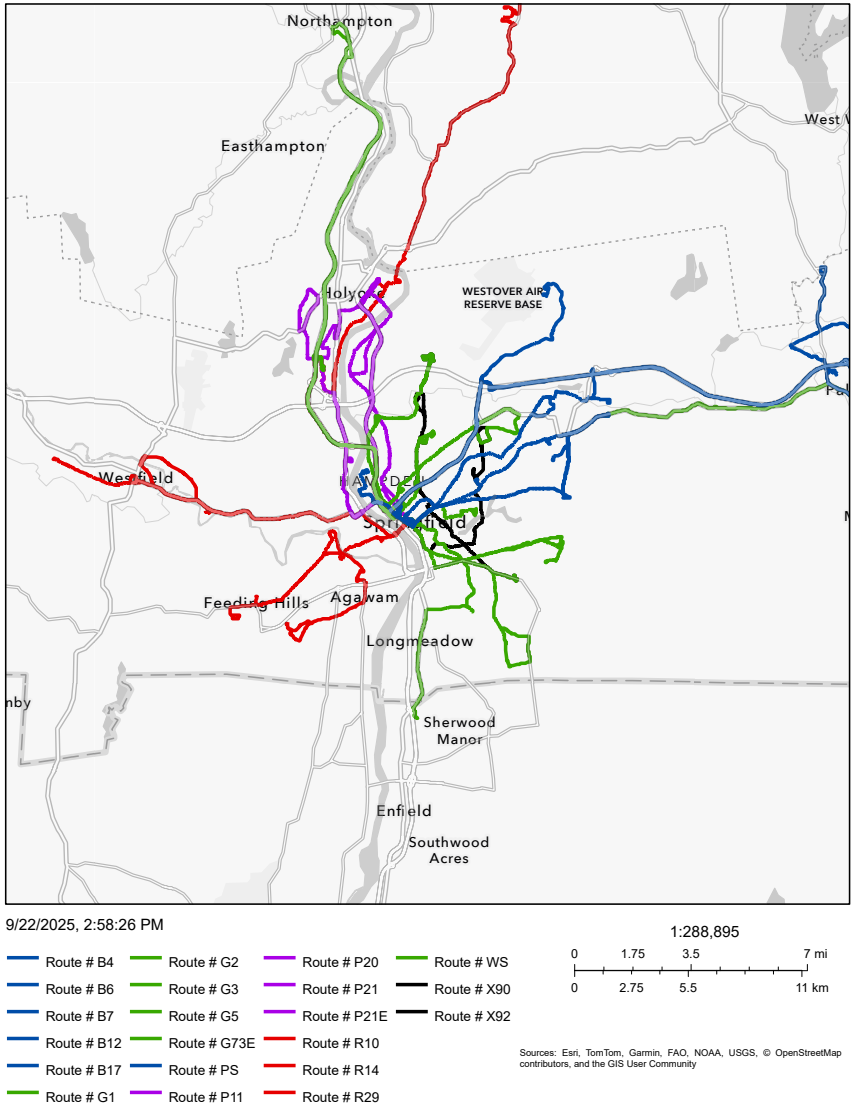
Regional Transit – Bus Lines

Peter Pan Bus Lines has five berths at the Union Station Bus Terminal providing regional access to Boston and other New England destinations.

- Berth 18: Hartford / New York
- Berth 20: Worcester / Boston
- Berth 21: Pittsfield, Albany
- Berth 22: Amherst, Northampton, UMass
- Berth 23: Providence / Cape Cod

In addition, Greyhound has two berths (Berths 25 and 26) at the Union Station Bus Terminal providing regional access within Massachusetts (Boston, Worcester, Framingham, Amherst, etc.) and other New England destinations.

PVTA Bus Routes from Union Station *Source: PVTA*



Transit and Parking

Walkability

The proposed site sits within Metro Center, a highly walkable area and established neighborhood with well-maintained sidewalks, pedestrian routes, and marked crosswalks. The proposed development at 125 Liberty Street will further enhance walkability by adding a sidewalk on Dwight Street in coordination with the city. Furthermore, the proposed site has a high walkability score of 86 out of 100 (Walkscore.com).

E-Bike

Union Station has an existing ValleyBike station, a regional bikeshare program with pedal-assist e-bikes, providing access to and from the facility. There are additional stations at Court Square and Springfield Technical Community College that commuters and pedestrians can utilize for pick-up/drop-off. Bike racks will be provided at both the proposed facility and the adjacent Baystate Health parking garage at 280 Chestnut (Parcel 2).

Train

Regional Transit – Amtrak
Source: amtrak.com

Springfield Union Station offers Amtrak service connecting Springfield to cities across Massachusetts, New England, and the Mid-Atlantic via the Amtrak lines below:

Lake Shore Limited
Boston – Springfield – Pittsfield – Buffalo – Chicago

Amtrak Hartford Line
Springfield – Hartford – New Haven

Northeast Regional
Springfield – New York – Washington, DC
Springfield – New York – Washington, DC – Virginia

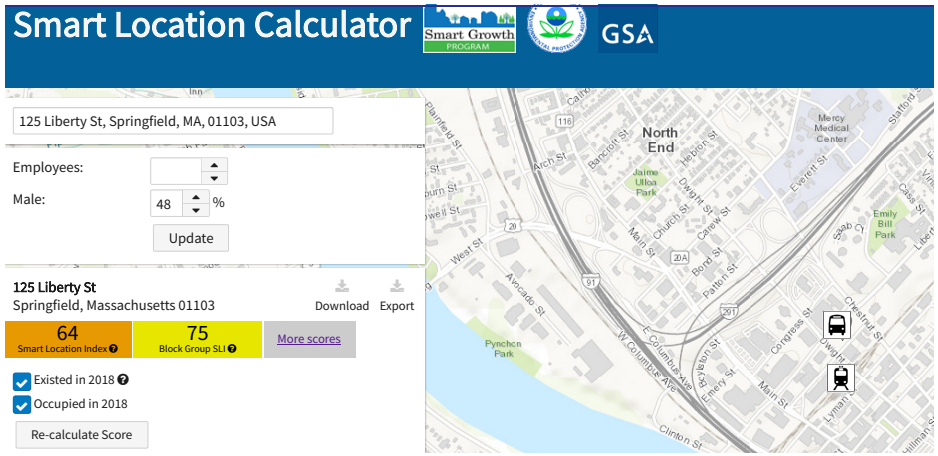
Valley Flyer
Greenfield – Springfield – Northampton – New Haven

Vermonter
Vermont – Springfield – New York – Washington

GSA Smart Location Index

Source: GSA.gov

The proposed site has a Smart Location Index of 64 per the General Services Administration's Smart Location Calculator, meeting the RFP preferential criterion.



Neighborhood Characteristics

Amenities and Services

Located within Metro Center – the City of Springfield's central business district – the proposed site for the Springfield Regional Justice Center at 125 Liberty Street meets (if not exceeds) the DCAMM RFP's preferred location criteria. The immediate area includes the recently redeveloped Union Station, numerous professional and medical offices, law enforcement facilities, and a variety of retail and amenities.

Key neighborhood attributes:

- ***"Access for All"*** **in a prime downtown location**
- **Walkability Score: 86/100**
- **Superior access to existing amenities and services in Metro Center**
- **Seamless connectivity and continuity with current operations**
- **Law enforcement presence and natural surveillance in an established central business district**



Neighborhood Characteristics

Located within Metro Center – the City of Springfield's central business district – the proposed site for the Springfield Regional Justice Center at 125 Liberty Street meets (if not exceeds) the DCAMM RFP's preferred location criteria. The immediate area includes the recently redeveloped Union Station, numerous professional and medical offices, law enforcement facilities, and a variety of retail and amenities.

The proposed site at 125 Liberty Street offers excellent accessibility, proximity to the existing Roderick L. Ireland Courthouse and related operations, nearby amenities, and enhanced security from surrounding law enforcement and emergency services.

Downtown and Walkable

- ***"Access for All"* Location:** Situated in the heart of downtown Springfield and within the central business district, our proposed site for the Springfield Regional Justice Center at 125 Liberty Street is within the preferred delineated area per the DCAMM RFP
- **Connectivity:** Easily accessible to existing location, existing legal services, and other businesses and civic operations that directly support the Springfield Regional Justice Center's operations
- **Continuity:** Seamless continuation with how the tenant currently operates
- **Existing Amenities/Services:** Walkable to existing businesses, services, amenities, and public transit, and offers exceptional potential for future transit-oriented development and improvements, as outlined in the city's future planning documents

Notable Neighborhood Characteristics

- **Neighborhood Composition and Existing Services:** Comprised of government, medical, and professional services providing natural surveillance
- **Law Enforcement Presence:** Hampden County Sheriff's office is located across the street, and the City Police/Fire departments are located within one mile
- **Highly Accessible:** Well-designed traffic infrastructure, marked and signalized crosswalks, and pedestrian-oriented streetscapes ensure safe pedestrian and vehicular access

Future Development Potential

In addition to the existing neighborhood characteristics mentioned above, the Liberty Junction team has future development plans that also align with priorities of DCAMM and the City of Springfield. The numerous transit-oriented development opportunities would all build upon the city's catalytic efforts to redevelop Union Station and fully leverage the daily activity associated with the Springfield Regional Justice Center to drive economic growth in Metro Center and greater Springfield. Please refer to the "Proposed Development Concept" for further information.

Neighborhood Characteristics

Amenities

The Springfield Regional Justice Center's employees, judges, and visitors will benefit greatly from an abundance of nearby existing services and amenities. Restaurants, fast casual dining, banks, retail, shopping, and other basic services are all located within one quarter mile of our proposed site at 125 Liberty Street and operate during the Springfield Regional Justice Center hours of operation. Please refer to the map included at the end of this section.

Neighborhood Characteristics - Safety and Security

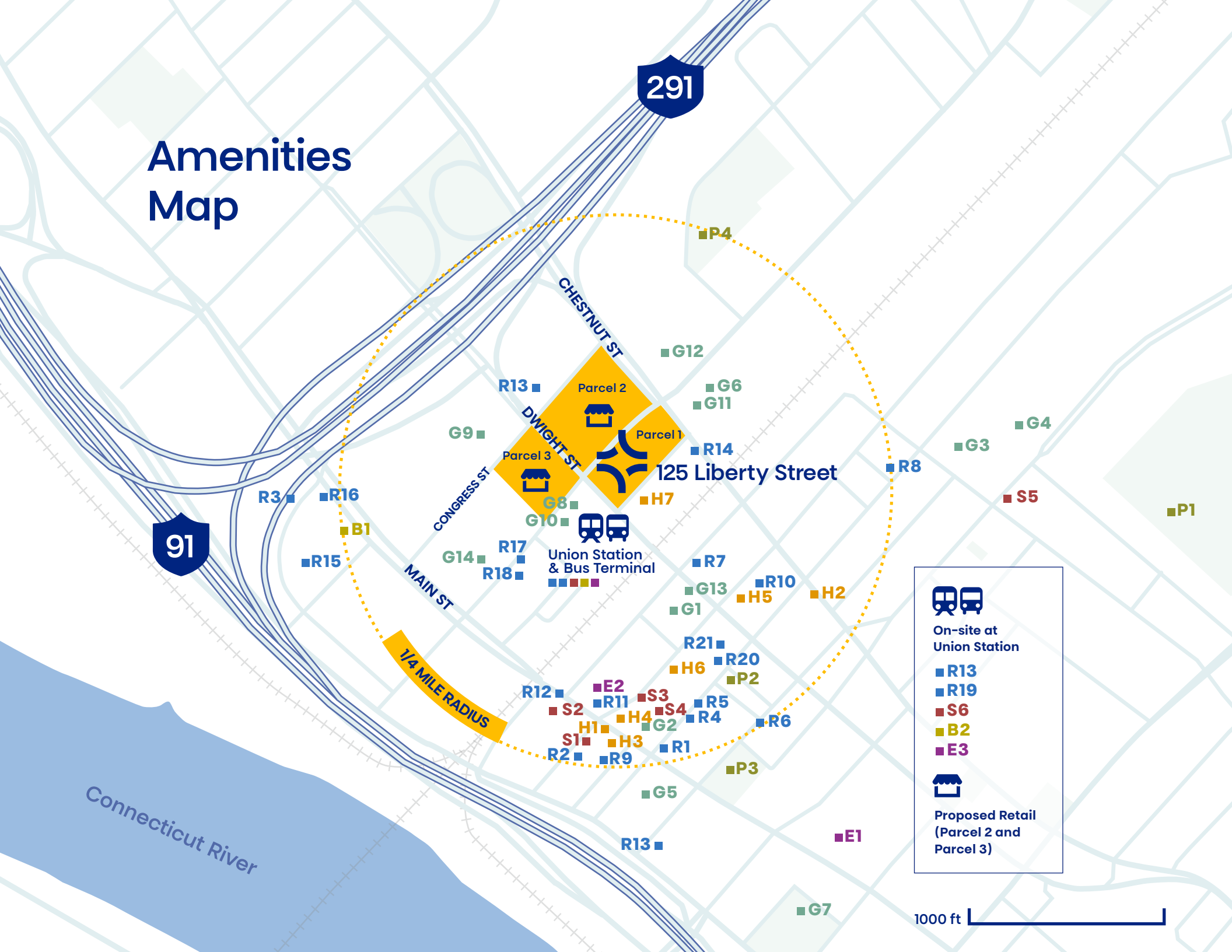
The proposed site for the new Springfield Regional Justice Center at 125 Liberty Street benefits greatly from existing public safety and security infrastructure, including the Hampden County Sheriff's Office located directly across the street. In addition, the City of Springfield Police and Fire Departments and emergency response services are all located within one mile of the site.

This established and business-friendly district features a stable mix of existing government, medical, and professional services that create consistent daytime activity, providing natural surveillance and enhanced security for Springfield Regional Justice Center staff and visitors. The area's well-designed traffic infrastructure, including medians, marked and signalized crosswalks, and deceleration lanes from I-291 and I-91, also ensures safe pedestrian and vehicular circulation throughout the neighborhood.

Architectural Rendering



Amenities Map



Amenities

Restaurants & Food

- R1 City Jake's Cafe
- R2 Shakago
- R3 Las Kangris Food Truck
- R4 Theodore's Blues, Booze
- R5 Del Rey Taqueria & Bar
- R6 Osteria
- R7 All American Sports Bar
- R8 Irish Ale House
- R9 Student Prince Cafe and The Fort
- R10 350 Grill
- R11 Paramount Pizza
- R12 Panjabi Tadka
- R13 Dunkin' (3)
- R14 Olympic Deli Restaurant
- R15 La Taqueria Del Pueblo
- R16 Felix's Baked Potatoes
- R17 Felix's Breakfast & Sandwich Shop
- R18 Liberty's Mediterranean Giant Grinders
- R19 Subway
- R20 Petra Restaurant
- R21 The Mamou

Gov. & Public Services

- G1 Springfield State Office Building
- G2 US Alcohol Tobacco & Firearms
- G3 Springfield Fire Department
- G4 Springfield Police Department
- G5 Internal Revenue Service (IRS)
- G6 Apprentice Training Division
- G7 Springfield Assessors Department
- G8 Hampden County Sheriff's Office
- G9 Springfield Housing Authority
- G10 MassHire Springfield Career Center
- G11 Massachusetts Department of Labor
- G12 Hampden Affordable Housing
- G13 Hampden County Registry-Deeds
- G14 United States Postal Service

Health & Wellness

- H1 City Opticians Inc.
- H2 Reyes Barbershop
- H3 Precise Cuts
- H4 Aesthetique Impressions
- H5 CreepSheak Studio LLC
- H6 Taylor Street Dental
- H7 Pharmacy Amanecer

Shopping & Retail

- S1 Hellweg & Cloutier
- S2 Urban Gear
- S3 Herbalife Rockstar Nutrition
- S4 Mocha Emporium
- S5 Downtown Supermarket
- S6 Commuters Variety

Banks

- B1 Freedom Credit Union
- B2 Westfield Bank (ATM)

Education & Child Care

- E1 Child Development Center
- E2 Bethel Child Care Services Inc.
- E3 Hispanic-American Library

Parks & Recreation

- P1 Springfield Armory Grounds
- P2 Stearns Square
- P3 Steiger Park
- P4 Emily Bill Park

03

Design Concept

The architecture is intended to create a strong civic presence – welcoming, open, and respectful of the surrounding context. A focus on daylit spaces, intuitive wayfinding, and healthy building materials ensures that this facility will promote well-being for the public, staff, and visitors.

Design Concept

Introduction

The new Springfield Regional Justice Center consolidates the Superior, District, Housing, Juvenile and Probate & Family Courts – and their associated clerk and probate offices – into a single, integrated complex. To maintain dignity for all parties, separate and secure circulation paths for the public, court staff, and detainees converge only in the courtrooms throughout the facility.

Courthouses can be stressful places to visit or to work. A focus on daylit spaces, intuitive wayfinding, and healthy building materials ensures that this facility will promote well-being for the public, staff, and visitors.

Civic Setting

The six-story Springfield Regional Justice Center is designed as a civic beacon. The main public entry is marked by a tower that forms a highly visible landmark from all approaches – from the I-291 interchange or the Chestnut Street corridor, as well as for passengers arriving via train or bus at Union Station. An enhanced, pedestrian-oriented streetscape transforms Frank B. Murray Street with new street trees and landscape features to create a clear, welcoming path between Union Station and the main public entry. The architecture is intended to create a strong civic presence – welcoming, open, and respectful of the surrounding context. The building takes advantage of the site slope, Exemption (n) - security or safety of persons or buildings .

Materials & Inspiration

Springfield's historic Court Square is home to the circa-1909 Richardsonian courthouse and the circa-1913 City Hall and Symphony Hall, both of which use classic forms (tower and open porch) to emphasize their public role. The new Springfield Regional Justice Center takes inspiration from these historical, iconic, and civic buildings. An open portico at the main entry creates a sheltered, welcoming front door. A series of deep-set vertical windows on each face evokes a row of columns.

Materials were selected to coordinate with the other civic buildings in Springfield. In a city traditionally built with red brick, civic and public buildings typically use lighter, cream-colored stone or brick. The new Springfield Regional Justice Center incorporates a material palette of light-colored precast panels with a limestone face mix, along with high-performance glazing that prioritizes both daylighting and energy conservation. The exterior façade of the proposed facility was designed to convey its public character, establishing the building as a dignified civic presence and embodying the Commonwealth's objectives to lead by example in the design and construction of resilient and energy efficient buildings.

The images on the following page illustrate the materials and inspiration for the new Springfield Regional Justice Center.

Design Concept

MATERIALS AND INSPIRATION FROM SPRINGFIELD'S CIVIC BUILDINGS



Richardson portico and tower



Springfield civic buildings

Design Concept

Internal Organization

The building is organized with larger floorplates on Level 1 and Level 2 to house higher-traffic transaction office departments, Arraignment Court, and jury pool. Exempti on (n) -

The courtrooms are arranged on levels 3-6. Level 3 serves the District Court. Level 4 serves as the Probate & Family Court, as well as the Housing Court. Recognizing the sensitive nature of Juvenile Courts, Level 5 creates a dedicated floor with Juvenile Courts, as well as the Juvenile Court Clinic, Probation, and Court Clerks Offices. The Superior Court occupies Level 6.

Typical courtroom floors Exemp have eight courtrooms, which are arranged in pairs. Exemption (n) - security or safety of persons or buildings

The public lobby is stacked in the same location and orientation on all floors, with public waiting located along the glazed exterior wall. This consistency reinforces intuitive wayfinding and a sense of order. The design prioritizes natural light in public areas, especially waiting rooms and courtrooms. At the public waiting areas and lobbies, a glazed curtain wall system will create light-filled public circulation areas with views of the landscaped Frank B. Murray streetscape below and the Springfield skyline beyond. The courtrooms receive natural light Exemption (n) - security or safety of

Sustainability & EO 594

The design of the new Springfield Regional Justice Center will serve as a testament of DCAMM's commitment to sustainability. The envelope and building systems will meet the Massachusetts State Specialized Opt-In Stretch Energy Code and IECC 2021 requirements, and will achieve a minimum of LEED Silver certification, in compliance with the requirements of Executive Order 594. The energy efficiency of the building design will be evaluated through enhanced energy modeling and commissioning to ensure that the predicted performance is achieved.

Energy Conservation and Efficiency: The Springfield Regional Justice Center will promote energy conservation through a high-performance envelope and efficient, all-electric building systems.

Passive strategies include a high-performance opaque envelope with close attention to reduced air infiltration and thermal bridging. Triple-glazed curtain wall and window systems will incorporate low-e coatings and integrated shading on the southeast face to reduce solar gain.

All-electric heating and cooling are based on air-source heat pumps. Ventilation is provided by a Dedicated

Design Concept

Outside Air System (DOAS) with an energy recovery wheel. Strategies to further optimize ventilation – such as variable ventilation or demand-based ventilation tied to CO2 monitoring – will be further evaluated as the design progresses. Energy performance strategies include air-side and water-side economizers, variable-frequency drives, building diversity, part-load performance, energy/heat recovery, and heat pump load shift technology. Energy efficient lighting will be used throughout.

Clean Energy Practices: The proposed building will have a "solar-ready" roof available for future installation of solar panels.

Energy Procurement: The local utility, Eversource, is procuring 76% of its energy from renewable and non-carbon clean energy for Springfield, MA, as shown here: https://www.eversource.com/business/account-billing/manage-bill/about-your-bill/our-clean-and-renewable-energy-mix

LEED Certified Building: As part of the project compliance with Executive Order 594 and the state's commitment to sustainability, the project will meet a minimum LEED Silver certification.

Water Conservation: EPA WaterSense fixtures will be used throughout the Springfield Regional Justice Center for bathroom toilets and lavatories. WaterSense-labeled products are certified to use at least 20% less water, save energy, and perform as well as or better than regular models. Permanent water meters are tied into the building management system (BMS), providing real-time use data.

Site strategies will increase the permeability of the site, promote on-site stormwater infiltration, and limit the need for landscape watering through the selection of native plant and drought-resistant plants that support a variety of native insect and animal species.

Promoting on-site water infiltration promotes groundwater recharge, improves water quality, and reduces the risk of flooding throughout the regional watershed. Although the new building will connect directly to the municipal stormwater system, the entry plaza on Chestnut Street and along Frank B. Murray Street offers an opportunity to manage collected stormwater on-site. Within the plaza area, the surface drainage can be directed to subsurface leaching chambers which provide infiltration on site. This infiltration system will consist of individual leaching chambers connected together to provide a total length of 150 feet with two rows of chambers beneath the plaza.

Waste Reduction and Recycling: The building design will seek opportunities to incorporate recycled materials where feasible. A construction waste management plan will be developed to reuse, recover, and recycle materials to reduce construction and demolition of waste disposed of in landfills and incineration facilities. Dedicated recycling facilities will promote operational recycling throughout the facility.

Environmentally Preferable Procurement: Following the guidance of MA Executive Order 515, this project will utilize Energy Star rated equipment, energy-efficient LED lighting, certified sustainable wood products (FSC or SFI).

Design Concept

Toxics-use Reduction: Cleaning products used in the maintenance of the Springfield Regional Justice Center will meet the MA Environmental Purchasing Policy guidelines. As part of our approach to sustainable landscaping, toxic pesticides will be avoided unless it is necessary to address invasive species or required for public safety.

Throughout the facility, low-VOC products will be prioritized, including systems furniture, flooring, paint, and other construction materials. The design will seek to maximize the use of products that offer ingredient transparency, Red List free status, and low-VOC emissions through Environmental Product Declarations (EPD) and Health Product Declaration (HPD) documentation: https://www.mass.gov/executive-orders/no-515-establishing-an-environmental-purchasing-policy

Sustainable Transportation: The proposed site at 125 Liberty Street is located directly across Dwight Street from Union Station and its PVTA bus terminal, which features 17 berths serving more than 21 routes, providing reliable public transit access to the new Springfield Regional Justice Center. Please refer to the Access and Transit narrative for more information.

Electric Vehicle Charging: The facility will include dedicated EV charging stations for seven (20%) of the 34 on-site reserved and secure parking spaces, with one space supporting use by a person with a disability.

Resiliency: This project will improve the capacity of critical infrastructure and energy systems to withstand growing weather-related impacts associated with climate change. A 1MW roof-mounted generator will provide back-up power to the facility. Sound attenuation mufflers will ensure a minimum sound attenuation of 25 dB at 500 Hz. The generator will meet EPA Tier 3 emissions regulations.

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

Inclusive Design

The Liberty Junction team's ultimate goal is to build a civic facility that provides ***"Access for All"*** for generations. The design for the proposed Springfield Regional Justice Center seeks to meet the diverse and changing needs of users across age, gender, ability, language, ethnicity, and economic circumstances through the following four specific inclusive design goals:

1. **Universal Entrance**
2. **Gender Inclusive Toilet Rooms**
3. **Wellness Rooms**
4. **Intentional Wayfinding Signage (considering language and diversity)**

Universal Entrance: The public entry is marked on the exterior by a tower and sheltering portico, providing a highly visible landmark and welcoming front door. The building has been carefully sited to take advantage of the

Design Concept

existing sidewalk grades. The main entry plaza is located at the higher Chestnut Street edge, but the existing sidewalks along Liberty and Frank B. Murray Streets provide accessible sloped paths from the lower Dwight Street side. Planned upgrades to the Dwight Street / Frank B. Murray Street intersection will promote safe pedestrian access with signalized pedestrian crossings. Within the public lobby, four public elevators open directly onto the lobby, making it easy for visitors to orient themselves on each floor. The dedicated staff entrance includes both stairs and ramps that begin and end at the same location. ADA and Massachusetts Architectural Access Board (MAAB) requirements will be met throughout all spaces.

Gender-Inclusive Toilet Rooms: The design also provides gender-inclusive toilet rooms on first and second floors.

Wellness Rooms: The wellness rooms located throughout the proposed facility offer dedicated spaces to enable a wide variety of spiritual and religious practices, support lactation for nursing mothers, and provide a quiet retreat from the stimulation of the facility.

Intentional Wayfinding Signage: As the project progresses, additional consideration will be given to language and diversity in signage, creating an intentional wayfinding strategy for the building, and providing for social and cultural integration.

Parking

Vehicular Site Circulation: As demonstrated by the site circulation maps on the following pages, the proposed site (Parcel 1) and the adjacent Baystate parking garage (Parcel 2) offer outstanding vehicular access and minimal traffic congestion. The surrounding street network provides multiple access points to and from interstates I-91 and I-291, effectively distributing traffic. The site is bounded to the north by Liberty Street, to the south by Frank B. Murray Street, to the west by Dwight Street and to the east by Chestnut Street. Streets are described as follows:

- **Liberty Street** is a four-lane divided local roadway (two lanes west and two lanes east with a raised separator in between). From Liberty Street, a left turn onto Dwight Street would provide access to the proposed site driveway. No on-street parking is available.

- **Frank B. Murray** is a two-lane local roadway (one lane west and one lane east). Access to the site is available from either direction of travel. Existing parking is available on either side of Frank B Murray Street, which is not formally striped and estimated to be 25 in quantity. A dedicated pick-up/drop-off lane on Frank B. Murray Street will be provided to facilitate site access via ride-hailing services.

- **Dwight Street** is a three-lane roadway with travel limited to the south direction. Access to the site is a left in/left-out movement.

- North of Liberty Street, **Chestnut Street** is a four-lane divided roadway with direct access to the I-291

Design Concept

interchange. Southbound traffic terminates at Liberty Street (east or west turns). South of Liberty Street, **Chestnut Street** is a three-lane roadway providing travel in the north direction only. No on-street parking is allowed along the Chestnut Street site boundary.

Visitor Circulation: Located approximately 500 feet from the Springfield Union Station transit hub, the new Springfield Regional Justice Center is easily accessed via public transportation. The proposed site is clearly visible from Union Station, aiding intuitive wayfinding. An enhanced, pedestrian-oriented streetscape along Frank B. Murray Street with new trees and landscape features creates a clear, welcoming path to the main public entry on Chestnut Street. Three dedicated accessible on-street parking spaces will be provided on Frank B. Murray Street immediately adjacent to the public entrance. Additional accessible spaces are located in the existing Baystate parking garage at 280 Chestnut Street. A dedicated pick-up/drop-off lane on Frank B. Murray Street will be provided to facilitate site access via ride-hailing services.

Signalized pedestrian crossings at Liberty Street and Dwight Street (including a new proposed signalized pedestrian cross at the intersection of Frank B. Murray and Dwight) ensure protected pedestrian access to the site.

Staff Circulation: 34 reserved; Exemption (n) - security or safety of persons or buildings These on-site parking spaces are served by seven dedicated EV charging stations. Exemption (n) - security or safety of persons or buildings

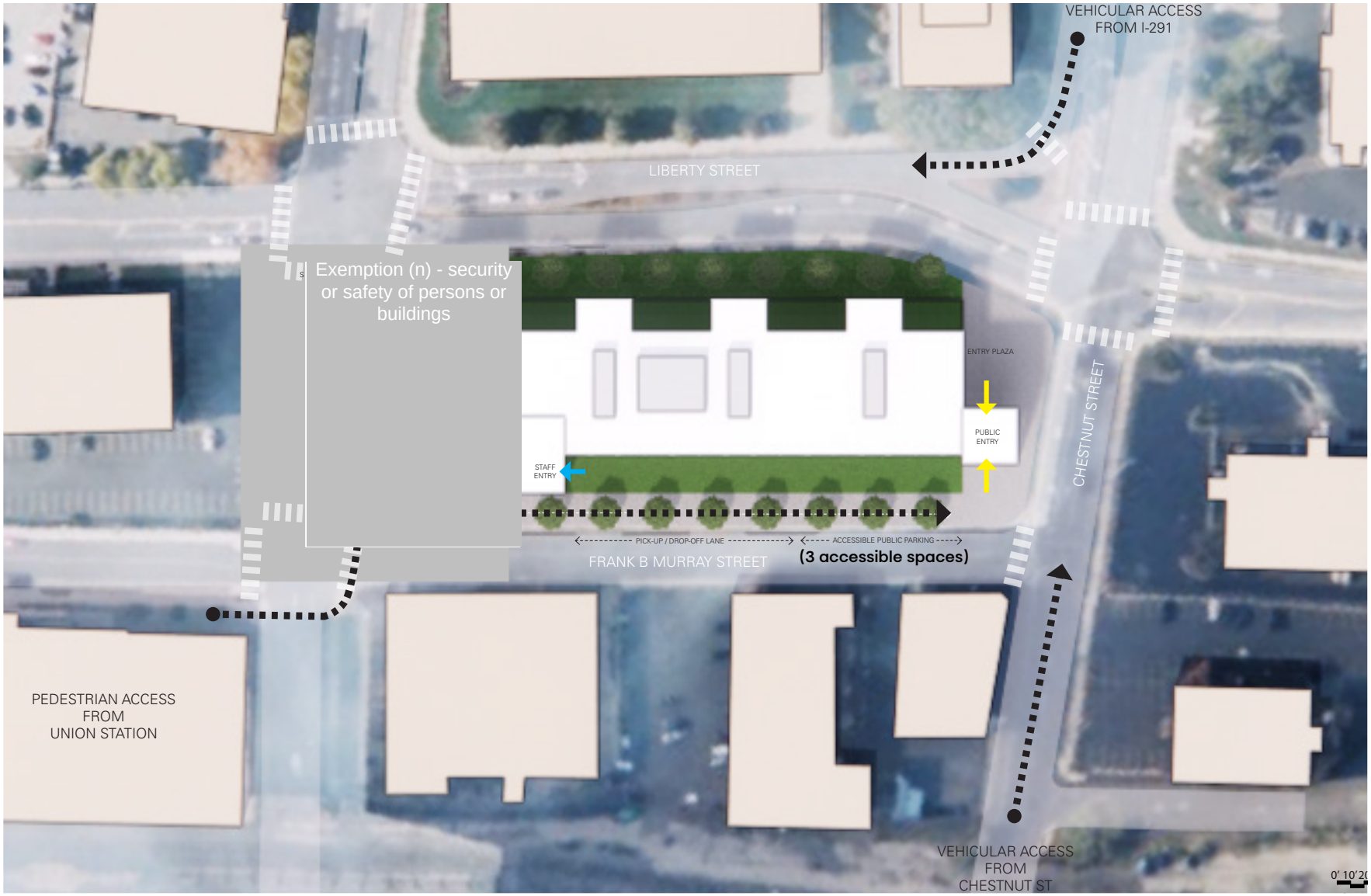
An additional 38 reserved parking spaces are located within the existing Baystate Health parking garage located at 280 Chestnut Street.

A separate dedicated User Agency staff entrance is located on Level 0 off Frank B. Murray Street, within easy pedestrian travel distance from the Springfield Union Station transit hub. Exemption (n) - security or safety of persons or buildings.

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

Design Concept

SITE CIRCULATION PLAN



Design Concept

VEHICULAR SITE CIRCULATION: FROM DWIGHT STREET



VEHICULAR CIRCULATION | ACCESS FROM DWIGHT STREET (I-91 & I-291)

Design Concept

VEHICULAR SITE CIRCULATION: FROM CHESTNUT NORTH



VEHICULAR CIRCULATION | ACCESS FROM CHESTNUT STREET NORTH (I-91 & I-291)

Design Concept

VEHICULAR SITE CIRCULATION: FROM CHESTNUT SOUTH



VEHICULAR CIRCULATION | ACCESS FROM CHESTNUT STREET SOUTH

Design Concept

VEHICULAR SITE CIRCULATION: EXIT FROM THE SPRINGFIELD REGIONAL JUSTICE CENTER SITE



VEHICULAR CIRCULATION | EGRESS TO I-91 & I-291

Design Concept

Building Statistics

The proposed facility will be new construction, with high-performance envelope systems designed to meet or exceed current building code requirements. See "Building Envelope" narrative for further information.

Building Envelope

Exterior Envelope: The exterior façade of the proposed Springfield Regional Justice Center is designed to convey its public character; establishing the building as a dignified civic presence and embodying the Commonwealth's objectives to lead by example in the design and construction of resilient and energy efficient buildings.

The architecture is intended to create a strong civic presence – welcoming, open and respectful of the surrounding context. As aforementioned, lighter, cream-colored stone or brick materials were selected to coordinate with the other civic buildings in Springfield. The exterior opaque envelope system will use light-colored precast panels with a limestone face mix, thermally insulated to meet or exceed the U-0.050 (metal building) / U-0.055 (metal framed building) requirements. In glazed areas, metal panels will be used to provide contrast.

The design prioritizes natural light in public areas, especially waiting rooms and courtrooms. At the public waiting areas and lobbies, a triple-glazed curtain wall system with low-e coatings on two surfaces and integrated vertical shading will create light-filled public circulation and waiting areas that reinforces intuitive wayfinding. Exemption (n) - security or safety of persons or bui. The overall exterior enclosure is 35% glazed, balancing the need for natural light with the higher thermal performance of an opaque envelope. Roof materials include a single-ply membrane over tapered polyiso insulation. Rooftop mechanical equipment will be sound-attenuated and enclosed in a perforated metal panel screen.

Type of Construction & Structural Systems: The Springfield Regional Justice Center will be classified as Type I-B construction due to its steel-framed system and fire-resistance requirements. As an essential facility serving judicial functions, the building will be designated as Risk Category III in accordance with Chapter 16 of the building code. This classification ensures enhanced structural performance under seismic and wind events and mandates increased design loads and robustness.

Life Safety Systems

The Springfield Regional Justice Center at 125 Liberty Street will be new construction.

Fire Protection: The facility shall be a fully sprinklered building with a fire pump and fire command center with direct access at the street level via a separate new street service connection. Egress stairs shall have a class I standpipe system with fire department valves.

Design Concept

Fire Alarm: A complete addressable fire alarm system will be provided including initiating, audio visual devices, sprinkler system interface and air system monitoring and control.

Emergency Power: A diesel generator system shall provide emergency power for fire alarms, emergency lighting, elevators, and stair pressurization fans. Separate transfer switches will be provided for emergency loads, legally required loads, and standby loads.

Emergency lighting and exit signs shall be distributed throughout the facility at required lighting levels connected through invertors located on each floor.

Electrical Systems

Electrical Power: 18 watts per square feet will be provided through three 2000kVA utility service transformers and three 3000amp 277/480volt switchboards in a MTMTM configuration.

Emergency Power: There shall be a new 1000kW roof mounted generator served by a buried diesel fuel tank at grade with pumping up to roof. There shall be three separate transfer switches for emergency, legally required and standby loads.

Lighting: There will be lighting controls and sensors for occupancy and energy savings.

Heating & Air Conditioning System

Air Source Heat Pumps: Heat will be provided by roof mounted air source heat pumps, and with a building 4-pipe system. The air side will be provided by two roof-mounted VAV air handlers serving the upper floor high occupancy areas and one DOAS unit to service the lower floors with lower floor-to-floor heights and occupancy loads. Multiple protected shafts will supply, return, and exhaust the air to the occupied floors. VAV boxes, cabinet unit heaters, unit heaters, radiation and air curtains will serve as terminal units. There shall be a BMS installed to control and monitor the building operations and interface with other trades.

Common Areas

This proposed facility will be a newly constructed, single tenant facility designed and built to meet the DCAMM-defined requirements. These new common areas would all be for the exclusive use of the User Agency.

Lobby/Entrance - Proposed: The main public entrance is located on Chestnut Street, accessed via a pedestrian-oriented civic plaza. Beyond the entry vestibule, visitors pass directly into the security screening area. A light-filled linear lobby offers direct visual and physical access to the main transaction counters, public-facing services, jury pool and arraignment court (located on Levels 1 & 2). A double-height lobby space unites these two floors, increasing natural light penetration and promoting intuitive wayfinding. Four public elevators and an inviting public stair ensure easy navigation and universal access.

Design Concept

Public lobbies are stacked in the same location and orientation on upper courtroom levels, with public waiting areas located along the glazed exterior wall on each level. This consistency reinforces intuitive wayfinding and a sense of order. Natural light and views of the landscaped Frank B. Murray streetscape below create a biophilic, humane environment for the public.

Stairwells – Proposed: The facility will be served by five stairwells, including an open stair that allows connection between the public lobby areas on each floor. The stairs are arranged to facilitate separate circulation paths for the public and courthouse staff, while meeting code egress requirements. Stairs 1 & 2 serve public areas only. Stairs 3 & 4 serve staff areas only. Stair 5 serves as an egress route.

Elevators – Proposed: A total of 12 new elevators are planned for the facility. Independent elevators will be provided for:

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

Hallways – Proposed: Separate hallway circulation is planned Exemption (n) - security or safety of persons or buildings .

Restrooms – Proposed:

- Public: Common area restrooms will be provided for the use of courthouse visitors on each floor.
- Staff: Staff restrooms will be provided for the exclusive use of courthouse staff on each floor.
- Detainee: Detainee toilet facilities are provided in each holding cell, whether located on courtroom levels in flip cells or in the lower-level central detention area.

Security

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

Design Concept



Design Concept

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

Please refer to the area plans, preliminary test fit plans, and renderings on the following pages to further illustrate our proposed design concept.

Architectural Rendering



Area Plans

PROGRAM LEGEND

District Court

- Courtroom Sets
- Probation Department
- Clerk's Office
- Judges' Lobbies

Probate & Family Court

- Courtroom Sets
- Probation Department
- Registry of Probate
- Judges' Lobbies

Housing Court

- Courtroom Sets
- Specialist Department
- Clerk's Office
- Judges' Lobbies

Superior Court

- Courtroom Sets
- Probation Department
- Clerk's Office
- Judges' Lobbies
- Legal Research

Juvenile Court

- Courtroom Sets
- Probation Department
- Clerk's Office
- Judges' Lobbies
- Clinic

Transaction Office

- Appeals Court Department
- Shared Staff Support
- Shared Judicial Suites
- Registry of Deeds

Support

- Adult Court Clinic
- Bar Association
- Court Service Center
- District Attorney Suite
- Grand Jury Room
- Jury Pool
- Law Library
- Interpreter Services
- Public
- Inter-departmental
- Security Support
- Central Detention
- Detainee Circulation
- Detainee Elevators
- Staff Elevators
- Public Elevators
- Building Maintenance Support
- Tel/DataSecurity Equipment
- Inactive Record Storage

Fit Plans

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

SPRINGFIELD REGIONAL JUSTICE CENTER

Title	FLOOR PLAN LEVEL -1		
Job No.		Author.	Author
Scale	1/32" = 1'-0"	Date	10/09/2025

Sheet #
A200-1

Fit Plans



SPRINGFIELD REGIONAL JUSTICE CENTER

Title	FLOOR PLAN LEVEL 0		
Job No.		Author.	Author
Scale	1/32" = 1'-0"	Date	10/09/2025

Sheet #
A200-0

Fit Plans

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

SPRINGFIELD REGIONAL JUSTICE CENTER

Title	FLOOR PLAN LEVEL 01			
Job No.		Author.	Author	Sheet # A201
Scale	1/32" = 1'-0"	Date	10/09/2025	

Fit Plans

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

SPRINGFIELD REGIONAL JUSTICE CENTER

Title	FLOOR PLAN LEVEL 02		
Job No.		Author.	Author
Scale	1/32" = 1'-0"	Date	10/09/2025

Sheet #
A202

Fit Plans

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

SPRINGFIELD REGIONAL JUSTICE CENTER

Title	FLOOR PLAN LEVEL 03 - DISTRICT & HOUSING COURTS			
Job No.		Author.	Author	Sheet # A203
Scale	1/32" = 1'-0"	Date	10/09/2025	

Fit Plans



Job No.		Author.	Author
Scale	1/32" = 1'-0"	Date	10/09/2025

Sheet #
A204

Fit Plans

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

Job No.		Author.	Author	Sheet # A205
Scale	1/32" = 1'-0"	Date	10/09/2025	

Fit Plans

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

SPRINGFIELD REGIONAL JUSTICE CENTER

Title	FLOOR PLAN LEVEL 06 - SUPERIOR COURTS		
Job No.		Author.	Author
Scale	1/32" = 1'-0"	Date	10/09/2025

Sheet #
A206

Fit Plans

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

SPRINGFIELD REGIONAL JUSTICE CENTER

Title	ROOF PLAN			
Job No.		Author.	Author	Sheet # A207
Scale	1/32" = 1'-0"	Date	10/09/2025	

Fit Plans

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

Job No.		Author.	Author
Scale	1/32" = 1'-0"	Date	10/16/25

Sheet #
A240

Fit Plans

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

SPRINGFIELD REGIONAL JUSTICE CENTER

Title	AREA PLAN LEVEL 0		
Job No.		Author.	Author
Scale	1/32" = 1'-0"	Date	10/16/25

Sheet #
A241

Fit Plans

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

Title	AREA PLAN LEVEL 1		
Job No.		Author.	Author
Scale	1/32" = 1'-0"	Date	10/16/25

Sheet #
A242

Fit Plans

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

Job No.		Author.	Author
Scale	1/32" = 1'-0"	Date	10/16/25

Sheet #
A243

Fit Plans

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

Job No.		Author.	Author
Scale	1/32" = 1'-0"	Date	10/16/25

Sheet #
A244

Fit Plans

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

Job No.		Author.	Author	Sheet # A245
Scale	1/32" = 1'-0"	Date	10/16/25	

Fit Plans

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

Title	AREA PLAN LEVEL 5		
Job No.		Author.	Author
Scale	1/32" = 1'-0"	Date	10/16/25

Sheet #
A246

Fit Plans

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

Job No.		Author.	Author
Scale	1/32" = 1'-0"	Date	10/16/25

Sheet #
A247

Parcel Map



Our proposed site for the new Springfield Regional Justice Center is ideally located in the preferred downtown area as stated in the RFP.

Site Circulation Plan



Renderings



View from Chestnut Street at I-291 Interchange

Renderings



Main Entry and Plaza

Renderings



View from Union Station on Frank B. Murray Street

Renderings



View from Dwight Street

Project schedule

Springfield Regional Justice Center - Estimated Project Schedule	
MILESTONE	**NUMBER OF MONTHS FOLLOWING LANDLORD'S RECEIPT OF EXECUTED LEASE**
Submit Permit Application - Demolition	**7**
Receive Permit - Demolition	**9**
Start Construction - Demolition	**10**
Schematic Space Plan Submittal to Tenant	**3**
Working Drawing Submittal to Tenant - 50% DD	**5**
Working Drawing Submittal to Tenant - 100% DD	**8**
Working Drawing Submittal to Tenant - 60% CD	**11**
Working Drawing Submittal to Tenant - 95% CD	**15**
Submit Permit Application - Base Building Structure	**12**
Receive Permit - Base Building Structure	**13**
Start Construction - Base Building Structure	**15**
Submit Permit Application - Interior Improvements	**15**
Receive Permit - Interior Improvements	**17**
Start Construction - Interior Improvements	**25**
Construction Substantial Completion	**42**
Architect and MEP Issue Certificates of Completion	**42**
Certificate of Occupancy Issued by Building Department	**42**
Completion Date	**42**

04

Landlord Management Services

Our landlord management partner is a global leader in commercial property management with a substantial presence across New England



Corporate Overview

Cushman & Wakefield

ABOUT

Cushman & Wakefield is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2024, the firm reported revenue of $9.4 billion across its core service lines of Services, Leasing, Capital markets, and Valuation and other. Built around the belief that "better never settles", the firm receives numerous industry and business accolades for its award-winning culture.

ASSET SERVICES GROUP

Cushman & Wakefield's Asset Services group provides comprehensive property management services throughout the life cycle of a real estate asset to corporate, institutional and private commercial real estate investors. We protect and improve value by minimizing operating costs, improving efficiencies and enhancing the tenant experience.

Our teams leverage the resources, relationships and industry knowledge of the firm's 8,800-person Asset Services team and 1.1 billion square feet of managed assets in the Americas on behalf of corporate, institutional and private clients and 167,000 multifamily units in the management portfolio across the Americas to benefit clients both financially and operationally. We tailor our services to each property's unique needs and owner's goals, drawing on both experiences gained from similar assignments and the resources of our integrated service platform.

Cushman & Wakefield manages all types of real estate, from trophy office buildings to industrial warehouses, retail stores, medical office buildings and multifamily housing. Many of our experts have worked on owner property teams or as external management resources in their respective markets for decades, giving them an understanding of both the owner's perspective and local dynamics. We leverage cross-platform knowledge, industry connections and internal research resources to provide insight into each asset's market position so clients can make informed decisions for their building or portfolio.

CUSHMAN & WAKEFIELD

KEY TEAM MEMBERS



Bruce Clifford
Senior Managing Director,
Asset Services



Michael McGloin
Managing Director,
Engineering and Construction

14M+ SF
Assets under management in Massachusetts

34M+ SF
Government property managed

2M+ SF
Courthouse facilities under management

Corporate Overview

Cushman & Wakefield

GOVERNMENT AGENCY EXPERIENCE

Cushman & Wakefield manages more than 11 million square feet of leased office space to government agencies across the United States, including more than 10 million square feet in the Mid-Atlantic region. Our management teams understand and drive compliance of management policies and regulations for the effective and efficient safeguarding of government real estate assets. Over the past several years, Cushman & Wakefield has worked in close collaboration with federal, state and local agencies including the Federal Bureau of Investigation, United States Postal Service, Department of Homeland Security, Institute of Health, Agency for Healthcare Research and Quality, Department of Justice, Central Intelligence Agency, National Institute of Health, Department of Homeland Security, State Department, United States Department of Agriculture, Army Material Command, Department of Commerce, United States Air Force and more.

EXPERIENCE BY NUMBERS

1.1B+
Assets under management

$9.4B+
Annual revenue in 2024

52,000
Employees in the Americas

14M+ SF
Assets under management in Massachusetts

34M+ SF
Government property managed

2M+ SF
Courthouse facilities under management

191
Government properties under management

75
Property Management professionals

35+
Government clients served

Resume

Bruce Clifford

Senior Managing Director, Asset Services

CUSHMAN & WAKEFIELD

ABOUT

Bruce is a seasoned commercial real estate veteran with over 30 years of experience in the Boston market. He currently leads Asset Services for the region, with a strong focus on business development and client relationship management. Before joining Cushman & Wakefield, Bruce was a Portfolio Manager at CBRE, overseeing more than 2.5 million square feet of office, retail, and industrial space. Throughout his career, Bruce has demonstrated a consistent ability to drive asset performance, secure new business, and mentor emerging talent within the industry.

Bruce has led several award-winning projects totaling over $100M in capital improvements. He has worked with clients such as Nuveen, Ares Capital Management, Norges Bank, American Realty Advisors, Heitman, PGIM, and many other institutional owners.

EXPERIENCE

Employment

Cushman & Wakefield
CBRE
JLL

Education

Bachelor of Arts
Lake Forrest College

Related Project Experience

GSA - Department of Labor
GSA - Secret Service
NYS Unified Court System
County of Westchester
New York State Attorney General
New York State Tax and Finance
New York State Insurance Fund
The County of Westchester Board of Elections
FEMA
Department of Public Health
Department of Social Security
State 911 Department
Department of Developmental Services
Plymouth District Attorney's Office
Massachusetts Trial Court
Norfolk District Attorney's Office
Suffolk District Attorney's Office



EXPERIENCE HIGHLIGHTS

30
Years of commercial real estate experience

$100M
Capital improvement projects

2.5M SF
Managed facilities

Resume

Michael McGloin

Managing Director, Engineering & Construction

CUSHMAN & WAKEFIELD



ABOUT

Mike oversees budgeting, planning, and capital projects across multiple buildings in the C&W Northeast region. He also supports project teams with commissioning and start-up activities. With over 35 years of experience in real estate management, engineering, and project management, his expertise spans commercial, residential, manufacturing, data centers, and lab facilities.

Before joining Cushman & Wakefield, Mike held similar roles at Jones Lang LaSalle and CBRE. He also served as Senior Manager for an engineering firm, managing 400 staff and over 50 million square feet across the Northeast and Mid-Atlantic. His clients have included State Street, Intel, Amgen, Novartis, Verizon, IBM, MetLife, Boston Properties, and Tishman Speyer.

EXPERIENCE

Employment
Cushman & Wakefield
CBRE
JLL

Education
Bachelor of Arts, Industrial Relations, The University of North Carolina at Chapel Hill

Related Project Experience
GSA - Department of Labor
GSA - Secret Service
NYS Unified Court System
County of Westchester
New York State Attorney General
New York State Tax and Finance
New York State Insurance Fund
The New York State Division of Human Rights
The County of Westchester Board of Elections
FEMA
Department of Public Health
Department of Social Security
State 911 Department
Department of Developmental Services
Plymouth District Attorney's Office
Massachusetts Trial Court
Norfolk District Attorney's Office

EXPERIENCE HIGHLIGHTS

35
Years of real estate management

400
Staff managed

50M SF
Assets managed across the Northeast and Mid-Atlantic

Resume

Tim Garay

Associate Director

CUSHMAN & WAKEFIELD



ABOUT

Tim is an Associate Director with Cushman & Wakefield's Asset Services group in Downtown Hartford, Connecticut. He manages office, industrial, retail, and medical assets across central Connecticut and supports statewide onboarding and new assignments. With 9 years of experience, Tim began in the Washington DC metro area, overseeing Class A properties like the Watergate Office Building and others in DC and Arlington, VA. His tenants included the DOD, GSA, NGOs, foreign governments, and law firms. Since moving to Hartford in 2022, Tim has helped expand Cushman's footprint, managing 600,000+ square feet of Class A office space in Hartford's CBD and 800,000+ square feet of industrial and medical space statewide. His expertise spans daily operations, capital and tenant improvement projects, budgeting, financial reporting, and vendor coordination. He's especially skilled in financial reporting throughout the full lifecycle of building management. Tim's strengths include attention to detail, strong communication, and deep market knowledge. He builds lasting tenant relationships and delivers creative solutions aligned with each client's goals.

EXPERIENCE

Employment
Cushman & Wakefield
Penzance
The Regus Group

Education
Bachelor of Science,
University of Minnesota

Related Project Experience
GSA - Department of Labor
GSA - Secret Service
NYS Unified Court System
County of Westchester
New York State Attorney General
New York State Tax and Finance
New York State Insurance Fund
The New York State Division of Human Rights
The County of Westchester Board of Elections
FEMA
Department of Public Health
Department of Social Security
State 911 Department
Department of Developmental Services
Plymouth District Attorney's Office
Massachusetts Trial Court
Norfolk District Attorney's Office

EXPERIENCE HIGHLIGHTS

9
Years of real estate management

600K SF
Class A office space office managed

800K SF
Industrial and medical space managed

Resume

Rachel Schiftan

Senior Managing Director, Sustainability Services

CUSHMAN & WAKEFIELD

ABOUT

As the lead for the Americas Asset Services ESG team, Rachel oversees a team that provides holistic ESG consulting and project management solutions to clients and their commercial real estate assets, including certifications, asset optimization, advisory, and reporting. She also assists C&W managed properties in developing and pursuing ESG strategies for their assets and occupants. Prior to joining Cushman & Wakefield, Rachel worked at United States Green Building Council/Green Business Certification Inc., where she served as a Certification Support Specialist. In this role, she was a key member in GBCI's acquisition of GRESB and participated in and led GRESB validation. Rachel also supported the timely execution of EDGE projects by performing a variety of duties such as tracking, corresponding, and reporting with the International Finance Corporation (IFC). While in graduate school, Rachel interned at the Council on Environmental Quality at The White House and supported the development of the Guiding Principles for Federal Sustainable Buildings. Before focusing on sustainability, Rachel worked as a Financial Analyst at Bank of America in Charlotte, North Carolina.

EXPERIENCE

Employment

Cushman & Wakefield
U.S. Green Building Council
Office of Federal Sustainability

Education

Master of Business Administration
George Washington University
Bachelor of Business Administration
University of North Carolina at Chapel Hill

Related Project Experience

GSA - Department of Labor
GSA - Secret Service
NYS Unified Court System
County of Westchester
New York State Attorney General
New York State Tax and Finance
New York State Insurance Fund
The New York State Division of Human Rights The County of Westchester Board of Elections
FEMA
Department of Public Health
Department of Social Security
State 911 Department
Department of Developmental Services
Plymouth District Attorney's Office
Massachusetts Trial Court
Norfolk District Attorney's Office



EXPERIENCE HIGHLIGHTS

Sustainability consulting expertise

Rachel oversees a team that provides holistic ESG consulting and project management solutions to clients and their commercial real estate assets, including certifications, asset optimization, advisory, and reporting.

Resume

Deborah Lewis

Property Manager

CUSHMAN & WAKEFIELD

ABOUT

Debbie brings 25 years of real estate expertise in Connecticut, managing over 1 million square feet across 20+ office and industrial properties for institutional and private clients. Known for her creative thinking and clear communication, she excels in showcasing properties and delivering exceptional tenant services.

Currently, she oversees two Class A office buildings totaling 520,000 square feet, handling budgets, operations, tenant relations, and capital improvements. Debbie is a trusted single point of contact for clients, skilled in financial reporting, lease compliance, and vendor management.

Before joining Cushman & Wakefield, she led facilities for Health Net's Northeast Division, managing renovations, relocations, and space planning across five states. Her dedication earned her the Heart & Soul award for outstanding service and community impact.

EXPERIENCE

Employment

Cushman & Wakefield
Health Net, North East Division
Manager of Facilities

Education

Bachelor Degree, Accounting and Finance
Southern New Hampshire University

Related Project Experience

GSA - Department of Labor
GSA - Secret Service
NYS Unified Court System
County of Westchester
New York State Attorney General
New York State Tax and Finance
New York State Insurance Fund
The New York State Division of Human Rights
The County of Westchester Board of Elections
FEMA
Department of Public Health
Department of Social Security
State 911 Department
Department of Developmental Services
Plymouth District Attorney's Office
Massachusetts Trial Court
Norfolk District Attorney's Office



EXPERIENCE HIGHLIGHTS

25
Years of real estate management

20+
Properties managed

520K SF
Managed in two Class A office buildings

Resume

Matthew O'Neil

Assistant Property Manager

CUSHMAN & WAKEFIELD



EXPERIENCE HIGHLIGHTS

600K SF
Class A office space office managed

800K SF
Industrial space managed

ABOUT

Matthew O'Neil is part of Cushman & Wakefield's Asset Services group in Hartford, CT. He supports property and facility management across central Connecticut for multiple ownership groups. Over the past year, Matt has helped manage office, industrial, and healthcare properties, including 600,000+ square feet of Class A office space in Hartford's CBD and 800,000+ square feet of industrial and medical space statewide. His experience includes supporting capital and tenant improvement projects, overseeing daily building operations, and coordinating third-party vendor services and RFPs. Matt contributes to driving real estate value through a client-focused, holistic management approach. With strong communication skills, an analytical mindset, and a background as a business owner and real estate agent, Matt excels at building client and vendor relationships and delivering collaborative, diligent service.

EXPERIENCE

Employment

Cushman & Wakefield
City of Springfield
Boston Red Sox

Education

Bachelor of Science,
University of Rhode Island

Related Project Experience

GSA - Department of Labor
GSA - Secret Service
NYS Unified Court System
County of Westchester
New York State Attorney General
New York State Tax and Finance
New York State Insurance Fund
The New York State Division of Human Rights
The County of Westchester Board of Elections
FEMA
Department of Public Health
Department of Social Security
State 911 Department
Department of Developmental Services
Plymouth District Attorney's Office
Massachusetts Trial Court
Norfolk District Attorney's Office

Project Profiles

Government Assets Under Management

Northeast Region

PROPERTY DETAILS

One Bullfinch Place

Boston, MA
90,000 SF

Tenant
Suffolk County District Attorney's Office

Managed Start Date
September 2019



PROPERTY DETAILS

35 Shawmut Road

Canton, MA
56,106 SF

Tenant
Norfolk County Probate & Family Court

Managed Start Date
September 2021



PROPERTY DETAILS

45 Shawmut Road

Canton, MA
66,654 SF

Tenant
Norfolk County District Attorney's Office

Managed Start Date
September 2021



PROPERTY DETAILS

116 Main Street

Plymouth, MA
85,000 SF

Tenant
Plymouth County District Attorney's Office

Managed Start Date
February 2018



CUSHMAN & WAKEFIELD

Project Profiles

Government Assets Under Management

Northeast Region

PROPERTY DETAILS

20 Forge Park
Franklin, MA
154,000 SF

Tenant
MA Emergency
Management Agency

Managed Start Date
July 2021



PROPERTY DETAILS

44 S Broadway
White Plains, NY
62,019 SF

Tenant
New York State
Attorney General's Office

Managed Start Date
June 2018



CUSHMAN & WAKEFIELD

05

Meeting the Commonwealth's Objectives

The Liberty Junction team's proposal responds to a unique opportunity to fulfill DCAMM's project objectives for the new Springfield Regional Justice Center and meet the Commonwealth's objectives to lead by example.

Economic Impact

The Liberty Junction team's proposed site at 125 Liberty Street ("Parcel 1") will fulfill all requirements set forth in the RFP and is ideally suited to maximize the economic impact that the new Springfield Regional Justice Center will have on the City of Springfield. This development builds on the city's catalytic growth efforts centered on the adjacent, redeveloped Union Station. Our goal is to align the new Springfield Regional Justice Center and potential adjacent developments with DCAMM's programmatic requirements, regional economic priorities, and the city's master planning efforts, while developing a premier civic facility that will serve the residents, visitors, and constituents for generations to come.

Tapping into the local workforce

Given the scale of the project, the Springfield Regional Justice Center development will provide substantial employment opportunities for the city and expand opportunities for M/W/VBE, DBE, SBE, and other historically underrepresented groups. While construction of the new Springfield Regional Justice Center will generate work for subcontractors, suppliers, vendors, and businesses supporting real estate, engineering, construction, and infrastructure, we expect our broader Proposed Development Concept will create lasting employment opportunities in the contemplated retail and mixed-use developments.

Our entire team is focused on fostering an inclusive partnership environment for local and diverse businesses, suppliers, and trades throughout the lifecycle of the project and will deploy established strategies to engage with the local workforce and job seekers to maximize economic impact for the City of Springfield.

Supporting existing retail and office occupancies

Located in downtown Springfield, the proposed site is surrounded by existing professional services, medical offices, and retail establishments. Union Station – immediately adjacent to the site – underwent a $95 million-dollar renovation in 2017 and now offers dining, retail, services, and office space. A core goal of the redevelopment was to catalyze transit-oriented development and improve access to public transportation and amenities. The Springfield Regional Justice Center development at 125 Liberty Street would directly support and amplify these efforts.

Specifically, with nearly 2,000 staff and visitors expected daily at the Springfield Regional Justice Center, the existing restaurants, services, and retail establishments will benefit substantially from this increased activity and foot traffic. In addition, existing downtown commercial office tenancies will be stabilized since the proposed site is located within the downtown area – where law firms, legal services, and civic operations are already concentrated.

Stimulating occupancy growth

In addition to buoying existing retail establishments and office tenancies, (as outlined on the following map) locating the new Springfield Regional Justice Center at 125

Economic Impact

Liberty Street will increase demand and fill vacancies in the downtown area's existing office and retail buildings. For example, constructing the Springfield Regional Justice Center across the street from Baystate Health's existing 100,000 square foot office building (which the Liberty Junction team has under contract, as further described in our "Proposed Development Concept" narrative), will drive demand for this office space from law firms, legal services, and courthouse-related businesses and services—filling space that could otherwise sit vacant due to Baystate Health's potential restructuring. Furthermore, by positioning the new facility 's main entrance on Chestnut Street, this development will also help to activate and draw an array of new businesses and professional services to the mixed-use commercial "spine" envisioned in the Northeast Downtown District Master Plan.

Leveraging the new courthouse development into additional economic development activity for Springfield

Constructing the new Springfield Regional Justice Center at 125 Liberty Street will support efforts to stabilize and reinvigorate downtown Springfield by spurring new development in the surrounding area.

- ***Liberty Junction's Proposed Development Concept***: As further described in our "Proposed Development Concept," the Liberty Junction team has explored numerous potential mixed-use development opportunities on our two additional controlled sites adjacent to the Springfield Regional Justice Center site at 125 Liberty Street. Such uses may include retail, residential, office, public park/open space, and additional parking – all of which would activate the area and stimulate new economic activity for the city. Our team's proposed development will embrace the objectives of Springfield's Union Station redevelopment to create a "transit-oriented development" hub and improve access to quality transit and amenities in the immediate vicinity. Transit-oriented development ("TOD") refers to urban planning strategies for dense and mixed-use projects that create walkable communities around public transit hubs. These developments foster vibrant and connected neighborhoods, decrease car dependency, and provide ***"Access for All"*** to businesses, services, amenities, community spaces, and residential areas.

- Additionally, our approach to future development on Parcel 2 and Parcel 3 will focus on attracting a balanced tenant mix of national, regional, and local food, retail, and service providers to these surrounding sites. Our plan also contemplates smaller retail bays to directly support local businesses, offering ***"Access for All"*** by providing lower rents and build-out costs for small or underrepresented operators. Local businesses will create a multiplier effect, driving additional economic growth to downtown Springfield.

- ***Other Potential Development***: The area surrounding 125 Liberty Street presents significant opportunities for adaptive reuse and infill development. The Metro Center neighborhood currently contains vast swaths of underused parking lots and low-density buildings

Economic Impact

ripe for transformation. As Chestnut Street is planned to serve as a "commercial spine," for the city, the Springfield Regional Justice Center development will stabilize this area of downtown, stimulate future development plans, and convert underperforming sites into dynamic mixed-use spaces that serve the Springfield Regional Justice Center employees, visitors, and surrounding communities.

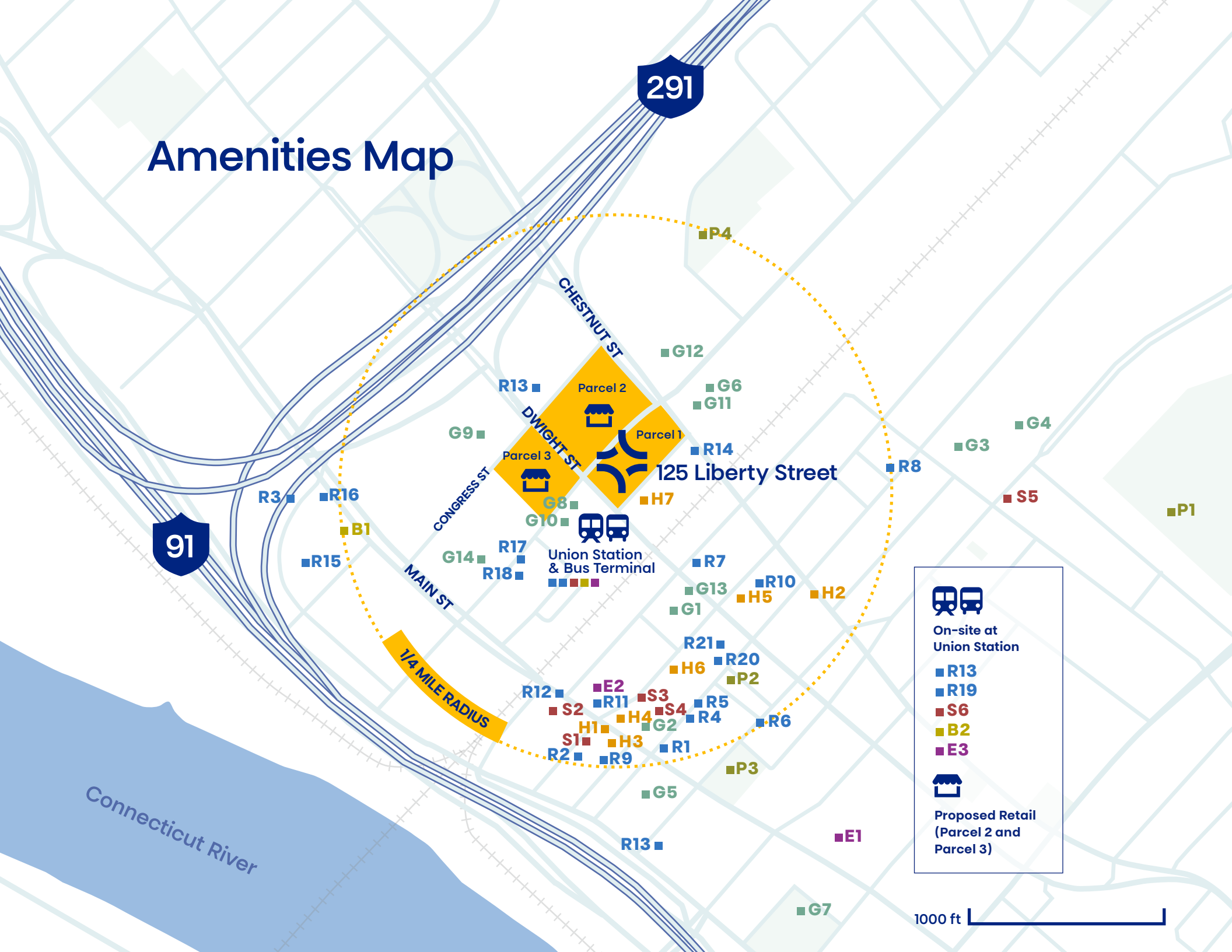
Gateway Cities

The proposed site is located in downtown Springfield, a designated Gateway City with significant potential for private investment in construction or substantial rehabilitation. As further described in our "Proposed Development Concept," the Liberty Junction team has explored numerous potential mixed-use development opportunities on the two additional sites we fully-control adjacent to the Springfield Regional Justice Center site at 125 Liberty Street. Such uses may include retail, residential, office, public park/open space, and additional parking – all of which would activate the area and stimulate new economic activity for the city.

Architectural Rendering



Amenities Map



Amenities

Restaurants & Food

- R1 City Jake's Cafe
- R2 Shakago
- R3 Las Kangris Food Truck
- R4 Theodore's Blues, Booze
- R5 Del Rey Taqueria & Bar
- R6 Osteria
- R7 All American Sports Bar
- R8 Irish Ale House
- R9 Student Prince Cafe and The Fort
- R10 350 Grill
- R11 Paramount Pizza
- R12 Panjabi Tadka
- R13 Dunkin' (3)
- R14 Olympic Deli Restaurant
- R15 La Taqueria Del Pueblo
- R16 Felix's Baked Potatoes
- R17 Felix's Breakfast & Sandwich Shop
- R18 Liberty's Mediterranean Giant Grinders
- R19 Subway
- R20 Petra Restaurant
- R21 The Mamou

Gov. & Public Services

- G1 Springfield State Office Building
- G2 US Alcohol Tobacco & Firearms
- G3 Springfield Fire Department
- G4 Springfield Police Department
- G5 Internal Revenue Service (IRS)
- G6 Apprentice Training Division
- G7 Springfield Assessors Department
- G8 Hampden County Sheriff's Office
- G9 Springfield Housing Authority
- G10 MassHire Springfield Career Center
- G11 Massachusetts Department of Labor
- G12 Hampden Affordable Housing
- G13 Hampden County Registry-Deeds
- G14 United States Postal Service

Health & Wellness

- H1 City Opticians Inc.
- H2 Reyes Barbershop
- H3 Precise Cuts
- H4 Aesthetique Impressions
- H5 CreepSheak Studio LLC
- H6 Taylor Street Dental
- H7 Pharmacy Amanecer

Shopping & Retail

- S1 Hellweg & Cloutier
- S2 Urban Gear
- S3 Herbalife Rockstar Nutrition
- S4 Mocha Emporium
- S5 Downtown Supermarket
- S6 Commuters Variety

Banks

- B1 Freedom Credit Union
- B2 Westfield Bank (ATM)

Education & Child Care

- E1 Child Development Center
- E2 Bethel Child Care Services Inc.
- E3 Hispanic-American Library

Parks & Recreation

- P1 Springfield Armory Grounds
- P2 Stearns Square
- P3 Steiger Park
- P4 Emily Bill Park

Access and Opportunity

The Liberty Junction team is committed to creating opportunities for individuals and groups from historically under-represented demographics through meaningful participation throughout the lifecycle of this project. We truly believe in *"Access for All"* and are committed to a diverse and inclusive business environment in our workplaces and on our project sites. *"Access for All"* is not only our guiding principle but a standard we have embedded into every aspect of this project. We have already begun taking significant measures to ensure that our proposed development will embody this principle throughout the project's lifecycle.

Diverse Development Team Leadership and Partners

Liberty Junction has assembled the strongest possible team for this pursuit, a diverse team with deep roots in Hampden County and Massachusetts. The Liberty Junction leadership team is comprised of FD Stonewater, a national real estate development firm with deep government-sector experience, and CoJo Partners, a Massachusetts-based Minority Business Enterprise (MBE) led by developers, Conan Harris and John Barros.

Conan and John are respected community leaders whose careers have been dedicated to advancing equitable growth, building strong communities, and creating opportunities for the citizens of Massachusetts and beyond. With a mission to drive community impact at their core, John Barros and Conan Harris have worked tirelessly to advance inclusive economic development, generate opportunities for underrepresented businesses, and create pathways for underserved communities to thrive.

FD Stonewater has successfully financed, developed, and delivered numerous specialized government projects in primary, secondary, and tertiary markets across the country. A key to this success is our ability to form partnerships with local leaders and professionals to combine specialized government financing, development expertise, and critical market experience. For the new Springfield Regional Justice Center, FD Stonewater's geographic versatility and technical skill are complemented by CoJo Partners' market-specific knowledge, strong community relationships, and strategic guidance.

Our executive leadership team will oversee the project with technical expertise and on-site presence from project kickoff through occupancy. FD Stonewater's development team will manage all development aspects and collaborate with key partners throughout each phase. In conjunction with CoJo Partners, our leadership team will lead community outreach and advance the Liberty Junction vision, ensuring compliance with DCAMM requirements and maximizing community benefit for Springfield.

In addition to our executive leadership team, the full roster of project partners on the Liberty Junction development team is comprised of diverse, experienced, and highly respected local businesses with deep roots in Springfield and throughout Massachusetts.

Access and Opportunity

These project partners include:

- **Leers Weinzapfel Associates (LWA),** a women-owned architecture and design practice based in Boston with an office in Springfield. LWA is a certified WBE in the Commonwealth of Massachusetts and a member of the Boston Women's Workforce Council, an organization dedicated to eliminating gender and racial wage gaps.
- **Suffolk Construction,** a national contractor with local perspective. Suffolk takes a proactive approach to drive early engagement and outreach to local workforce partners. In the past three years alone, Suffolk has awarded $388 million in work to 155 M/W/VBEs in the greater Boston area.
- **Vanasse Hangen Brustlin, Inc. (VHB),** an engineering, planning, and design firm with a generational company philosophy and a focus on diverse supplier and vendor partnerships. VHB's partnerships with small and local businesses deliver value to clients and contributes to local economic growth and vitality.
- **O'Reilly, Talbot, and Okun Engineering (OTO),** a woman-owned environmental and geotechnical engineering firm based in Springfield, MA.
- **Salas O'Brien,** an international engineering and technical services firm with a local office in Boston
- **Klopfer Martin Design Group (KMDG),** a woman-owned design practice based in Boston that strives to strengthen communities through the transformative power of landscape architecture.
- **Richmond So Associates (RSA),** a certified MBE structural engineering firm based in Watertown, MA

Creating Opportunities for Meaningful Participation

Our team is committed to fostering inclusive partnerships with local and diverse businesses, suppliers, and trades throughout the project lifecycle. These efforts will engage historically underrepresented groups and create opportunities for minorities, women, veterans, and others to participate in this generational project. The Liberty Junction team will uphold this ***"Access for All"*** vision by building meaningful partnerships with diverse and inclusive businesses throughout the project.

Members of our executive leadership team include community leaders, entrepreneurs, and advocates for minority and historically disadvantaged businesses. Additionally, more than half of our core project team partners are certified WBEs or MBEs in Massachusetts and several team partners bring established strategies to engage with the local community, support economic growth, and create participation opportunities for women, minorities, and historically underrepresented businesses.

Our approach to promoting access and opportunity is a comprehensive, multi-phase process that spans procurement, planning, design, construction, and occupancy, providing a strong framework for engaging local and underrepresented businesses throughout the project lifecycle. From project onset through completion, we will conduct community outreach, align objectives with DCAMM requirements, create meaningful participation opportunities, and strengthen local economic vitality.

Access and Opportunity

A brief description and how these plans may be deployed on the Springfield Regional Justice Center project can be found below.

FD Stonewater and CoJo Partners (Development and Executive Leadership)

- In addition to our commitment to achieving the development and design objectives set forth by the RFP, our entire development team is firmly committed to serving this community and upholding the Commonwealth's access and opportunity objectives throughout the project

- The new Springfield Regional Justice Center will be a civic focal point, promote ***"Access for All,"*** and inspire pride in quality government services for Springfield and Hampden County. Our leadership team is committed to engaging the public with transparency and active listening throughout planning and pre-development. We facilitate outreach initiatives to ensure alignment with DCAMM requirements and the City's plans for downtown Springfield.

- The Liberty Junction leadership team has initiated outreach and personally met with various local project stakeholders across Hampden County. This early outreach to local stakeholders demonstrates our commitment to building relationships and creating a lasting positive impact through this generational development.

LWA (Architecture and Design)

- LWA is a majority-owned WBE firm with a total of thirty employees. Jane Weinzapfel, Principal, also serves as the Affirmative Action and EEO compliance officer of the firm. LWA's work force consists of 59% women and 41% minorities.

- The firm's internal policy regarding work assignments is inclusionary: women and minority employees are regularly assigned work that provides them the opportunity to increase their knowledge, thereby enabling them to advance their careers. In addition to these goals for advancement within the firm, LWA will continue to seek minorities and women for non-traditional jobs, particularly for architecture and related technical positions.

- Outside the office, LWA is committed to increasing and advancing women and minority participation and leadership across the architecture & engineering profession. LWA leadership has been a member of Boston Society of Architect's EDI (Equity, Diversity and Inclusion) task force and have partnered with the Mayor's Summer Jobs Program and the Boston Private Industry Council (PIC) to hire ethnic minority students from the Boston Public School system for paid summer internships.

Suffolk Construction (General Contractor)

- Suffolk's ongoing partnership with city, state, and civic organizations allows for early outreach to local

Access and Opportunity

workforce partners and job seekers, generating high levels of trade partner interest.

- Suffolk operates the Build with Us @ Suffolk business accelerator and training program designed to provide trade partners with valuable insight on doing business with Suffolk while developing their skills to be successful in the industry.
- 300 businesses have graduated to date, including M/W/VBE, DBE, and SBE firms that are now in Suffolk's network of qualified business partners
- As a part of their standard operation procedure, Suffolk will hold outreach sessions where M/W/VBE, DBE, and SBE businesses and the local workforce can better understand this project's scope, bidding process, timeline, and the prequalification and procurement processes.
- The Suffolk team will attend public meetings, employment commission hearings, and networking sessions to engage the public and inform trade partners of hiring opportunities.
- In 2023, Suffolk started a Massachusetts state-wide trade partner open house. Working with the state's Supplier Diversity Office, Suffolk has been able to help direct the trades on how to obtain certifications.
- These strategies will be deployed on the Springfield Regional Justice Center project to create opportunities for meaningful participation for suppliers, trades, and subcontractors before the start of construction.

VHB (Civil Engineering)

- VHB crafts meaningful roles for subcontractors based on the project scope while seeking opportunities to offer additional mentorship and support to M/W/VBE, DBE, and SBE firms.
- VHB engages in direct outreach to businesses by holding open houses, attending network events, and professional organization membership.
- The VHB team implements a robust process for vetting, onboarding, tracking, and identifying new partners for teaming opportunities. This process enables participation opportunities with qualified partners and includes M/W/VBE, DBE, and SBE businesses.
- These strategies will be utilized on the Springfield Regional Justice Center project and will contribute to the development team's overall access and opportunity goals.

Cushman & Wakefield (Property Management)

- Supplier Inclusion & Impact Program: Cushman & Wakefield identifies qualified partners, provides resources for growth and development, and collaborates with external organization to build

Access and Opportunity

capabilities and expand participation for a broad range of qualified suppliers.

- To date, these efforts have resulted in over $1 billion in local community and supplier spend, more than 18,000 jobs created, and $978 million in income earned.

- This model will be put into practice for the Springfield Regional Justice Center and will drive Cushman & Wakefield's engagement with local suppliers and vendors and ensure meaningful participation for diverse businesses.





Inclusive Design Principles

Inclusive Design

The Liberty Junction team's ultimate goal is to build a civic facility that provides ***"Access for All"*** for generations.

The design for the proposed Springfield Regional Justice Center seeks to meet the diverse and changing needs of users across age, gender, ability, language, ethnicity, and economic circumstances through the following four specific inclusive design goals:

1. **Universal Entrance**
2. **Gender Inclusive Toilet Rooms**
3. **Wellness Rooms**
4. **Intentional Wayfinding Signage (considering language and diversity)**

Universal Entrance: The public entry is marked on the exterior by a tower and sheltering portico, providing a highly visible landmark and welcoming front door. The building has been carefully sited to take advantage of the existing sidewalk grades. The main entry plaza is located at the higher Chestnut Street edge, but the existing sidewalks along Liberty and Frank B. Murray Streets provide accessible sloped paths from the lower Dwight Street side. Planned upgrades to the Dwight Street / Frank B. Murray Street intersection will promote safe pedestrian access with signalized pedestrian crossings.

Within the public lobby, four public elevators open directly onto the lobby, making it easy for visitors to orient themselves on each floor. The dedicated staff entrance includes both stairs and ramps that begin and end at the same location. ADA and Massachusetts Architectural Access Board (MAAB) requirements will be met throughout all spaces.

Gender-Inclusive Toilet Rooms: The design also provides gender-inclusive toilet rooms on the first and second floors.

Wellness Rooms: The wellness rooms located throughout the proposed facility offer dedicated spaces to enable a wide variety of spiritual and religious practices, support lactation for nursing mothers, and provide a quiet retreat from the stimulation of the facility.

Intentional Wayfinding Signage: As the project progresses, additional consideration will be given to language and diversity in signage, creating an intentional wayfinding strategy for the building, and providing for social and cultural integration.

Sustainability

Sustainability & EO 594

The design of the new Springfield Regional Justice Center will serve as a testament of DCAMM's commitment to sustainability. The envelope and building systems will meet the Massachusetts State Specialized Opt-In Stretch Energy Code and IECC 2021 requirements, and will achieve a minimum of LEED Silver certification, in compliance with the requirements of Executive Order 594. The energy efficiency of the building design will be evaluated through enhanced energy modeling and commissioning to ensure that the predicted performance is achieved.

Energy Conservation and Efficiency: The Springfield Regional Justice Center will promote energy conservation through a high-performance envelope and efficient, all-electric building systems.

Passive strategies include a high-performance opaque envelope with close attention to reduced air infiltration and thermal bridging. Triple-glazed curtain wall and window systems will incorporate low-e coatings and integrated shading on the southeast face to reduce solar gain.

All-electric heating and cooling are based on air-source heat pumps. Ventilation is provided by a Dedicated Outside Air System (DOAS) with an energy recovery wheel. Strategies to further optimize ventilation – such as variable ventilation or demand-based ventilation tied to CO2 monitoring – will be further evaluated as the design progresses. Energy performance strategies include air-side and water-side economizers, variable-frequency drives, building diversity, part-load performance, energy/heat recovery, and heat pump load shift technology. Energy efficient lighting will be used throughout.

Clean Energy Practices: The proposed building will have a "solar-ready" roof available for future installation of solar panels.

Energy Procurement: The local utility, Eversource, is procuring 76% of its energy from renewable and non-carbon clean energy for Springfield, MA, as shown here: https://www.eversource.com/business/account-billing/manage-bill/about-your-bill/our-clean-and-renewable-energy-mix

LEED Certified Building: As part of the project compliance with Executive Order 594 and the state's commitment to sustainability, the project will meet a minimum LEED Silver certification.

Water Conservation: EPA WaterSense fixtures will be used throughout the Springfield Regional Justice Center for bathroom toilets and lavatories. WaterSense-labeled products are certified to use at least 20% less water, save energy, and perform as well as or better than regular models. Permanent water meters are tied into the building management system (BMS), providing real-time use data.

Site strategies will increase the permeability of the site, promote on-site stormwater infiltration, and limit the need for landscape watering through the selection of native plant and drought-resistant plants that support a variety of native insect and animal species.

Sustainability

Promoting on-site water infiltration promotes groundwater recharge, improves water quality, and reduces the risk of flooding throughout the regional watershed. Although the new building will connect directly to the municipal stormwater system, the entry plaza on Chestnut Street and along Frank B. Murray Street offers an opportunity to manage collected stormwater on-site.

Within the plaza area, the surface drainage can be directed to subsurface leaching chambers which provide infiltration on site. This infiltration system will consist of individual leaching chambers connected together to provide a total length of 150 feet with two rows of chambers beneath the plaza.

Waste Reduction and Recycling: The building design will seek opportunities to incorporate recycled materials where feasible. A construction waste management plan will be developed to reuse, recover, and recycle materials to reduce construction and demolition of waste disposed of in landfills and incineration facilities. Dedicated recycling facilities will promote operational recycling throughout the facility.

Environmentally Preferable Procurement: Following the guidance of MA Executive Order 515, this project will utilize Energy Star rated equipment, energy-efficient LED lighting, certified sustainable wood products (FSC or SFI).

Toxics-use Reduction: Cleaning products used in the maintenance of the Springfield Regional Justice Center will meet the MA Environmental Purchasing Policy guidelines. As part of our approach to sustainable landscaping, toxic pesticides will be avoided unless it is necessary to address invasive species or required for public safety.

Throughout the facility, low-VOC products will be prioritized, including systems furniture, flooring, paint, and other construction materials. The design will seek to maximize the use of products that offer ingredient transparency, Red List free status, and low-VOC emissions through Environmental Product Declarations (EPD) and Health Product Declaration (HPD) documentation: https://www.mass.gov/executive-orders/no-515-establishing-an-environmental-purchasing-policy

Sustainable Transportation: The proposed site at 125 Liberty Street is located directly across Dwight Street from Union Station and its PVTA bus terminal, which features 17 berths serving more than 21 routes, providing reliable public transit access to the new Springfield Regional Justice Center. Please refer to the Access and Transit narrative for more information.

Electric Vehicle Charging: The facility will include dedicated EV charging stations for seven (20%) of the 34 on-site reserved and secure parking spaces, with one space supporting use by a person with a disability.

Resiliency: This project will improve the capacity of critical infrastructure and energy systems to withstand growing weather-related impacts associated with climate change. A 1MW roof-mounted generator will provide back-up power to the facility. Sound attenuation mufflers

Sustainability

will ensure a minimum sound attenuation of 25 dB at 500 Hz. The generator will meet EPA Tier 3 emissions regulations. The generator will provide power to emergency lighting and exit systems; voice communication systems; fire alarm and detection systems; fire pump systems; heat pump systems (limited cooling to critical spaces, heating to prevent pipe freezing); Exemption (n) - security or safety of persons or buildings, and lighting inverters.

06

Team Qualifications

We have assembled the strongest possible team for this pursuit, a best-in-class team with deep roots in Hampden County and Massachusetts



Liberty Junction Team

Organizational Chart

DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE

DEVELOPMENT TEAM

COJO PARTNERS
Conan Harris & John Barros
MBE

FD | STONEWATER

PROJECT TEAM

LANDLORD TEAM

SUFFOLK
Construction
TRADES & SUBCONTRACTORS
M/W/DBE OPPORTUNITY

LEERS WEINZAPFEL ASSOCIATES
Architecture & Design
WBE

Salas O'Brien
MEPFP/T/D/S Engineer

kmdg
Landscape Architecture
WBE

RSE
Structural Engineer
MBE

ADDITIONAL CONSULTANTS

vhb
Civil Engineer

OTO
Environmental Engineer
WBE

CUSHMAN & WAKEFIELD
Property Management
VENDORS & SUPPLIERS
M/W/DBE OPPORTUNITY

Liberty Junction

Corporate Overview

CoJo Partners

ABOUT

CoJo Partners was founded by John Barros and Conan Harris, two professional leaders whose careers have been dedicated to advancing equitable growth, building strong communities, and creating opportunities for the citizens of Massachusetts and beyond. Drawing on decades of combined experience across the public, private, and nonprofit sectors, CoJo Partners provides strategic advisory services, real estate development expertise, and community engagement strategies that drive sustainable impact.

John Barros brings a wealth of experience in economic development, real estate, and civic leadership. His work has consistently focused on building inclusive policies, innovative development models, and responsive solutions for community advancement.

Conan Harris is a nationally recognized consultant and strategist who has spent his career bridging economic, racial, and social divides. He has worked at the intersection of civic leadership, workforce development, and social justice, including testifying before Congress on criminal justice reform.

COMMUNITY IMPACT

At CoJo Partners, community impact is at the core of every project and partnership. John Barros and Conan Harris have built their careers on advancing inclusive economic development and creating pathways for underserved communities to thrive. By integrating their expertise in real estate development, strategic consulting, and civic leadership, CoJo Partners ensures that growth benefits both investors and the neighborhoods they serve.

CoJo Partners' approach is rooted in collaboration, uniting residents, institutions, government stakeholders, and business leaders to shape solutions that are both economically sound and socially responsible. From equitable housing to civic/commercial developments, the firm creates sustainable solutions that prevent displacement, foster prosperity, and expand opportunity, ensuring every project serves as a catalyst for lasting community resilience.

COJO PARTNERS

Conan Harris & John Barros

KEY TEAM MEMBERS



Conan Harris
Founder and Co-Principal



John Barros
Founder and Co-Principal

MISSION

Together, John and Conan lead CoJo Partners with the shared mission of delivering transformative projects and strategies that uplift communities and foster long-term economic growth.

Resume

Conan Harris

Founder and Co-Principal

COJO PARTNERS

Conan Harris & John Barros



ABOUT

Conan Harris is a founder and co-principal of CoJo Partners. Throughout his successful career, Conan has maintained a strong focus on bridging the social, economic, and racial divide experienced by disenfranchised communities. In addition to his role at CoJo Partners, Conan is the Founder of Conan Harris & Associates, a management consulting firm that specializes in executive coaching, strategic planning, capacity building, and diversifying the pipeline of workforce leadership and personnel.

Prior to developing his consulting firm, Conan worked in the public sector as a Senior Aide to Mayor Martin J. Walsh in Boston. As Deputy Director of Public Safety, he played a leadership role in establishing Boston's first ever Office of Returning Citizens, working with the formerly incarcerated to design the vision, programs, and services of the new office. He was also the Executive Director of My Brother's Keeper, where he worked with Boston's communities and organizations to create strengthened pathways to success for the city's young boys and men of color.

Conan matriculated at Boston University in the School of Sociology. He regularly speaks publicly at Universities, foundations, and leading nonprofits about issues facing young boys and men of color, CORI laws, re-entry issues, and the Prison Industrial Complex. On February 27, 2020, Conan spoke before Congress on the Subcommittee on Crime, Terrorism, and Homeland Security.

EXPERIENCE HIGHLIGHTS

Founder
Conan Harris & Associates

PREVIOUS ROLES

Senior Aide / Deputy Director of Public Safety
Office of Mayor Martin J. Walsh, Boston

Leadership role in establishing Boston's
Office of Returning Citizens

Executive Director
My Brother's Keeper

Resume

John Barros

Founder and Co-Principal

COJO PARTNERS

Conan Harris & John Barros



ABOUT

John Barros is a founder and co-principal of CoJo Partners. John is an experienced manager and entrepreneur with leadership roles spanning the public, non-profit, and private sectors who built his career in government, philanthropy, and professional services with a focus on economic and community development. John has led a successful career focused on improving communities through the development of responsive real estate. In addition to his role at CoJo Partners, John is a Managing Principal at Civitas Builders and a member of the Board of Directors for OceanFirst Bank.

Prior to his current roles, John was the Managing Principal of Cushman & Wakefield's New England offices, where he was responsible for all lines of business and led a team of more than 180 professionals developing creative and holistic real estate solutions for the firm's investor and occupier clients across the region.

John also served as the Chief of Economic Development for the City of Boston where he was appointed by Mayor Walsh to create and oversee Boston's new cabinet for Economic Development with a focus on inclusion. In this role, he co-chaired the development of Boston's first city-wide plan called Imagine Boston and developed policies and programs to provide access to capital, generate local wealth creation, and enhance connectivity to jobs. John was also the Executive Director for the Dudley Street Neighborhood Initiative (DSNI), where he managed a successful resident-led neighborhood revitalization and community building effort, and ran the largest urban community land trust in the country with a focus on affordability and anti-displacement.

John earned a Master of Public Policy from Tufts University and a B.A in African/African American Studies from Dartmouth College. John is also the recipient of an Honorary Doctor of Commerce from Suffolk University. John served as a member of the Boston School Committee, the Aspen Institute's Roundtable on Community Change, and Co-Chairperson of the Center for Community Builders. John is a member of the 2005 Fellows class in the South African-United States Center for Leadership and Public Values, and in 2007 was named a Barr Foundation Fellow.

EXPERIENCE HIGHLIGHTS

Managing Principal
Civitas Builders

Board of Directors
OceanFirst Bank

PREVIOUS ROLES

Managing Principal
Cushman & Wakefield's New England office

Chief of Economic Development
City of Boston

Executive Director
The Dudley Street Neighborhood Initiative (DSNI)

Corporate Overview

FD Stonewater

NATIONAL CAPABILITIES

FD Stonewater is a fully-integrated real estate development, investment, and advisory firm with national capabilities.

Geographic and Product Versatility: We are unconstrained by geography or product type, operating in primary, secondary, and tertiary markets nationwide. Our team has transacted across the United States, including Alaska and Puerto Rico. We provide senior-level, value-add experience and thought leadership to our clients in every state across the county. FD Stonewater's proven track record, coupled with the firm's experience in primary, secondary, and tertiary markets, demonstrates our expansive geographic capabilities, seasoned capital markets experience, and ability to provide solutions tailored to meet both the market and end-user's needs.

Transparency and Collaborative Partnerships: We believe in collaborative partnerships where decision making and problem solving happens alongside our clients and tenants at every stage of a project. This approach is key to building transparency, aligning interests, and minimizing common pitfalls.

GOVERNMENT DEVELOPMENT

FD Stonewater has successfully financed and delivered a diverse set of specialized mission-critical development project across an array of product types for government tenants. Our extensive track record of developing and delivering analogous, complex build-to-suits demonstrates our proven capability to secure cost-efficient financing structures for specialized Federal, State, and Municipal government projects. Each one of these transactions featured a unique financial structure that was tailored to the distinct needs of the government tenant, the existing capital market conditions, and the ownership and operational desires of the project stakeholders.

Financial Expertise and Creative Structuring: We have financed over $850 million in specialized development projects in the last 24 months alone, overcoming significant capital market challenges during that time. For this Springfield Regional Justice Center requirement, we will dovetail our unique and robust financing expertise with the objectives of the Commonwealth of Massachusetts to develop an executable financing structure.

FD | STONEWATER

KEY TEAM MEMBERS



Claiborne Williams
Principal, Development



Richard Mann
Principal, Development



Griffin Hornyak
Senior Development Manager



Daniel Alers
Development Manager

Corporate Overview

FD Stonewater

CORPORATE CAPABILITIES

FD Stonewater is a fully integrated real estate development, investment, and advisory firm with national capabilities delivered through entrepreneurial and thoughtful leadership.

FD Stonewater provides industry-leading development capabilities, robust capital markets experience, proven project management strategies, and exceptional client service to deliver mission-critical projects across the country. With over 35 years of ownership, investment, and asset management experience, and $10 billion in career transaction experience, FD Stonewater's team brings a powerful combination of experience and expertise to deliver optimal real estate solutions, no matter the product type or tenancy.

FD Stonewater's successful track record executing complex projects demands a level of experience and technical skill that goes beyond what most developers can offer, including strategic site selection, creative financing structures, and developing and operating specialized space.

EXPERIENCE BY NUMBERS

$10B
Career transaction experience of the firm's principals

$2B
Active and completed development nationwide

6M SF
Active and completed development nationwide

$850M
Development financed in the last 24 months

55+
Government development projects delivered

35+ YRS
Ownership, investment, and asset management experience

60M SF
Government lease transactions completed

500K SF
Largest government development completed

100%
FD Stonewater is 100% partner owned



Resume

Claiborne Williams

Principal and Founding Partner

FD | STONEWATER

ABOUT

Claiborne Williams is a founding partner and serves as the head of development and construction management for FD Stonewater. Claiborne brings over 25 years of commercial real estate and brings vast experience in financial structuring and capitalization strategies for development projects. He is responsible for establishing the firm's development strategy, managing all principal-owned development projects, and leading all third-party construction management projects. Claiborne has completed numerous specialized, mission-critical projects across the country for national defense contractors, private sector clients, as well as Federal and State government tenants. Claiborne's completed projects for Federal Government agencies include the U.S. Coast Guard, U.S. Department of Homeland Security, the U.S. Department of State, the U.S. Army Corps of Engineers, the U.S. Drug Enforcement Administration, and the Federal Bureau of Investigation. His team has delivered projects for State government tenants in Georgia, Maine, New Jersey, North Carolina, and Pennsylvania.

EXPERIENCE

Previous Employment

Stonebridge Associates
Ackerman & Company

Education

Bachelor of Arts in Industrial Relations,
University of North Carolina at Chapel Hill

Related Project Experience

Government
State of Maine, DHS
State of Georgia, DFCS
Pennsylvania State Police
New Hanover County Government Center
Somerville Emergency Services Complex
U.S. Army Corps of Engineers
U.S. Coast Guard
U.S. Dept. of Veterans Affairs
Federal Bureau of Investigation
U.S. Drug Enforcement Admin.
National Institutes of Health
Federal Emergency Management Agency

Private Sector
National Defense Contractor (Confidential)
Northrop Grumman
Alside Distribution Center
Venture Global



EXPERIENCE HIGHLIGHTS

25
Years of development experience

$2B | 6M SF
Development and construction management projects delivered nationwide

For the Springfield Regional Justice Center, Claiborne will drive financial structuring and provide executive leadership for the life of the project.

Resume

Richard Mann

Principal and Founding Partner

FD | STONEWATER

ABOUT

Richard Mann is a founding partner of FD Stonewater and brings over 25 years of experience in commercial real estate. He is charged with strategic and transactional leadership for many of FD Stonewater's development and investment projects. His vast experience is utilized in a wide range of capacities, including government development and investment pursuits, as well as in the structuring, acquisition, and capitalization of many of FD Stonewater's development and investment projects. Richard is a recognized leader in the Federal Government real estate arena who brings invaluable insight into the process, politics, and strategy of Federal real estate transactions. His experience includes the development of complex secure facilities to house members of the U.S. Intelligence Community, the U.S. Department of Homeland Security, and the U.S. Department of Defense. Richard has completed projects for State government tenants in Georgia, Maine, New Jersey, North Carolina, and Pennsylvania. He has completed over 500 transactions totaling more than 16 million square feet.

EXPERIENCE

Previous Employment

FD Stonewater
Jones Lang LaSalle (JLL)

Education

Bachelor of Science in Economics,
University of North Carolina at Chapel Hill

Related Project Experience

Government
State of Maine, DHS
State of Georgia, DFCS
Pennsylvania State Police
New Hanover County Government Center
Somerville Emergency Services Complex
U.S. Army Corps of Engineers
U.S. Coast Guard
U.S. Dept. of Veterans Affairs
Federal Bureau of Investigation
U.S. Drug Enforcement Admin.
National Institutes of Health
Federal Emergency Management Agency

Private Sector
National Defense Contractor (Confidential)
Northrop Grumman
Alside Distribution Center
Venture Global



EXPERIENCE HIGHLIGHTS

25
Years of development experience

$2B | 6M SF
Development and construction management projects delivered nationwide

For the Springfield Regional Justice Center, Richard will drive financial structuring and provide executive leadership for the life of the project.

Resume

Griffin Hornyak

Senior Development Manager

FD | STONEWATER

ABOUT

As a Senior Development Manager at FD Stonewater, Griffin Hornyak has experience with a variety of asset classes, assisting with all aspects of the development process and supporting the firm's expanding development pipeline. His notable projects include the 180,000 square foot ground-up U.S. Army Corps of Engineers District Headquarters in Mobile, AL; the 70,000 square foot ground-up outpatient clinic for the U.S. Department of Veterans Affairs; and the 70,000 square foot redevelopment for the U.S. Drug Enforcement Administration. Prior to joining FD Stonewater, Griffin was a Project Engineer at Clark Construction where he supported several large-scale projects, each valued at over $50 million.

EXPERIENCE

Previous Employment

Clark Construction Group

Education

Bachelor of Science in Civil Engineering,
The Ohio State University

Related Project Experience

Government
U.S. Army Corps of Engineers
U.S. Drug Enforcement Admin.
U.S. Department of Veterans Affairs

Private Sector
Venture Global
Student Housing,
The University of Tennessee
Student Housing,
North Carolina State University



EXPERIENCE HIGHLIGHTS

9
Years of real estate experience

For the Springfield Regional Justice Center, Griffin will provide senior development management, pro forma and financials, schedule and budget oversight, and collaborate with all project partners from project kick-off through completion and occupancy.

Resume

Daniel Alers

Development Manager

FD | STONEWATER

ABOUT

As a Development Manager at FD Stonewater, Daniel Alers assists with all aspects of the development process, including supporting the firm's expanding development pipeline. He provides leadership, oversight, and technical guidance for a diverse range of development projects across the country. In addition, Daniel manages project priorities and objectives to ensure project success and client satisfaction. Prior to joining the firm, Daniel was a Project Engineer at Clark Construction Group where he supported multiple projects, including being the lead supervisor of all exterior contractors. Notable FD Stonewater projects include the 73,000 square foot VA Outpatient Clinic in Toms River, NJ, and the Associated Materials/ Alside 325,000 square foot industrial and manufacturing facility in Yuma, AZ.

EXPERIENCE

Previous Employment

Clark Construction Group

Education

Bachelor of Science in Civil Engineering, University of Michigan

Related Project Experience

Government
U.S. Department of Veterans Affairs
U.S. Drug Enforcement Admin.
U.S. Government Agency (Confidential)

Private Sector
Alside/Associated Materials
Venture Global
National Defense Contractor (Confidential)



EXPERIENCE HIGHLIGHTS

7
Years of real estate experience

For the Springfield Regional Justice Center, Daniel will provide development support, schedule and budget oversight, on-site support, and collaborate with all project partners from project kick-off through completion and occupancy.

Project Profile

U.S. Drug Enforcement Administration Headquarters

FD | STONEWATER

DESCRIPTION

FD Stonewater represented ownership for the redevelopment of the U.S. Drug Enforcement Administration (DEA) Headquarters complex in Arlington, VA. The comprehensive redevelopment enables the agency to modernize their law enforcement mission, accommodate the agency's on-site team of approximately 2,500 employees, and to implement efficiencies that will allow hundreds of additional staff to work at the headquarters complex.

The redevelopment included redesigned courtrooms with advanced audio-visual system, conferencing facilities, a 200-person auditorium, office space, mission-critical spaces, state-of-the-art fitness center, and a redesigned DEA museum on the first floor. The facility is capable of hosting a 24-hour operations center with a redundant HVAC system. The project meets Level IV Federal Security standards and was designed with sustainable practices to achieve LEED certification for building interiors. Notable capital improvements included new core restrooms, new roof system, and new parking garage lighting.

The project reached substantial completion in late 2021. FD Stonewater worked closely with the project stakeholders to deliver a first-class space while coordinating and maintaining security and overcoming pandemic impacts to deliver the project on time.

PROJECT DETAILS

Location, Size, Cost:
Arlington, VA
500,000 SF
$150 million

Completion Date
2021

Project Team
FD Stonewater
HITT Contracting
SmithGroup





Project Profile

U.S. Drug Enforcement Administration Headquarters

FD | STONEWATER



Project Profile

Federal Bureau of Investigation Regional Headquarters

FD | STONEWATER

DESCRIPTION

FD Stonewater was awarded a 20-year lease contract by General Services Administration for the development of a 151,066 square foot build-to-suit facility for the FBI Atlanta Regional Headquarters. The building is situated on approximately 13 acres of land ground-leased from Mercer University in Atlanta, GA. The development consists of a highly-secure office complex, an annex/ vehicle bay area, a vehicle screening facility, a fitness center, and several special use areas.

The building is a Federal Level IV Security development and meets strict security requirements. The facility's security features include a hardened façade, progressive collapse system, and Sensitive Compartmented Information Facility (SCIF) space throughout the building. Exterior improvements include secured parking for 620 spaces, a vehicle screening facility, and an outside terrace. The project achieved LEED Silver certification.

PROJECT DETAILS

Location, Size, Cost:
Atlanta, GA
151,000 SF
$57 million

Completion Date
2017

Project Team
FD Stonewater
Harvey-Cleary
Powers Brown Architecture





Project Profile

U.S. Army Corps of Engineers District Headquarters

FD | STONEWATER

DESCRIPTION

FD Stonewater developed and recently delivered the U.S. Army Corps of Engineers (USACE) District Headquarters in Mobile, AL. USACE relocated from their existing headquarters in downtown Mobile to the new 180,000 square foot build-to-suit office building located on the southeast portion of the historic Mobile Civic Center site, anchoring the intersection of Claiborne and Canal Streets and adjacent to future development areas. FD Stonewater worked closely with the City of Mobile to secure the ground lease and coordinate the office building development with the city's Civic Center redevelopment plan. The Mobile City Council also approved funds for a new 1,000-car structured parking facility located adjacent to the new building.

The USACE District Headquarters meets Federal Level III Security standards and encompasses Secure Access Program Facility (SAPF) space, special use areas, office, and amenity space. The building houses multiple agency divisions and will accommodate the agency's workforce growth projections.

FD Stonewater successfully financed the project despite the tumultuous lending environment and the agency's single-year leasing authority. The project reached substantial completion in early 2025.

PROJECT DETAILS

Location, Size, Cost:
Mobile, AL
180,000 SF
$90 million

Completion Date
2017

Project Team
FD Stonewater
Harvey-Cleary
Wight & Company





Project Profile

New Hanover County Government Center

FD | STONEWATER

DESCRIPTION

FD Stonewater developed a new, state-of-the-art, efficient facility for county government operations along with mixed-use commercial and residential development opportunities. The new ground-up facility maintains critical functions of county government and includes administrative offices as well as an Emergency Operations and 911 Center. The government facility was built on roughly 6 acres, with the remaining 9 acres reserved for the private development component.

The original New Hanover Government Center was constructed as a single-story retail shopping center in 1989 and the County bought and renovated the building in 2002. Because of the age of the structure and amount of unusable and inefficient existing space, it had become prohibitively expensive to operate and would have required significant additional maintenance and capital improvements over the next 20 years. The building had become an inefficient workplace for county staff and required many modifications to bring the structure to modern building and energy code compliance. In addition, the Emergency Operations and 911 Center was in critical need of expansion to accommodate essential emergency response staff.

FD Stonewater, along with joint venture partner GHK Cape Fear, was awarded the project through a Public-Private Partnership structure with the County. Construction was completed in September 2022.

PROJECT DETAILS

Location, Size, Cost:
Wilmington, NC
100,000 SF
$50 million

Completion Date
2022

Project Team
FD Stonewater
GHK Cape Fear
LS3P
Thomas Construction



Project Profile

New Hanover County Government Center

FD | STONEWATER







Project Profile

State of Maine, Department of Health and Human Services

FD | STONEWATER

DESCRIPTION

FD Stonewater was awarded a 30-year lease for the development and ownership of a 9.2 acre site and 100,000 square foot build-to-suit facility for the Department of Health and Human Services (DHHS) in Augusta, ME. After the initial project award, FD Stonewater acquired a second build-to-suit opportunity consisting of a 25,000 square foot structure, 1.2 acre site, for Maine Public Employee Retirement System (MainePERS). Located one block from Maine's State Capitol, the development offers two 30-year leased facilities and 620 parking spaces. The DHHS office primarily consists of administrative services for DHHS with service counters on the first floor along with a small café. The DHHS design meets State Energy Efficiency requirements. The MainePERS building maintains the administrative offices for the retirement system as well as areas used for evaluating and interviewing clients.

The new DHHS headquarters is home to 500+ state personnel and was developed on the former Maine Department of Transportation fleet services property. This project is the first significant addition to the State House complex since the 1970s. Both facilities were completed in 2019.

PROJECT DETAILS

Location, Size, Cost:

Augusta, ME
100,000 SF
$20 million (DHHS)
25,000 SF
$14 million (MainePERS)

Completion Date

2019

Project Team

FD Stonewater
HGA
Landry French





Project Profile

State of Maine, Department of Health and Human Services

FD | STONEWATER







Project Profile

Somerville Emergency Services Facility

FD | STONEWATER

DESCRIPTION

In August 2019, the Borough of Somerville, NJ, issued a Request for Qualifications/Proposals for the design, build, financing and sale/leaseback of an Emergency Services Facility. The new 45,000 square foot facility will relocate and house the Borough's four fire companies, police headquarters, Office of Emergency Management, and elements of the Rescue Squad. The Borough invited proposed teams to demonstrate relevant experience and financial capabilities to allow the Borough to identify a development partner capable of undertaking a project of the required size, scope, and duration.

FD Stonewater was responsible for the design and construction of the facility. At the conclusion of the 40-year lease term, the Borough will own the facility. Despite tumultuous financial markets in early 2022, FD Stonewater successfully secured project financing. The project was completed on schedule and within budget in 2024.

PROJECT DETAILS

Location, Size, Cost:
Somerville, NJ
45,000 SF
$30 million (DHHS)

Completion Date
2024

Project Team
FD Stonewater
Harvey-Cleary
SmithGroup



Project Profile

Somerville Emergency Services Facility

FD | STONEWATER







Corporate Overview

Leers Weinzapfel Associates

ABOUT

From intimate scale community centers, libraries, to nationally recognized neighborhood police stations and courthouses, what distinguishes our work is a high degree of craft and refinement, and the care we have for the human experience and for creating social connections.

In 1982 Andrea Leers and Jane Weinzapfel founded their practice in Boston with two fundamental goals: to create a bold and refined public realm architecture, and to build a collaborative inclusive workplace . Public buildings began with small youth recreation centers, and grew to include important civic buildings including courthouses in New England and beyond.

In 2007 the practice was honored to receive the national AIA Firm Award, the first women-led firm to be so chosen. Today, Principals Josiah Stevenson, Tom Chung, and Ashley Rao share leadership of the thirty-eight-person studio including 59% women and 41% minorities in all positions.

ROLES & RESPONSIBILITIES

Ashley Rao, as Managing Principal, will lead the collaboration of the Design Collective and Consultants. She will oversee the project on a continuous basis and advising on planning with technical integration, and moving the design forward on schedule.

Josiah Stevenson will guide the design team as Design Principal, pairing design talent, years of courthouse experience, and an innate ability to listen to users and internalize their need and priorities with the important realities of schedule and budget.

Andrea Leers will be Advising Principal, bringing her knowledge and experience with courthouse design and teaching.

As Project Manager, Jeffrey Fishbein will provide day-to-day project leadership and coordination with the client and for our in-house team of architects and designers, as well as our consultant team.

LEERS WEINZAPFEL ASSOCIATES

KEY TEAM MEMBERS



Ashley Rao
Managing Principal



Josiah Stevenson
Design Principal



Andrea Leers
Advising Principal



Jeffrey Fishbein
Project Manager

Corporate Overview

Leers Weinzapfel Associates

CAPABILITIES

Boston- based Leers Weinzapfel Associates has been a pioneer in defining and creating the contemporary courthouse for over thirty years.

In three federal and five state/county courthouse projects, we have helped shape the functional, symbolic, and security issues inherent in the design of courthouses, while fully understanding the demands of the public funding process and its limitations. From more intimate scale two-courtroom buildings to large Federal 15-courtroom courthouses, they all maintained clear separate circulation for judges, detainees and the public and were designed with flexibility to accommodate changes in technology over the life of the building.

Our goal for each courthouse is to create a highly functional and economical building, responsive to the scale and materiality of the context, and a proud symbol of the community.

EXPERIENCE

FEDERAL COURTHOUSES



U.S. District Courthouse
Orlando, FL



The United States District Court
Portland, ME



Worcester District Courthouse
Worcester, MA

STATE AND COUNTY COURTHOUSES



Franklin County Justice Center
Greenfield, MA



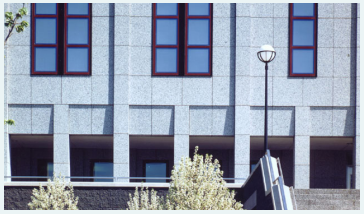
Taunton Trial Court
Taunton, MA



Penobscot Judicial Center
Bangor, ME



Fenton Judicial Center
Lawrence, MA



Newburyport District Courthouse
Newburyport, MA



Lynn District Courthouse Renovation & Addition
Lynn, MA

Resume

Ashley Rao, AIA, LEED AP, Phius CPHC
Managing Principal

LEERS
WEINZAPFEL
ASSOCIATES

ABOUT

A firm leader with over 20 years of experience, Ashley is a thoughtful designer and exceptional communicator. She is attuned to client's concerns and deft in coordinating consultant teams for complex projects. She is equally able to articulate design concepts and to engage challenging construction issues. Her skills include versatility in managing diverse programming, planning, and renovation/ expansion projects, complex technical additions, and large-scale new construction.

Ashley's recent work includes the nationally-recognized Adohi Hall at the University of Arkansas and the Davis Center at Williams College. The first large-scale mass timber student residence hall, Adohi Hall was honored with the 2021 National AIA Housing Award. The Davis Center promotes student belonging and inclusive performance standards of the Living Building Challenge, it received the National AIA Education Facility Design Award in 2025.

EXPERIENCE

Employment
Leers Weinzapfel Associates

Education
Master of Architecture
Yale University
AB, History & Literature
Harvard University

Related Project Experience
School of Public Health and Health Sciences, University of Massachusetts Amherst, Amherst, MA
Davis Center Williams College Williamstown, MA - Living Building Challenge
Franklin County Justice Center, Greenfield, MA - LEED GOLD
John W. Olver Design Building University of Massachusetts Amherst Amherst, MA - LEED Gold
Adohi Hall University of Arkansas Fayetteville, AR - LEED SIlver
North Campus Conceptual Planning Study, Dartmouth College Hanover, NH - LEED Gold, near net zero



EXPERIENCE HIGHLIGHTS

20+
Years of design experience

LEED
Accredited Professional

Certified
Passive House Consultant

Resume

Josiah Stevenson, FAIA, LEED AP
Design Principal

LEERS
WEINZAPFEL
ASSOCIATES



EXPERIENCE HIGHLIGHTS

30+
Years of courthouse design

8
Completed Federal & State Courthouse Projects

Author of
DCAMM's Courthouse Design Guidelines Report

ABOUT

Josiah has developed a nationally recognized expertise in courthouse design and has led the design effort for a number of state and federal courthouses including the Fenton Judicial Center in Lawrence, MA; and United States Courthouses in Orlando, FL and Worcester, MA. Josiah led the design of Franklin County Justice Center in Greenfield, MA. He is currently Principal in Charge for the 9 courtroom Lynn Courthouse Renovation and Addition in Lynn, MA.

For many years he taught a professional development seminar entitled "The New American Courthouse" at the Harvard Graduate School of Design Executive Education Program. He is the author of several articles in "Courts Today" magazine, including "The Trend Towards Renovation in Courthouse Design". In 2005 he was the main author and Project Manager of an early version of DCAMM's Courtroom Design Guidelines Report. He founded the firm's sustainability group and his recent projects have been certified LEED Gold.

EXPERIENCE

Employment
Leers Weinzapfel Associates

Education
Master in Architecture
Harvard University
Bachelor of Arts
Dartmouth College

Related Project Experience
Franklin County Justice Center
Greenfield, MA –LEED Gold
Taunton Trial Court,
Taunton, MA – LEED Gold
Penobscot Regional Courthouse,
Bangor, ME
United States Federal Courthouse,
Worcester, MA, Portland, ME & Orlando, FL
Massachusetts Courtroom Design
Guidelines Report, Role: Principal
Improved Court Facilities Study,
Dover-Foxcroft and Machias, ME
Lynn Courthouse Renovation/
Restabilization, Lynn MA
Fenton Judicial Center, Lawrence, MA
Newburyport District Courthouse,
Newburyport, MA

Resume

Andrea Leers, FAIA
Advising Principal

LEERS
WEINZAPFEL
ASSOCIATES



ABOUT

A founding Principal of the firm, Ms. Leers is a national leader in urban, civic, and higher education design. She has led many of the firm's most prominent award-winning projects including Commonwealth of Massachusetts courthouses in Taunton and Lawrence, and the pioneering sustainable design Olver Design Building at UMass Amherst, constructed in mass timber.

As an international leader in courthouse design, she taught a professional development course at the Harvard Graduate School of Design on "The New American Courthouse" for 15 years, and co-chaired a comparative retrospective conference in Paris of French and American courthouses in 2009. From 2001 to 2011 she held the position of Adjunct Professor of Architecture and Urban Design at the Harvard University Graduate School of Design where she also served Director of the Urban Design Program. Andrea is currently Chair of the Mayor's Boston Civic Design Commission. Her work has earned her the lifetime achievement recognition of the Boston Society of Architects Award of Honor.

EXPERIENCE

Employment
Leers Weinzapfel Associates

Education
M. Arch: Grad School of Fine Arts
University of Pennsylvania
Bachelor of Arts: Wellesley College

Related Project Experience
Franklin County Justice Center
Greenfield, MA – LEED Gold
Taunton Trial Court
Taunton, MA – LEED Gold,
US Federal Courthouse
Portland, ME
Fenton Judicial Center
Lawrence, MA
Newburyport District Courthouse,
Newburyport, MA
US Federal Courthouse
Worcester, MA
US Federal Courthouse
Orlando, FL

EXPERIENCE HIGHLIGHTS

30+
Years of courthouse design

15
Years of teaching "The New American Courthouse" at Harvard Graduate School of Design

7
Federal & State Courthouse Projects

Resume

Jeffrey Fishbein

Project Manager

LEERS
WEINZAPFEL
ASSOCIATES

ABOUT

Jeffrey is an Associate Principal of the firm and joined Leers Weinzapfel Associates in 2008. He is a highly experienced and design-driven Project Manager with exceptional technical and building construction comprehension and a hands-on approach to project management in programming, design and construction.

Jeffrey has successfully managed most of our recent public projects including the Olver Design Building at UMass Amherst. He was Project Manager for the Center for Engineering, Innovation and Sciences at the Wentworth Institute of Technology. Jeffrey was Project Architect for Franklin County Justice Center.

Jeffrey has spoken on his work at MIT for the Baker House and Simmons Hall at an AIA Symposium at MIT and has been interviewed in numerous magazine articles including Architecture and Metropolis. Most recently, he authored an article on Mass Timber Construction for Metropolis' magazine's "Making Connections" blog.

EXPERIENCE

Employment

Leers Weinzapfel Associates

Education

Bachelor of Architecture - Rhode Island School of Design Bachelor of Fine Arts - Rhode Island School of Design Liberal Arts Studies - Brown University

Related Project Experience

Franklin County Justice Center
Greenfield, MA –LEED Gold
East Boston Police Station –LEED Silver
John W. Olver Design Building, UMass Amherst - MGL C.149A
Center for Engineering, Innovation & Sciences, Wentworth Institute of Technology
Oak & Laurel Halls, University of Connecticut - LEED Gold
School of Architecture and Planning, Massachusetts Institute of Technology - Targeting LEED Gold Certification
Plymouth District Court (Arch. Designer)
At Previous Firm, Perry Dean Rogers



EXPERIENCE HIGHLIGHTS

36
Years of design experience

17
Years of experience at Leers Weinzapfel Associates

As Project Manager, Jeffrey has extensive experience with **MGL Chapter 149 & 149a public procurement process.** His experience includes DCAMM projects for the Massachusetts Trial Courts Greenfield, MA.

Project Profile

Franklin County Justice Center

Greenfield, MA

LEERS
WEINZAPFEL
ASSOCIATES

DESCRIPTION

Located on Main Street in an historically sensitive town, the addition to and renovation of the 1930s Franklin County Courthouse adds significant new space and reconceives the original building to create a coherent modern facility for Greenfield's future.

The design carefully restores the front of the original brick courthouse that now houses the clerk and probation departments. Modern functional needs for evolving use necessitated a partial demolition, reconfiguration and renovation of the historic structure that reduced it from 44,000 to 26,000 square feet. Its historical sensibility is maintained through careful preservation of signature elements. Original lighting fixtures, millwork, and building carvings were restored and relocated to significant locales in the structure. The much larger 83,000 square-foot addition behind it houses a secure new entry, six courtrooms, a law library, detainee circulation, and a jury pool room.

Despite its size, the addition is careful not to overwhelm the scale of the existing building. The elements above the cornice of the historic structure are light and ephemeral, reflecting the sky. The glazed top floor sits above a three-story masonry block, made of the same limestone as the base of the original courthouse. The entry was relocated from Main Street to the side where the old and new buildings converge to provide accessibility and address circulation and wayfinding.

PROJECT DETAILS

Location, Size, Cost:
Greenfield, MA
105,860 GSF
$57.3 million

Completion Date
2017

Project Team
Josiah Stevenson, LWA
Andrea Leers, LWA
Ashley Rao, LWA
Jeffrey Fishbein, LWA
Richard Burck Associates
Green International Affiliates
RSE Associates
Cosentini Associates
Atelier Ten
Preservation Technology Associates
Gale Associates





Project Profile

Taunton Trial Court

Taunton, MA

LEERS
WEINZAPFEL
ASSOCIATES

DESCRIPTION

The new courthouse is a modern counterpoint to the historic Richardsonian courthouse facing the town green. Much larger than the historic building, it asserts its own strong identity while allowing the Superior Court to remain the centerpiece of the courts complex.

The concept for the building is a low bar for courtrooms and administrative offices, with a tall entry tower for security and waiting on its long side. The bar is oriented with its short end to the street to minimize its scale in the three and four-story context. The entry tower divides the site into a forecourt on the street and a garden at the inner block. The main building is clad in a cleft limestone while the tower is completely glazed, re-interpreting the robust polychrome granite and tower of the historic courthouse in modern form and materials.

Inside the courthouse, an inviting open stair rises along the window wall overlooking the garden, joining administrative offices on the first and second floors and the main courtrooms on the third floor. Exemption (n) -

PROJECT DETAILS

Location, Size, Cost:
Taunton, MA
147,611 GSF
$60.6 million

Completion Date
2011

Project Team
Josiah Stevenson, LWA
Andrea Leers, LWA
Lim Consultants
Cosentini Associates
Green International Affiliates
LAM Partners
STIMSON





Project Profile

United States District Courthouse

LEERS WEINZAPFEL ASSOCIATES

Orlando, FL

DESCRIPTION

Adjacent to an elevated highway, the new $86,000,000 federal courthouse in Orlando provides a landmark presence in the downtown area, and links two sides of a divided city. The new courthouse of approximately 335,000 square feet contains fifteen courtrooms, related chambers and support spaces, and several administrative departments.

The new courthouse, a new parking deck, and the existing Federal Building are connected to form a coherent and secure courts campus. The three structures and their connecting passageways create a public park at the interior of the block, which will be open for community use. A broad raised terrace in front of the courthouse, provides a secure perimeter and is lined with shade trees and sitting walls. The unified complex re-establishes the city block, and establishes a welcoming and dignified presence for the courts within the city and its surrounding neighborhoods.

The Orlando Courthouse is now a landmark in the city with a wonderful light-filled lobby, a significant art installation, and a public park connecting the courthouse campus.

PROJECT DETAILS

Location, Size, Cost:
Orlando, FL
86,000 SF
$86 million

Completion Date
2007

Project Team
Andrea Leers, LWA
Josiah Stevenson, LWA
HLM/Heery International
Office of DanKiley/Raycroft
Meyer Landscape Architecture
LAM Partners
Al Held/ Al Held Foundation
Hensel Phelps Construction





Project Profile

Fenton Judicial Center

Lawrence, MA

LEERS
WEINZAPFEL
ASSOCIATES

DESCRIPTION

This civic building, containing 10 courtrooms, a law library, and a child care center, is at the heart of a historic industrial city.

The building faces the historic Canal Park, opening up a window to views of the brick mill buildings beyond. The palette of dominant materials – brick, stone and steel – unifies the traditions of both. Intended to spur redevelopment of the downtown area, the building has a modernist civic sensibility within the framework of an historically significant downtown.

The center brings together District, Housing, Probate and Juvenile Courts under one roof. This programmatic unification in turn provides for shared services, such as child care and family counseling. The most active functions within the building are located on the ground floor – allowing the upper levels to serve a reduced volume of visitors and to have a quieter and appropriately judicial setting. The majority of the courtrooms are located on the upper level, which ensures that every courtroom have top and/or side light. Separate circulation and entries are provided for the public, the staff and the judiciary. Detainee areas are located below grade with secure access to courtroom holding areas.

PROJECT DETAILS

Location, Size, Cost:
Lawrence, MA
156,000 SF
$29 million

Completion Date
2000

Project Team
Andrea Leers, LWA
Josiah Stevenson, LWA
Green International
Lee Lim
TMP





Project Profile

Lynn District Courthouse

Lynn, MA

LEERS
WEINZAPFEL
ASSOCIATES

DESCRIPTION

The original Lynn District Court, built in 1972, has long been a dysfunctional structure that hasn't met the needs of the court. Exemption (n) - security or safety of persons or buildings .

Pre-pandemic, LWA was tasked with programming and designing a cost effective solution, that reused the existing building and incorporate a new addition. After the spike in construction costs during covid, the team was challenged to reduce the program while keeping the building as functional as the original design.

Working closely with our cost estimator and the courts, we maximized the original building by reusing much of the exterior materials while gutting the interior. A new addition houses the entry, one of the four new courtrooms, a hearing room, support spaces and Exemption (n) - security

The new addition is specific to a building in Lynn, a city of brick, where the civic buildings are light stone or masonry. The new addition is a light brick and the entry, by the chief justice's request, be as open and welcoming as possible.

PROJECT DETAILS

Location, Size, Cost:
Lynn, MA
63,000 SF
$62 million

Completion Date
Est. 2028

Project Team
Josiah Stevenson, LWA
Danica Kane, LWA
Fentress, Inc.
Salas O'Brien
Ground Inc.
Nitsch Engineering
RSE Associates
Howe Engineering
Kalin Associates
Ellana
GZA





Corporate Overview

Suffolk Construction

ABOUT

As the country's leader in providing sophisticated building expertise, safety, innovation, and investment, we help clients achieve their dreams - always working with integrity, professionalism, and respect for the clients, employees, and communities we serve. Over the past 43 years, Suffolk has built a strong reputation nationwide, delivering projects of all sizes with a focus on quality, collaboration, and community impact. We provide valuable end-to-end business services and solutions throughout the entire project lifecycle by leveraging our core construction management capabilities with verticals that include real estate capital investment, design, technology start-up investment, research, and development, as well as self-perform construction services.

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

Our COEs include **Federal Government, Aviation, Gaming & Hospitality, Mission Critical, and Advanced Technology.**

Suffolk has become one of the leading builders of public works in the Commonwealth of Massachusetts, having completed $1.8 billion in Chapter 149A projects.

Suffolk has a strong legacy in Western Massachusetts, completing over $400 million in construction across the Berkshires, Amherst, and Greater Springfield in the past three years. Notable projects include:

- Baystate Medical Center's Hospital of the Future
- UMass Amherst's Sustainable Engineering Labs
- Williams College's Recreation Center
- Seiji Ozawa Concert Hall at Tanglewood

With several employees living locally, Suffolk maintains strong ties to the region's subcontractor network, thereby strengthening community connections and enhancing project delivery.

For the Springfield Regional Justice Center, this results in a reliable project delivery based on years of best practices, proven processes, and innovative solutions.

WESTERN MASSACHUSETTS PROJECTS


Baystate Medical Center, Hospital of the Future
Springfield, MA


Williams College, Multipurpose Rec Center
Williamstown, MA


UMass Amherst, P3 Student Housing
Amherst, MA

Corporate Overview

Suffolk Construction

WESTERN MASSACHUSETTS TRADE PARTNER RELATIONSHIPS

With a history spanning decades, we have become deeply ingrained in the local Western MA construction industry. Our commitment extends beyond the construction sites to active engagement with local trade organizations, mentoring the next generation of craftsmen, and supporting initiatives that uplift the region. We remain steadfast in our dedication to reliability, trust, and collaboration. Our extensive experience, enduring relationships, impeccable track record, and unshakable commitment to the Western MA region's trade partners are not just words; they are a promise from the company Suffolk's Commitment to Collaboration, Excellence, and Community Impact:

- **Strong Relationships, The Keystone of Success:** At Suffolk, success is built on the foundation of enduring relationships with local trade partners. These partnerships are far from transactional; they are built upon trust, mutual respect, and a shared commitment to excellence. We see them as an extension of our organization, dedicated to Suffolk's success and prosperity.
- **A Positive and Proven Track Record:** Our track record of delivering projects — at the highest level of safety, quality, on schedule, and on budget — speaks to our ability to work seamlessly alongside local trade partners. Our diverse portfolio ranges from intricate restorations to new state-of-the-art facilities that define Western MA. Each project bears the indelible mark of quality and partnership.
- **Commitment to Partnerships that Shape Western MA:** We firmly believe that by investing in local talent and resources, we aren't just elevating our own work but enriching the very communities we serve.

CASE STUDY: WESTERN MA WORKFORCE UTILIZATION

UMass Amherst John W. Olver Design Building
Amherst, MA



Led by proposed General Superintendent Michael Moore and in collaboration with area trade partners and local unions, the Suffolk team successfully planned and executed three extremely fast-track projects on the UMass Amherst campus. With a total workforce peaking at 415 workers, the team surpassed all project MBE goals and held the state record of having the largest workforce on a job site west of Worcester. Additionally, the project amassed more than 1 million man-hours without a single safety incident. All of these accomplishments were primarily due to our strong relationships with local Western MA trade partners.

Corporate Overview

Suffolk Construction

CAPABILITIES

With an integrated approach to the entire building lifecycle, we leverage cutting-edge technologies, digital engineering, sustainability practices, and data-driven tools to help our clients achieve their most ambitious goals. Our comprehensive capabilities ensure projects are delivered safely, on time, on budget, and with maximum value, earning client trust through transparency, collaboration, and innovative solutions. Capabilities include:

- **MISSION CONTROL:** Combines organizational expertise, process, and data to drive operational predictability and performance, and fuel risk identification and mitigation.
- **TECHNOLOGY TOOLS:** Identifies, tests, and scales solutions quickly and sustainably within a connected digital ecosystem.
- **DATA ANALYTICS & DASHBOARDS:** Establishes connectivity, standardizes the collection of metrics, and centralizes information, driving informed decision-making and transparency.
- **DIGITAL ENGINEERING:** Delivers efficient, accurate, and sustainable project solutions, enhances planning, coordination, and communication, and reduces costs, risks, and environmental impacts.
- **DESIGN MANAGEMENT:** Our in-house team of licensed architects, engineers, and technologists bridges the gap between design and construction, balancing vision, cost, and schedule.
- **SUSTAINABILITY:** Our in-house sustainability group provides early recommendations and comprehensive Life Cycle Cost Analysis to support green building goals.
- **SAFETY:** Our safety programs, such as Safer Together, and predictive analytics tools help maintain industry-leading safety standards, keep our people and partners safe, and identify and mitigate potential hazards before they occur.

EXPERIENCE BY THE NUMBERS

$1.8B
Chapter 149A projects

#1
Top Ranked Contractor in New England with an EMR ranking of .62 (ENR)

$400M
projects constructed in western Massachusetts in the past three years

#8
ENR's 2024 Top 100 Green Building Contractors

$15B
In LEED certified projects

45%
Contracts awarded to MBE and WBE businesses

Corporate Overview

Suffolk Construction

ROLES & RESPONSIBILITIES

Project success starts with the project team. We have put a great deal of care into selecting the right blend of talented individuals for the Springfield Regional Justice Center.

Under the leadership of Vice President and Project Executive Jeff Martin, this team is dedicated to fostering a culture of safety, teamwork, open communication, and transparency throughout the project. DCAMM and the City of Springfield will benefit from each team member's recent expertise on Chapter 149A, sustainable, and complex facilities; availability; and experience working together, the latter of which brings this project a level of established camaraderie that enables us to "hit the ground running". While achieving our goal to provide you with a sustainable, accessible, and state-of-the-art courthouse, our team will be singularly focused on being good neighbors to the Greater Springfield Community.

- **VICE PRESIDENT, PROJECT EXECUTIVE JEFF MARTIN:** Jeff's portfolio of Chapter 149A projects, combined with his established team camaraderie, makes him a true team asset. He will provide valuable and effective guidance to the project team, ensure that all project goals are met or exceeded, and remain visible and accessible throughout the entire project.
- **PROJECT EXECUTIVE STEPHANIE FRENCH** Stephanie's experience at Brockton Public Safety and Foxborough Station, under the guidance of Jeff, has provided her with extensive knowledge of Chapter 149A requirements and best practices, as well as a proven ability to deliver clear and continuous communication on projects involving multiple stakeholders and user groups.
- **GENERAL SUPERINTENDENT MICHAEL MOORE:** Mike's expertise in leading complex, DCAMM projects, along with his experience building in Western MA, provides a strong foundation for teamwork and success. Mike will maintain strong and transparent relationships with the City of Springfield and all stakeholders from preconstruction through closeout, ensuring all standards for safety, constructibility, quality, scope compliance, and trade partner management are met or exceeded.

SUFFOLK

AMERICA'S CONTRACTOR

KEY TEAM MEMBERS



Jeff Martin
Vice President,
Project Executive



Stephanie French
Project Executive



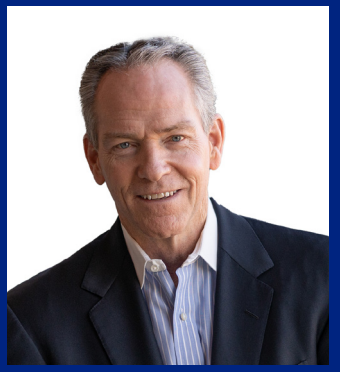
Michael Moore
General Superintendent

Resume

John Fish

Chairman & CEO

SUFFOLK



ABOUT

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

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

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

Mr. Fish serves as Chair of Brigham and Women's Hospital and sits on the Executive Committee of Mass General Brigham. He also serves on the Board of the Feinstein Institutes for Medical Research at Northwell Health.

He is the Chair of the Board at Boston College, serving in his second term and as the first non-alumnus to hold this role.

Mr. Fish is also on the Board of Overseers for Home Base.

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

EXPERIENCE HIGHLIGHTS

43
Years of construction experience

Founding Member & Current Director, Massachusetts Competitive Partnership (MACP)

Chair Member, Real Estate Roundtable

Member, National Business Roundtable

Chair Member, Brigham and Women's Hospital

Executive Committee Member, Mass General Brigham

Chair Member, Board at Boston College

Member, Board of Overseers for Home Base

Resume

Patrick Lucey

General Manager, Northeast

SUFFOLK



ABOUT

Pat Lucey is General Manager of Suffolk's Northeast Region, overseeing the company's largest operations, employee base, and portfolio of projects across all sectors. Since beginning his career at Suffolk as a project engineer 20 years ago, Pat has held nearly every role on a project team, gaining firsthand insight into what it takes to make a project successful. Prior to this role, Pat served as Executive Vice President for the Commercial sector in the Northeast, managing a $2 billion portfolio of work and helping to launch Suffolk Design, Suffolk's in-house team of design and engineering experts. Pat prioritized driving operational excellence for the enterprise through leveraging sophisticated technologies—including virtual modeling, Lean construction methodologies, robotics, AI, and data—to add real value to Suffolk projects and help Suffolk redefine the way the world builds. A passionate builder, Pat has overseen the construction of the largest and most complex projects in the City of Boston, including multiple Chapter 149A projects. Pat serves on the boards of NAIOP, the commercial real estate advocacy and research association, and Fishers Island Utility Company.

EXPERIENCE

- Burnham Building
- South Station Tower Residences
- MBTA Quincy Bus Maintenance Facility
- The City of Quincy Public Safety Headquarters and City of Brockton Public Safety Facility
- Diman Regional Vocational Technical High School and Roxbury Prep School
- UMass Amherst's Sustainable Engineering Laboratories and Williams College's Multipurpose Rec Center
- Encore Boston Harbor Hotel and Casino, the largest single-phase development in the history of the Commonwealth of Massachusetts
- Parcel 12, a 21-story office tower and adjacent hotel, Boston's first air-rights project in 40 years
- Boston Logan International Airport Terminal E Modernization

EDUCATION

Bachelor of Science in Economics, Williams College

EXPERIENCE HIGHLIGHTS

20
Years of construction experience

$4.8B
Construction management projects delivered nationwide

10M SF
Construction management projects delivered nationwide

Resume

Jeff Martin

Vice President, Project Executive

ABOUT

As Vice President, Project Executive, Jeff provides strong, effective overall leadership and direction to the project team. Jeff is responsible for ensuring that complete transparency and collaboration are implemented throughout the entire project. With professionalism and passion, Jeff serves as a direct point of contact, ensuring delivery on safety, quality, and innovation.

Prior to joining Suffolk, Jeff has held multiple roles, including Project Executive, Director of Operations, and Superintendent. He has extensive experience managing projects in the commercial and education sectors.

Since joining Suffolk, Jeff has worked on multiple complex projects, many of which have been Chapter 149A projects. Some notable projects include the $242 million, 400,000 SF new Diman Regional Vocational Technical High School; the $105 million new City of Brockton Public Safety Facility; the new $66 million, four-story Roxbury Prep Charter School, and Scape Beacon, the $156 million, LEED Silver, mixed-use residential building.

EXPERIENCE

City of Brockton Public Safety Facility
Roxbury Prep High Charter School
Diman Regional Vo-Tech High School
South Station Redevelopment
MBTA Foxborough Station Improvements
SCAPE Boylston
SCAPE Beacon
Department of Mental Health Facility
One Mercantile Place
Dedham Public Safety Building
MMT Parcel 6B.1 - Pangea & O'Hara
Department of Mental Health Facility
City of Lowell, Jackson-Appleton-Middlesex Garage
Ashburnham-Westminster Regional School District

EDUCATION

Bachelor of Science in Civil Engineering, Worcester Polytechnic Institute

SUFFOLK



EXPERIENCE HIGHLIGHTS

24
Years of construction experience

$1.7B
Construction management projects delivered nationwide

3.6M SF
Construction management projects delivered nationwide

Resume

Stephanie French

Project Executive

ABOUT

As Project Executive, Stephanie provides strong, effective overall leadership and direction to the project team. She is responsible for ensuring that complete transparency and collaboration are implemented throughout the entire project. With professionalism and passion, Stephanie serves as a direct point of contact, ensuring delivery on safety, quality, and innovation.

At Suffolk, Stephanie started as Senior VDC Manager, where she oversaw the virtual design, construction, and modeling of projects. Stephanie then held the role of Project Manager and Senior Project Manager before becoming Project Executive. Throughout her time at Suffolk, Stephanie has worked on numerous notable projects in the healthcare, commercial, and education sectors, including the $33 million LEED Silver UMass Lowell Perry Hall Renovation and Expansion project and the $226 million South Shore Regional Vocational Technical High School project. Both Jeff and Stephanie have worked together on the City of Brockton Public Safety Building, Scape Boylston, MBTA Foxborough Station, and South Station.

EXPERIENCE

City of Brockton Public Safety Building
Scape Boylston
Bunker Hill Redevelopment
Martignetti Warehouse
UMass Lowell Perry Hall
Gillette North End Zone Expansion
South Station Redevelopment
MBTA Foxborough Station Improvements
South Shore Regional Vocational Technical High School
Putnam Vocational Technical High School

EDUCATION

Bachelor of Science in Architecture, Keene State College

SUFFOLK



EXPERIENCE HIGHLIGHTS

17
Years of construction experience

$1.6B
Construction management projects delivered nationwide

2.3B SF
Construction management projects delivered nationwide

Resume

Michael Moore

General Superintendent

SUFFOLK



ABOUT

As General Superintendent, Michael (Mike) Moore provides overall on-site leadership to ensure a successful project outcome. He maintains strong and transparent working relationships with all project stakeholders from the start of preconstruction through closeout and beyond. During the lifecycle of the project, Mike ensures all standards for safety, constructibility, quality, scope, compliance, and trade partner management are met or exceeded. Prior to joining Suffolk, Mike worked as a Superintendent at Shawmut Construction, bringing a wealth of knowledge with him.

Mike has extensive experience managing many of Suffolk's top education and commercial projects. Notable projects include the $200 million, 440,000 square foot UMass Amherst P3 Student Housing; the new, LEED Gold UMass Amherst John W. Olver Design Building; the $270 million, LEED Silver, new Lowell High School; the $1.5 billion, 3.2 million square foot, LEED Gold new Encore Boston Harbor; and the Boston Housing Authority's new LEED Platinum, 150,000 square foot Old Colony mid-rise building and townhouses.

EXPERIENCE

UMass Amherst P3 Student Housing
UMass Amherst P3 University Village Family Housing
UMass Amherst John W. Olver Design Building
Lowell High School
Logan International Airport - Terminal C Optimization and Terminal C to B Connector
Old Colony Redevelopment - Phase One
Encore Boston Harbor
Marine Wharf Hotel
Troy Boston
360 State Street
Patriot Place & CBS Scene Restaurant

EDUCATION

Diploma, North Brookfield High School

EXPERIENCE HIGHLIGHTS

50
Years of construction experience

$3.7B
Construction management projects delivered nationwide

9.9M SF
Construction management projects delivered nationwide

Project Profile

UMass Amherst P3

Family and Student Housing, Amherst, MA

DESCRIPTION

Suffolk completed preconstruction and construction services for UMass Amherst under a design-build delivery method and a public-private partnership (P3). The Family Housing project includes 150 modular townhomes across 15 buildings at 11,000 square feet each, a community center, playground, and soccer field. The modular townhome units leveraged the cost efficiencies and time savings of modular construction, arriving on-site nearly complete. The Student Housing project includes 825 undergraduate and graduate beds. We collaborated with multiple stakeholders on the University Village Family Housing project, including UMass, the property owner, and a third-party developer responsible for the project. This resulted in a complex series of project requirements from functional and operational to meeting student experience needs. The Student Housing project had tight deadlines to be ready for occupancy for the start of the Fall 2023 semester. Additionally, global supply chain issues affected key building materials, including steel and MEP systems.

KEY RELEVANCE

- P3 and Chapter 149A project
- Constructed in Western MA
- Collaborated with multiple stakeholders
- Design workshop process & optionality review
- Public procurement
- Integration of design and build teams

PROJECT DETAILS

Location, Size, Cost:
Amherst, MA

Family Housing:
168,000 SF
$200 million

Student Housing:
400,000 SF
$65 million

Completion Date
October Family Housing:
April 2023

Student Housing:
October 2023

Project Team
Suffolk
UMass Building Authority (UMBA)
Balfour Beatty/Axium Infrastructure
DiMella Shaffer

Sustainability
LEED Silver Certification





Project Profile

City of Brockton Public Safety

Brockton, MA

DESCRIPTION

Suffolk is currently building the new City of Brockton Public Safety Facility. The existing Keith Center facility was demolished and replaced with the new facility, along with an adjacent 108,500 square foot, 300-space parking structure.

The new facility features new headquarters for the Fire, Police, Information Technology, and Emergency Response Departments. The facility consists of two wings, a north wing that houses the Fire Department, and a south wing that houses the Police and Emergency Response Departments.

Throughout the entire facility, additional features include bunk rooms, toilet/shower rooms, a wellness center, general storage, locker rooms, training rooms, mechanical rooms, detention cells, dispatch, meeting rooms, offices, a sallyport, evidence storage, conferences and communication rooms, and the emergency call center.

KEY RELEVANCE

- Chapter 149A
- CM-at-Risk
- Public procurement
- Collaboration with the city

PROJECT DETAILS

Location, Size, Cost:
Brockton, MA
226,000 SF
$105 million

Completion Date
December 2025

Project Team
Suffolk Construction
City of Brockton
Kaestle Boos Associates
CHA Consulting





Project Profile

City of Quincy Public Safety

Quincy, MA

DESCRIPTION

Suffolk is the construction manager for the new City of Quincy Public Safety Headquarters.

The project scope includes building a new two-story parking garage; consolidating several municipal services into a single Public Safety Headquarters near the existing Police Station and fueling depot; relocating the existing fueling depot; demolishing adjacent buildings; site work and area infrastructure improvements; relocation of two quasi-public shelters; and roadway and transportation improvements around the site.

Construction began in the fall of 2021 and is expected to continue through April 2026, with occupancy of the new building scheduled for completion.

KEY RELEVANCE

- Chapter 149A
- CM-at-Risk
- Public procurement
- Collaboration with the city

PROJECT DETAILS

Location, Size, Cost:
Quincy, MA
129,600 SF
$128.4 million

Completion Date
April 2026

Project Team
Suffolk Construction
City of Quincy
Kaestle Boos Associates
Architect
Chrusciel Group





Project Profile

MBTA Bus Maintenance Facility

Quincy, MA

DESCRIPTION

Suffolk is currently building the new Quincy Bus Maintenance Facility (QBMF) for the Massachusetts Bay Transportation Authority (MBTA). The new 300,000 square foot, two-story bus maintenance facility is part of the MBTA Bus Facilities Modernization Program, which replaces the oldest maintenance facility and enhances the technology and the new bus space. The facility has the capacity to store and maintain up to 120 buses. It consists of BEB charging equipment, including pantographs, chargers, and plug-in dispensers, charge management software (CMS), a proposed electrical switching station, and two substations. Additional scope details include repair, service, maintenance, wash bays, a bus barn, facility storage, building equipment, battery electric bus charging equipment, a management system, and more. The project includes telecommunications and security upgrades, including communications for emergency responder access gates. The project also consists of various support areas such as offices, restrooms, and locker rooms, and site improvements such as 240 new parking spaces, a new sidewalk along Burgin Parkway, an extension of Columbia Street to Burgin Parkway, a signalized intersection, utility connections, and other landscaping improvements.

PROJECT DETAILS

Location, Size, Cost:
Quincy, MA
300,000 SF
$280 million

Completion Date
September 2026

Project Team
Suffolk Construction
Massachusetts Bay Transportation Authority (MBTA)
STV Inc.





KEY RELEVANCE

- Chapter 149A
- Public procurement
- Heavy traffic coordination
- Collaboration between multiple project teams

Project Profile

Logan International Airport

Terminal E Modernization, Boston, MA

DESCRIPTION

Suffolk performed preconstruction and construction management services for the Terminal E Modernization project. While the terminal was fully operational, construction was completed in two phases. The first phase included enabling, the addition of four gates, and major renovations to the existing terminal. The second phase included the addition of three gates and landside and airside improvements. A major reconfiguration of the existing ticketing lobby now features new technology, ticket counter arrangements, kiosks, and a vertical circulation node on the west end of the terminal connecting arrivals to departures. On the mezzanine level, a major reconfiguration of the existing Immigration and Naturalization Service Hall was completed. On the arrivals level, Customs and Border Protection functions were consolidated and relocated. The Baggage Claim Hall was upgraded and the central plant was modernized with a new co-gen system. The terminal was jointly designed by Luis Vidal and AECOM with the intent of improving customer experience while increasing Logan's capacity to service wide-bodied jets. The project was delivered under MA Chapter 149A and is LEED Gold Certified.

PROJECT DETAILS

Location, Size, Cost:
Boston, MA
565,000 SF
$600 million

Completion Date
September 2023

Project Team
Suffolk Construction
Massport
Luis Vidal & Architects
AECOM

Sustainability
LEED Gold Certification





KEY RELEVANCE

- Chapter 149A
- Public procurement
- Carefully planned logistics
- Collaboration with multiple stakeholders

Project Profile

Logan International Airport

Terminal E BIL Grant, Boston, MA

DESCRIPTION

Suffolk is completing the Terminal E BIL Grant at Logan International Airport. The Terminal E BIL Grant project comprises critical scopes of work within the existing Terminal E, where Suffolk has already completed or is currently working on several other projects. The scope focuses on the improvements necessary to optimize the expanded Terminal E.

The Terminal E BIL Grant Project replaces ticket counters, expands Baggage Claim 6, creates an additional Domestic Arrivals Baggage Claim 2, revises the Departure Level Airline Dynamic signage, replaces seven passenger boarding bridges, and modifies vertical circulation at Gates E4 and E5 for the purpose of increasing capacity and passenger access within Terminal E. The project also replaces Air Handling Units in Terminal E within Mechanical Equipment Room #4, Center and East compartments.

KEY RELEVANCE

- Chapter 149A, CM-at-Risk
- Public procurement
- Collaboration with stakeholders
- Sensitive surroundings
- Active job site

PROJECT DETAILS

Location, Size, Cost:
Boston, MA
Various SF
$75-150 million

Completion Date
August 2026

Project Team
Suffolk Construction
Massachusetts Port Authority (Massport)
AECOM





Project Profile

UMass Chan Medical School

VA Ambulatory Clinic & Parking Garage, Worcester, MA

DESCRIPTION

A Design-Build partnership between Suffolk and SmithGroup, this four-story medical office building on the UMass Chan Medical School campus in Worcester, MA, was designed for a 50,000 SF Veterans Affairs outpatient center on floors one and two. Floors three and four were designed as tenant spaces. The collaborative turnkey agreement between the medical school and the long-term VA tenant was a first-of-a-kind delivery for both stakeholders.

The exterior design, featuring limestone, aluminum panels, and curtain wall, was contextual to the UMass Chan Medical School campus aesthetic. The project also included a 340-space addition to an adjacent five-story parking structure, a pedestrian bridge connecting to the Medical Office Building, and a new vertical circulation core for the garage. The parking structure was an integral step in the campus redevelopment.

KEY RELEVANCE

- Chapter 149A, CM-at-Risk
- Public procurement
- Collaboration with multiple stakeholders
- DE&I goals

PROJECT DETAILS

Location, Size, Cost:
Worcester, MA
100,000 SF
$78 million

Completion Date
November 2021

Project Team
Suffolk Construction
Worcester City Campus Corporation
David Wolkow
SmithGroup





Project Profile

Diman Regional Vocational Technical High School

Fall River, MA

DESCRIPTION

Suffolk is building the new Diman Regional Vocational Technical High School in Fall River, MA. The new vocational technical high school serves the communities of Westport, Swansea, Somerset, and Fall River, and expands the school enrollment capacity to 1,500 students in grades nine through twelve.

The new school features a large entry plaza, centrally located parking areas to serve both the school and the athletic facilities, a gymnasium, auditorium, classrooms, science labs, and special education spaces. Additionally, the new school features large shops in the following areas: Manufacturing, Engineering, Technology, Construction, Transportation, Business, Consumer Services, Health Services, Culinary Arts, and Graphics Communications. The new 400,000 square foot building replaces the existing occupied high school and is being constructed on the site of the existing football field. Upon completion of the new school, the old school will be demolished, and a new track and field complex will sit on the site of the old school.

KEY RELEVANCE

- Chapter 149A, CM-at-Risk
- Public procurement
- Close proximity to residents
- Tight site and surrounding sensitivities
- Sustainable design elements

PROJECT DETAILS

Location, Size, Cost:
Fall River, MA
400,000 SF
$242 million

Completion Date
February 2027

Project Team
Suffolk Construction
Diman Regional Vocational Technical High School
Kaestle Boos Associates
Architect

Sustainability
Targeting LEED V4 for Schools

SUFFOLK





Project Profile

Roxbury Prep Charter School

Boston, MA

DESCRIPTION

Suffolk constructed the new Roxbury Prep Charter School, located near Suffolk's national headquarters in Roxbury. The buildings on the existing site were demolished and redeveloped to build a new four-story public charter high school for 800 students in grades nine through twelve.

The new school includes a cafeteria, gymnasium, performing arts space, art, science, engineering, core classroom, and administrative spaces. Surrounding site improvements also occurred, including sidewalk improvements, perimeter landscape, and hardscape materials.

The new school was a significant project for the community as it unified the two separate facilities, which were over six miles apart in Roxbury and Hyde Park, to allow all its students to be present in one facility at a central location accessible by public transit.

KEY RELEVANCE

- Chapter 149A, CM-at-Risk
- Public procurement
- Close proximity to residents
- Tight site and surrounding sensitivities
- Sustainable design elements

PROJECT DETAILS

Location, Size, Cost:
Boston, MA
83,000 SF
$66 million

Completion Date
June 2025

Project Team
Suffolk Construction
Uncommon Schools
SMMA





Project Profile

Saugus Middle-High School

Saugus, MA

DESCRIPTION

Saugus Middle-High School is a four-story building that accommodates 1,360 students in grades 6 through 12. The new 269,070 square foot school features 21st-century learning environments, which include a new sports field, track, bleachers, concession, storage space, toilet/team room facilities, science labs, technology classrooms, fine/performing arts classrooms, a 750-seat auditorium, and additional amenities. The school also features outdoor classrooms, student gardens, hands-on project areas for every grade, 3D and computer design labs, and a modern library media center. Suffolk performed the demolition of the existing building, addressing structural issues, including the aging and outdated steam heating system and inadequate insulation. Phase 1 of this project, which included the opening of the new school, was completed in the Spring of 2020. The project was completed in January 2021. The Saugus Middle-High School project was part of the District-Wide Master Plan Solution, which was implemented to help Saugus achieve its educational and community goals. The Residents of Saugus have access to the media center, cafeteria, and athletic facilities during non-school hours and adult education and programs for senior citizens, parents, and community members.

PROJECT DETAILS

Location, Size, Cost:
Saugus, MA
271,000 SF
$130 million

Completion Date
April 2021

Project Team
Suffolk Construction
Town of Saugus
HMFH Architects
Massachusetts School Building Authority (MSBA)
PMA Consultants

Sustainability
LEED Platinum Certification

Awards
ENR's Engineering New England's Best Project - K-12/ Higher Education Award, 2021

KEY RELEVANCE

- Chapter 149A project
- Public procurement
- Close proximity to residents
- Tight site and surrounding sensitivities
- Extensive logistics coordination
- Sustainable design elements





Project Profile

Somerville High School

Somerville, MA

SUFFOLK

DESCRIPTION

This project involved the phased occupied renovation and addition to a six-story, fully comprehensive high school with an enrollment of 1,590 students. The building itself was turned over to the City of Somerville in February 2021, allowing for immediate in-person learning for students within the Somerville Public Schools during the ongoing COVID-19 pandemic. Selective abatement and demolition of the remaining existing buildings occurred to make way for a new play field. The challenging site constraints included logistics in a residential neighborhood, adjacent to MBTA railroad tracks, and ongoing Green Line Extension construction activities. The project included work associated with two historically significant structures. The 1895 "central academic" building was stabilized, isolated, and made safe during the project, and the 1929 Memorial Hall, which completed final renovations (including complete structural reconstruction), was renovated and incorporated into the new building in time for the start of the 2021 academic year. With the exception of COVID-related periods, the high school remained occupied throughout the project, with modular classrooms created to accommodate students during the complex phasing efforts.

PROJECT DETAILS

Location, Size, Cost:
Somerville, MA
373,000 SF
$245 million

Completion Date
School: November 2021
Athletic Field: June 2023

Project Team
Suffolk Construction
City of Somerville
Somerville Public Schools
Symmes Maini & McKee Associates (SMMA)

Sustainability
LEED Gold Certification





KEY RELEVANCE

- Chapter 149A Project
- Public procurement
- Worked with city stakeholders
- Close proximity to residents
- Tight site; extensive logistics coordination
- Sustainable design elements

Project Profile

South Shore Regional Vocational Technical HS

Hanover, MA

DESCRIPTION

Suffolk is building the new South Shore Regional Vocational Technical High School in Hanover, MA. The vocational technical high school serves the communities of Abington, Cohasset, Hanover, Hanson, Norwell, Rockland, Scituate, Whitman, and Marshfield, expanding enrollment capacity to 900 students in grades nine through twelve. The High School offers a full range of academic and Chapter 74 programs, including Automotive, Culinary Arts, Carpentry, Cosmetology, Electrical, Graphic Communications/ Design & Visual Communications, Computer Information Technology, HVAC-R, Allied Health, Advanced Manufacturing/Electronics (referred to as Manufacturing Engineering Technology), Metal Fabrication/Welding, and Horticulture & Landscape Construction. Academic courses complement these programs. The site is surrounded by wetlands and a culvert that runs directly adjacent to the new building footprint. Some other challenges include parking and traffic patterns, which impact the student, teacher, and staff population driving to school. Suffolk is offering instructor-led courses during the construction process. These courses complement the curriculum at South Shore Tech and enable students to have hands-on learning experiences.

PROJECT DETAILS

Location, Size, Cost:
Hanover, MA
256,350 SF
$225 million

Completion Date
July 2028

Project Team
Suffolk Construction
South Shore Regional District
Massachusetts School Building Authority (MSBA)
DRA
Town of Hanover

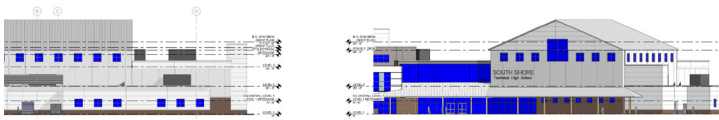
Sustainability
Targeting LEED V4 for Schools

SUFFOLK









KEY RELEVANCE

- Chapter 149A, CM-at-Risk
- Public procurement
- Close proximity to residents
- Tight site and surrounding sensitivities
- Abutting residential sensitivities
- Sustainable design elements

Access and Opportunity

Trade Partner Diversity

ACCESS AND OPPORTUNITY

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

TRADE PARTNER DIVERSITY AND COMPLIANCE

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

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

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



BY THE NUMBERS

GOALS AND ACTUAL PARTICIPATION

MBE/WBE Combined	Goal: 10.4%	Actual: 14%
People of Color Workforce	Goal: 15.3%	Actual: 27.4%
Women Workforce	Goal: 6.9%	Actual: 8%
Veteran Workforce	Goal: N/A	Actual: 5%

STRATEGIES AND IMPLEMENTATION

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

Access and Opportunity

Trade Partner Diversity

PROJECT SPECIFIC DIVERSITY STRATEGY

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

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

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

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

SUPPORTIVE INDUSTRY LEADER: Suffolk consistently maintains close relationships with small, local, minority-owned, and women-owned firms to ensure they have the resources and tools necessary for success. Our ultimate goal is to foster long-term relationships and provide support to each firm as they evolve into strong industry contributors.

SUFFOLK



Build with Us @ Suffolk is an interactive program that helps trade partners understand Suffolk's construction management processes while building skills for industry success. The program has graduated 300 participants as of May 2025.

THE BUILD WITH US @ SUFFOLK ADVANTAGE

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

Corporate Overview

VHB

ABOUT

VHB's mission is to inspire our people and partner with our clients and communities to create a sustainable future.

VHB's work helps improve mobility, enhance communities, build resilience, and contribute to economic vitality. Our cross-market, integrated approach leverages our comprehensive services so that each project considers environmental, social, and economic factors, resulting in sustainable solutions. We collaboratively apply technical skills anchored in this holistic approach to deliver results that help communities thrive for generations to come.

VHB is a diverse team—2,000-plus strong and growing—eager to deliver value by embracing our clients' goals, anticipating challenges, and building lasting, trusted partnerships. We work collaboratively—internally and with our client partners—to solve the most complex and connected energy, environmental, community, and mobility challenges.

ROLES & RESPONSIBILITIES

John Furman, PE will lead the Springfield Regional Justice Center project as the Project Manager. Supporting him, Mike Petrin, PE will oversee engineering as the Engineering Director, while Chris Danforth, PLS, will manage survey activities as the Survey Director. Vinod Kalikiri, PE, PTOE, will lead Transportation Engineering.

VHB's responsibilities encompass verifying existing conditions and conducting surveys, civil design tasks such as site layout, grading, drainage, utility connections, and providing permitting assistance.

Additionally, VHB will perform a Traffic Impact Assessment of the street network around the proposed Springfield Regional Justice Center site.

KEY TEAM MEMBERS



John Furman, PE
Project Manager



Michael Petrin, PE
Engineering Director



Christopher Danforth, PLS
Survey Director



Vinod Kalikiri, PE, PTOE
Transportation Engineer

Corporate Overview

VHB

CAPABILITIES

Transportation Planning & Engineering
Related Services | Highway/Roadway Design & Engineering | Transit & Rail | Aviation Planning & Design | Structures Design & Engineering | Bikeway & Pedestrian Planning & Design | Traffic Engineering | Alternative Delivery | Model-Based Design | Safety

Land Development
Related Services | Site/Civil Engineering | Due Diligence Research & Analysis | Survey | Land Use Planning, Engineering & Analysis | Stormwater Design & Engineering | Master Planning Services

Environmental
Related Services | Env. Assessment & Compliance | Natural Resource Assessment & Analysis | National Environmental Policy Act (NEPA) Documentation & Analysis | Water Resources Analysis | Wetlands Delineation, Mitigation & Permitting | Climate Adaptation Planning | Sustainability

Planning & Design
Related Services | Community Planning | Landscape Architecture | Urban Design | Comprehensive Planning Services | Entitlement Services | Public Outreach | Zoning Analysis | Resiliency Planning

EXPERIENCE BY NUMBERS

1979
year founded

2,000+
engineers, scientists, planners, and designers

30+
locations on the East Coast

#61
ENR Top 500 U.S. Design Firms list

2025
U.S. Best Managed Companies







Resume

John Furman, PE
Project Manager

ABOUT

A Senior Project Engineer registered in two states, John is also the Manager of VHB's Springfield, Massachusetts, office. His engineering design experience includes institutional, residential, commercial, and transportation improvement projects. He manages survey efforts, designs for development projects, and performs municipal and state permitting. He has also served as a Resident Engineer on municipal and private construction projects.

EXPERIENCE

Employment
26 years with VHB
16 years with other employees

Education
BS, Civil Engineering, University of Massachusetts Amherst, 1998
AS, Civil Engineering, Springfield Technical Community College, 1982

Related Project Experience
EDM, General Services Administration (GSA), Moakley Courthouse
Moshe Safdie Architects, Federal Courthouse
Westover Air Reserve Base, Officers' Quarters Parking Area Rehabilitation
Smith & Wesson Controlled Entrance,
Cooley Dickinson Hospital,
Baystate Medical Center Expansion
Better Way Roadway Extension
China Railway Rolling Stock Company (CRRC), Manufacturing Facility



EXPERIENCE HIGHLIGHTS

42
Years of professional experience

Registrations
Professional Engineer (Civil), MA, CT, NY
OSHA 10-Hour Construction Safety and Health Certificate

Resume

Michael Petrin, PE
Engineering Director

ABOUT

Mike is experienced in the management, design, permitting, and construction of civil and site engineering projects for both private and public clients that range from site and roadway projects to stormwater management and sewage disposal and treatment systems. Familiar with state and local regulations pertaining to permitting, design, and construction, he has managed and designed projects, prepared project schedules and cost estimates, and developed technical specifications. In addition, he has handled regulatory permitting, as well as provided bidding and construction phase services.

EXPERIENCE

Employment
10 years with VHB
16 years with other employees

Education
BS, Civil Engineering, University of Massachusetts Amherst, 1999

Related Project Experience
Massachusetts Convention Center Authority, Carpark
Baystate Parking Lot Rehabilitation
Pioneer Valley Transit Authority (PVTA), Operations and Maintenance Facility
Pioneer Valley Transit Authority (PVTA), Paratransit Facility Renovations
Springfield Technical Community College, Various Projects
Fresenius Kidney Care East Springfield Dialysis Center
UMass Amherst, Various Projects
O'Connell Companies Headquarters Development



EXPERIENCE HIGHLIGHTS

26
Years of professional experience

Registrations
Professional Engineer (Civil), MA, CT
Certified Soil Evaluator, MA
Title V System Inspector, MA
OSHA 10-Hour Construction Safety and Health Certificate

Affiliations
American Society of Civil Engineers, Boston Soc. of Civil Engineers—West Mass Branch

Resume

Christopher Danforth, PLS

Survey Director

ABOUT

As Geomatics Director at VHB, Chris has extensive experience in land surveying throughout New England. He provides innovative land surveying solutions to public, private, and institutional clients and oversees the operation of a team of land surveying professionals.

EXPERIENCE

Employment

28 years with VHB
8 years with other employees

Education

AS, Civil Engineering Technology, Roger Williams College, 1996
CT, Land Surveying, Roger Williams College, 1995

Related Project Experience

Berkshire School, Various Projects
City of Hartford, Albany Avenue (Route 44) Operational, Safety and Streetscape Improvements
Choate Rosemary Hall, Various Improvement Projects
City of New Britain, Citywide Aerial Mapping and Surveying
City of Springfield, State Street Transportation Planning and Design Services
Ørsted/Eversource, Sunrise Wind On-Call
MassDOT, District 1 Construction Survey
MBTA, Subway Car Facility
Town of East Hartford, Roadway Improvement Program



EXPERIENCE HIGHLIGHTS

36
Years of professional experience

Registrations

Professional Land Surveyor, NY, MA, RI
Licensed Land Surveyor, CT

Affiliations

CT Association of Land Surveyors
NY State Association of Professional Land Surveyors
MA Association of Land Surveyors & Civil Engineers
RI Society of Professional Land Surveyors

Resume

Vinod Kalikiri, PE, PTOE

Transportation Engineer

ABOUT

Vinod is a Principal and a Senior Project Manager in the Transportation Planning and Operations group at VHB. He is responsible for transportation planning, traffic engineering, and permitting for a wide range of institutional, retail, office, residential, and mixed-use developments.

EXPERIENCE

Employment
25 years with VHB
7 years with other employees

Education
MS, Transportation Engineering, University of Connecticut, 1995
BS, Civil Engineering, Osmania University (India), 1992

Related Project Experience
Massachusetts Convention Center Authority, Carpark
Baystate Parking Lot Rehabilitation
Pioneer Valley Transit Authority (PVTA), Operations and Maintenance Facility
PVTA, Paratransit Facility Renovations
Springfield Technical Community College, Various Projects
Fresenius Kidney Care East Springfield Dialysis Center
UMass Amherst, Various Projects
O'Connell Companies Headquarters Development



EXPERIENCE HIGHLIGHTS

31
Years of professional experience

Registrations
Professional Engineer (Civil), MA
Professional Traffic Operations Engineer

Project Profile

DCAMM Taunton Trial Court

Planning and Design Services, Taunton, MA

DESCRIPTION

To assist with the site selection and design of the new Taunton Trial Court, VHB assembled integrated service teams to address various project components. At the early project planning stages, this assignment required a coordinated response.

VHB's specialists in Oil and Hazardous Materials (OHM) assessed the history of site ownership and usage to identify any potential contamination affecting soil or groundwater. They pinpointed OHM sources that could influence project cost, schedule, and safety, while assessing impact and mitigation needs.

VHB's environmental scientists and preservation planners reviewed design options for the new court complex, assessed the 1826 District Courthouse, and considered integrating another historic structure. All plans were examined under Massachusetts Environmental Policy and Historical Commission guidelines. OneDrive_1_10-3-2025

A traffic impact and access study was conducted by VHB to evaluate design concepts from DCAMM. Using collected data, VHB projected vehicle trips, parking needs, visitor access, intersection service levels, and signage, and suggested mitigation measures.

PROJECT DETAILS

Location, Size, Cost:
Taunton, MA
147,000 SF
$86 million

Completion Date
2007

Project Team
VHB



Historic Richardsonian courthouse



Project Profile

Facemate/Uniroyal

Redevelopment at The RiverMills Center, Chicopee, MA

DESCRIPTION

The City of Chicopee acquired two large brownfield sites previously owned by Facemate and Uniroyal, located near the Chicopee River. Seeking to redevelop these areas to remove urban blight, the City engaged VHB to develop constraints and reuse Master Plans. VHB organized public events to refine the development plan, resulting in a proposal that included a senior center, affordable housing, retail spaces, and recreational areas.

During cleanup and demolition, the City appointed EDM and VHB to design the new 21,000 sf RiverMills Center, a senior center that reflects the area's industrial history. The site was designed with minimal curbing and gentle slopes to ensure accessibility, while VHB implemented a stormwater management system using low impact development techniques. The landscaping was planned to be irrigation-free, aiding in stormwater treatment, shading the parking lot, and stabilizing the building's earth slope.

RiverMills Center stands as Chicopee's first LEED structure, which achieved Silver Certification.

PROJECT DETAILS

Location, Size, Cost:
Chicopee, MA
21,000 SF
$8 million

Completion Date
2015

Project Team
VHB





Project Profile

DCAMM Shattuck Campus

Redevelopment Planning, Jamaica Plain, MA



DESCRIPTION

As part of the Shattuck Campus Planning initiative, the Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) engaged with the community to set mobility and infrastructure goals that align with the Master Plan Vision and redevelopment. Located next to Franklin Park, the campus's mobility strategy is crucial for connecting it to the park and nearby neighborhoods.

VHB worked with DCAMM on the initial transportation and infrastructure plans, emphasizing a comprehensive approach to site access. This approach aims to reduce car dependency by integrating various travel modes into a multimodal access plan that considers all users, including seniors and individuals with disabilities.

VHB conducted site surveys and provided infrastructure, transportation, and traffic engineering services to assist in site reuse planning. This involved evaluating utility infrastructure and landscaping to promote effective multimodal connections between the roadway, site, and parkland.

As part of the ICON Architecture team, VHB also supported the "Shattuck Cottages" project, offering site and civil engineering services for this temporary community focused on providing emergency shelter and essential facilities.

PROJECT DETAILS

Location, Size, Cost:
Jamaica Plain, MA
650,000 SF
$275 million

Completion Date
Ongoing

Project Team
VHB
ICON

Project Profile

Monson Town Offices

Monson, MA



DESCRIPTION

VHB provided engineering services to the Town of Monson after a tornado destroyed the Monson Town Offices and Police Facility in 2011. Working as part of a team with Kaestle Boos, VHB prepared schematic design plans, permitting, and stormwater analysis for the 23,000 SF facility.

The team prepared Schematic Design Plans for the project including a Zoning Check list, which provides a summary of pertinent information obtained from the municipal zoning code. VHB prepared design development documents for construction on the subject land parcel. VHB completed an analysis of the project area to evaluate existing and proposed conditions following the requirements of the Massachusetts Stormwater Management Policy and the Munson Stormwater Ordinance.

Permitting for the new facility included approval by the Monson Planning Board and coordination with the Police Departments. The process included stakeholders and public meetings to provide updates and seek input into the needs and objectives of the new facility.

PROJECT DETAILS

Location, Size, Cost:
Monson, MA
23,000 SF
$10.2 million

Completion Date
2015

Project Team
VHB

Corporate Overview

O'Reilly, Talbot & Okun Associates

ABOUT

O'Reilly, Talbot & Okun Associates, Inc. (OTO) is a designated Women Business Enterprise offering responsive, economical, and quality driven environmental, geotechnical, and industrial hygiene consulting services. OTO's team of engineering and scientific professionals strives to maintain positive, collaborative work relationships by understanding project needs and adapting our practices accordingly. These solid, goal-oriented efforts allow us to continue doing what we do best: use our technical knowledge to reach successful outcomes. We are a firm small enough to offer personal service and large enough to tackle big jobs.

ROLES & RESPONSIBILITIES

Ashley Sullivan, PE, Lori McCarthy, LSP, and Brett Nicholas will be heading up the OTO team as the main contacts for Geotechnical, LSP Services, and Hazardous Materials work respectively.

They will be supported by Project Managers Stephen McLaughlin, EIT and Jonathan Hermanson, CHHM along with OTO Staff Engineers, Environmental Scientists, and Staff Scientists.

OTO ASSOCIATES

KEY TEAM MEMBERS



Ashley Sullivan, PE
Principal



Lori McCarthy, LSP
Principal



Brett Nicholas
HBM/IH Director



Stephen McLaughlin, EIT
SR. Project Manager

Corporate Overview

O'Reilly, Talbot & Okun Associates

CAPABILITIES

Our team has experience on projects of varying technical issues, size, scope, and budget. Our Clients include developers, design professionals and contractors, general industry, and government/ municipal agencies, and we often partner with other professionals such as lawyers, architects, scientists, engineers, and contractors. Projects are managed by one of our Principals or Associates, each of whom has over 20 years of experience in their areas of practice and who work closely with our project managers and staff throughout the duration of the project.

EXPERIENCE BY NUMBERS

$50M
Convention Center Carpark
Springfield, MA

$60K 2025
On Going Support
Springfield Technical Community College
Springfield, MA

DCAMM
Former Industrial School for Girls
Lancaster, MA

$95M
DeBerry-Swan Elementary School
Springfield, MA

$50M
Burnell Hall
Bridgewater State University
Bridgewater, MA

$175M
Williams College Art Museum
WIlliamstown, MA

Resume

Ashley Sullivan, PE
Principal

OTO



ABOUT

Ashley Sullivan is a civil engineer with over twenty years of experience assessing and designing geotechnical systems. Ashley manages subsurface explorations, laboratory testing, and geotechnical design including foundations, ground improvement systems, temporary earth support and underpinning design, slope stability analysis, and small to mid size dam inspections and construction monitoring, such as vibration monitoring and other geotechnical instrumentation systems. In addition, Ashley has experience with assessing impacted soil and groundwater and designing environmental systems such as sub slab venting to control vapor and radon intrusion and landfill final covers, as well as preparing and recommending various soil management programs.

EXPERIENCE

Employment
O'Reilly, Talbot & Okun Associates

Education
Master of Science in Environmental Engineering, University of Massachusetts, Amherst
Batchelor of Science in Civil Engineering, University of Massachusetts, Amherst

Related Project Experience
Academic Building, Amherst MA
Wastewater Treatment Facility Upgrades, Deerfield MA
Casino, Springfield MA
Culvert Replacements and Street Upgrade Projects, MA

EXPERIENCE HIGHLIGHTS

20
Years of Geotechnical Engineering experience

Registered Professional Engineer in MA, CT, RI and NH
Member of American Society of Civil Engineers
Golden Key National, Tau Beta Pi, Chi Epsilon
Commonwealth Scholar, UMASS - Amherst

Resume

Lori McCarthy, LSP
Principal

OTO

ABOUT

Lori McCarthy has over two decades of experience in the environmental services industry conducting environmental assessment and remediation projects. Her work frequently includes remedial and risk characterizations under the Massachusetts Department of Environmental Protection (MassDEP) Massachusetts Contingency Plan (MCP). She also has conducted many pre-transaction environmental assessments on commercial, industrial, and residential properties.

EXPERIENCE

Employment
O'Reilly, Talbot & Okun Associates

Education
Batchelor of Science in Environmental Science, University of Massachusetts Amherst
Batchelor of Science in Biochemistry and Microbiology, University of Massachusetts Amherst
Graduate Studies in School of Public Health and Health Sciences, Environmental Toxicology and Risk Assessment, University of Massachusetts, Amherst

Related Project Experience
Multiple MCP Gasoline Stations - MA
Former Defense Contractor Engineering Facility, Springfield MA
Former Electric Utility Substation, Pittsfield MA
Manufacturing Facility, Springfield MA



EXPERIENCE HIGHLIGHTS

20
Years of Environmental Services experience

Hazardous Waste Site Cleanup Professional LSP #2391 (MA)
Licensed Site Professional Association Board of Directors
Society for Women in Environmental Professions
Environmental Professionals Organization of Connecticut

Resume

Brett Nicholas

Hazardous Materials/Industrial Hygiene Director

OTO



ABOUT

Brett Nicholas has over 20 years of experience in project and task-level management, specializes in hazardous building materials (HBM) abatement and associated building restoration. Drives compliance with contract/job order specifications and helps on-site personnel/ local subcontractors adhere to contract requirements and client/industry standards. Coordinates project-specific logistics with Facility personnel and supervises on-site field crew activities to meet job order requirements and other technical specifications. Has awareness of construction methods that prevent impacts to mission-critical operations and brings expertise in understanding client-borne processes, operational needs, and insights unique to any given project

Additional experience with Renovation/ Demolition Design and Specification Review, review of antiquated inspection documents, facility wide hazardous building material inspection and evaluations, and various aspects of hazardous materials abatement work.

EXPERIENCE

Employment
O'Reilly, Talbot & Okun Associates

Education
Batchelor of Arts in Marine Affairs, University of Rhode Island

Related Project Experience
United States Postal Service
Connecticut Department of Public Works
Yale University, New Haven & West Haven, CT

EXPERIENCE HIGHLIGHTS

20
Years of Hazardous Building Materials experience

Asbestos Inspector MA #AI901304
Asbestos Management Planner MA #AP900528
Asbestos Project Monitor MA #AM900942

Resume

Stephen McLaughlin, EIT

Senior Project Manager

OTO

ABOUT

Stephen McLaughlin is a civil engineer with 14 years of experience assessing and designing geotechnical systems and providing construction support services. Stephen manages and performs geotechnical design projects including foundation design, temporary earth support and underpinning design, slope stability analysis, small to mid-size dam inspections, subsurface explorations, in-situ permeability testing and soil evaluator services, stormwater pollution prevention plans, construction dewatering plans, and construction monitoring including vibration monitoring and structure surveys. In addition, Stephen has experience with assessing impacted soil as well as preparing and recommending various soil management programs. Stephens' experience in site construction provides a unique benefit to the geotechnical and site design process.

EXPERIENCE

Employment

O'Reilly, Talbot & Okun Associates

Education

Master of Science in Civil Engineering with a concentration in Geotechnical Engineering, University of Massachusetts, Amherst
Batchelor of Science in Civil Engineering, University of Massachusetts, Amherst

Related Project Experience

MassDOT Roadway Reconstruction, Holyoke and Northampton MA
Westfield State University, Westfield, MA
New Manufacturing Building, Springfield, MA
Springfield Parking Garage, Springfield, MA



EXPERIENCE HIGHLIGHTS

14
Years of Geotechnical Engineering experience

MA Certified Soil Evaluator
Member of American Society of Civil Engineers

Additional experience with Storm-water management, Impacted Soils Management, Temporary Earth Supports, and Construction Services

Resume

Jonathan Hermanson, CHMM

Project Manager

OTO

ABOUT

Jonathan Hermanson is an environmental scientist with degrees in chemistry and environmental science. Jonathan has over 9 years of experience and has been involved in a variety of projects including project management, site characterization, contaminant delineation, post-performance monitoring, hazardous materials surveys, human health risk assessment, and long-term assessment monitoring. His primary responsibilities include client collaboration and project management, field investigations and field staff management, and conceptualizing and reporting on environmental and hazardous materials assessments. Jonathan has experience working at industrial facilities, current /former military institutions, former refineries, coal-combustion sites, and within RCRA, CERCLA, and various state programs.

EXPERIENCE

Employment

O'Reilly, Talbot & Okun Associates

Education

Batchelor of Science in Chemistry and Environmental Science, Tulane University
Master of Business Administration, University of Kansas

Related Project Experience

Hazardous Materials Surveys in AL, KS, MA, MO, NM, NY & SD
Construction and Industrial Compliance
In-Situ Remediation, Hamden CT
Human Health Risk Assessments
United States Army Corps of Engineers



EXPERIENCE HIGHLIGHTS

9
Years of Environmental Science and Hazardous Materials Management experience

Asbestos Inspector MA #AI901017
Asbestos Project Monitor MA #AM900946
Radon Measurement Professional 112742-RMP

Project Profile

Convention Center Carpark

Springfield, MA

OTO

DESCRIPTION

OTO provided engineering service charge for the demolition of a preexisting garage and the construction of a new, six level precast, prestressed concrete parking garage in the downtown section of Springfield. OTO also provided services to evaluate subsurface conditions and provide foundation and other geotechnical recommendations. Our services included subsurface explorations, foundation and geotechnical design and construction observation and documentation. The significant geotechnical issue involved bearing capacity and settlement of the garage foundations which were supported over urban fill, organic soils and medium stiff clay deposits. The parking garage was supported on normal spread footings bearing on a very dense load transfer pad supported by rigid inclusions. OTO provided hazmat assessment and oversight during demolition of the previous garage and geotechnical construction observations and support.

OTO conducts geotechnical services for the design and construction of the new building, asbestos and hazardous material assessments for the demolition of pre-existing structures, environmental services for the management of historic releases of oil and hazardous materials to soil and groundwater.

PROJECT DETAILS

Location, Size, Cost:
Springfield, MA
10,000 SF
$50M

Project Period
2020-2024

Project Team
DESMAN
Acardis





Project Profile

Springfield Technical Community College

Springfield, MA

DESCRIPTION

OTO provides ongoing testing and consulting services for renovations, MEP upgrades, and response for immediate indoor air quality and water testing. On-going environmental services are associated with historic lead impacted soils and campus wide soil management. In addition, OTO has completed geotechnical studies for various projects.

OTO conducts pre-renovation/Campus improvement project asbestos and hazardous material assessments, including lead in soils management, and provides abatement consulting services to STCC annually. In addition, OTO serves as an on-call consultant providing immediate and targeted response to indoor air quality concerns and potable water testing. OTO has performed geotechnical studies and construction related services for various campus projects.

PROJECT DETAILS

Location, Cost:
Springfield, MA
$60K in 2025

Project Period
1999-current

OTO





Project Profile

Former Industrial School for Girls

Lancaster, MA



DESCRIPTION

OTO was hired by DCAMM in 2016 to complete Massachusetts Contingency Plan response actions at this release site dating from 1998. A gasoline release was discovered during removal of a 1,500 gallon underground storage tank. Release response activities were complicated by the location of the release within a current drinking water source area and the depth to groundwater, which was 30 feet.

Release response actions had included soil excavation, floating product removal, air sparging with soil vapor extraction and injection of oxidants. OTO modeled vertical plume migration of the 150 foot long MTBE groundwater plume and demonstrated that the plume was fully characterized. Natural attenuation monitoring demonstrated No Significant Risk and a Permanent Solution supported by a Method 2 Risk Characterization was submitted to the Department of Environmental Protection (DEP) in 2020. A 2021 DEP audit found no deficiencies.

PROJECT DETAILS

Location, Client:
Lancaster, MA
DCAMM

Project Period
2016-2020

Project Profile

DeBerry-Swan Elementary

Springfield, MA

OTO

DESCRIPTION

OTO provided engineering service charge for the demolition of a preexisting Deberry elementary school and the construction of a new, three story high, slab on grade elementary in the Old Hill section of Springfield. OTO also provided services to evaluate subsurface conditions and provide foundation and other geotechnical recommendations. Our services included subsurface explorations, foundation and geotechnical design and construction observation and documentation. The significant geotechnical issues involved bearing capacity and settlement, the evaluation and management of a urban fill layer, seismic design parameters, and earthwork recommendations and observation. Using seismic shear wave measurements, we were able to upgrade the seismic site classification. OTO provided hazmat assessment and oversight during demolition of the previous school and geotechnical construction observations and support. A release of heavy metals to site soil was discovered during our recommendations. This release was managed under the Massachusetts Contingency Plan (MCP) and a permanent solution was achieved, which eliminated future risks to students at the school. OTO conducts geotechnical services for the design and construction of the new building, asbestos and hazardous material assessments for the demolition of pre-existing structures, environmental services for the management of historic releases of oil and hazardous materials to soil and groundwater.

PROJECT DETAILS

Location, Size, Cost:
Springfield, MA
155,000 SF
$95M

Project Period
2019-2024

Project Team
DiNisco





Project Profile

Bridgewater State University

Bridgewater, MA

OTO

DESCRIPTION

Burnell Hall, which is a 67,000 square foot, one-story steel structure with a masonry veneer. Project plans call for interior renovations (classrooms, offices, multi-purpose rooms, conference rooms, dance studio and a small café), exterior renovations including new paved paths, reconfigured landscaping with a new plaza, and a small addition and a new entry portal. Both the addition and entry portal will require new foundations (footings). No new foundations will be required for the interior renovations. Additionally, stormwater disposal structures (such as infiltration galleries) may be included in the final design.

The significant geotechnical issues for the proposed construction addressed include the following: the likely presence of non-engineered fill within the footprint of the proposed addition and entry portal; foundation bearing capacity and settlement; seismic design considerations; pavement design; and the suitability of on-site materials for use as engineered fill.

PROJECT DETAILS

Location, Size, Cost:
Bridgewater, MA
67,000 SF
$50M

Project Period
2023

Project Team
Millder Dyer Spears



Project Profile

Williams College Art Museum

Williamstown, MA

DESCRIPTION

OTO provided geotechnical engineering findings and recommendations for the proposed Williams College Museum of Art. The Site is located on the former Williams Inn, OTO's findings included evaluation of subsurface conditions at the Site and our geotechnical engineering recommendations for investigations during the Conceptual Design phase. This information will be used in design development and cost estimates.

Evaluation of subsurface conditions at the Site and our geotechnical engineering recommendations for investigations during the Conceptual Design phase. Geotechnical findings and recommendations were based upon subsurface conditions observed in five geotechnical soil borings performed using drive and wash drilling techniques, seven cone penetration test (CPT) soundings, and eight backhoe test pits.

PROJECT DETAILS

Location, Size, Cost:
Williamstown, MA
76,800 SF
$175M

Project Period
2022-2023

Project Team
Perry Dean Rogers





Corporate Overview

Salas O'Brien

ABOUT

Salas O'Brien is an employee-owned engineering and technical services firm focused on advancing the human experience through the built environment.

Legacy firm, BVH Integrated Services, Inc., was founded in 1958, incorporated in 1967, and acquired by Salas O'Brien in June 2021.

Salas O'Brien is engineered for impact™. We help clients achieve critical goals, advance team members through growth and opportunity, and operate at the center of important global issues, including sustainability and decarbonization.

We support our clients in a variety of industries by applying our specialized expertise in built environment engineering and design, energy and resiliency, process design, and advanced consulting services.

Environmental accountability and sustainability are at the core of our daily operations and, most importantly, in our project delivery. Our designs meet the latest standards for energy, environmental, and human health. As a result, our team delivers safe and resilient projects that drive optimal performance while reducing environmental impact.

ROLES & RESPONSIBILITIES

Alan Vanags will serve as Principal-in-Charge of mechanical, electrical, plumbing, and fire protection (MEP/FP) design and will provide oversight and guidance on MEP/FP design for this project.

Ilona Prosol will serve as Project Manager and will be responsible for overall MEP/FP design of the project. She approaches each project with a focus on sustainability, working with architects and other consultants to customize solutions that are unique to each client.

Josiah Butler, a Senior Mechanical Engineer; Joseph DiMeglio, a Plumbing/Fire Protection Engineer; and Munaf Bhura, an Electrical Designer are responsible for MEP/FP system design, the selection of products, and technical specifications. In addition, they review drawings during the submittal process for compatibility with the design.

Every member of this team has experience with the new construction and modernization of courthouses.

Salas O'Brien

KEY TEAM MEMBERS



Alan Vanags,
PE, LEED AP
Principal-in-Charge, MEP



Ilona Prosol,
PE, LEED AP BD+C
Project Manager, MEP



Josiah Butler, PE
Senior Mechanical Engineer



Joseph DiMeglio, PE
Plumbing/Fire Protection Engineer



Munaf Bhura, LEED AP
Electrical Designer

Corporate Overview

Salas O'Brien

CAPABILITIES

Salas O'Brien provides full-service mechanical, electrical, plumbing, and fire protection design, providing customized solutions for buildings and facilities of all types and sizes. We offer:

- Mechanical systems design, including HVAC and specialty mechanical equipment minimizing energy consumption and reducing operational costs.
- Electrical design of power distribution systems providing reliable and efficient power, ensuring uninterrupted operations.
- Plumbing and water system design and implementation of water supply, distribution, and waste management systems, ensuring efficient and sustainable use of water resources.
- Fire protection design and consulting to ensure building systems meet fire and life safety codes and standards, protecting occupants and assets.

Salas O'Brien has extensive, demonstrated experience providing engineering services for the study and design of new court-houses, repairs, renovations, and modernization of occupied courthouses as well as municipal public safety buildings.

EXPERIENCE BY NUMBERS

4,100+
Team Members

900+
Registered Professionals

20,000+
Annual Projects

95+
Offices throughout North America

$29B
Annual Construction Value

$800+
Gross Annual Revenue

Services

MEP/FP
Structural
Civil
Technology
Acoustics
Commissioning
Energy & Resiliency & Sustainability
Geothermal & Renewables
Resource Efficiency Management
Building Envelope & Building Science
Asset Management

Major Rankings

Our consistent recognition among top-performing organizations in our industry reflects our commitment to excellence and solid year-over-year performance.
2025 ENR Top 500 - #31
2025 MEP Giants - #5
2025 Inc. 5000 - 13x winner
2024 BD+C Giants 400 Report - #2
2024 Zweig Hot Firms - #3

Resume

Alan Vanags, PE, LEED AP
Principal

Salas O'Brien

ABOUT

Alan, a Principal with the firm, has 40 years of design and project management experience. He focuses his efforts on providing technical guidance and leadership to his staff, as well as directing highly technical projects.

An electrical engineer by training, Alan oversees a broad spectrum of projects, including municipal and institutional buildings, higher educational campuses, mission critical facilities, infrastructure, research and laboratory buildings as well as complex hospital projects.

Alan was instrumental in the planning and design of more than $225 million in campus utility upgrades at University of Massachusetts Boston, as well as comprehensive campus infrastructure and building planning, design and construction at the University of Connecticut's Storrs Campus.

EXPERIENCE

Employment
Salas O'Brien

Education
Bachelor of Science, Electrical Engineering, University of Hartford

Related Project Experience
Massachusetts Trial Courts, MEP House Doctor

Salem Probate & Family Court

Litchfield County New Courthouse

City of Boston, Roslindale Public Library Renovations

Suffolk County House of Corrections

Westborough Public Safety Complex

West Hartford Police Station and Courthouse

McCormack State Office Building, MassIT Server Room Relocation

DCAMM DOC Bridgewater Correctional, Central Plant & Wastewater Biogas Study

MIT Lincoln Labs, On-Call



EXPERIENCE HIGHLIGHTS

40
Years of engineering design experience

Licensed PE
Licensed Professional Engineer in MA, CT, IN, ME, NH, NY, RI, VT, WV

Leadership
Adept at facilitating smooth communication and coordination among all members of the team, both internal and external.

Resume

Ilona Prosol, PE, LEED AP BD+C
Senior Vice President

Salas O'Brien

ABOUT

SUMMARY

Ilona is Senior Vice President and a team leader with more than 30 years of design and management experience. She joined the firm in 1991 and has been part of the design team for many award-winning projects throughout the New England.

Ilona's portfolio includes judicial complexes, higher education buildings, museums and hospitality projects.

Ilona's notable judicial experience includes renovations to the Lynn District Courthouse in Massachusetts; the Superior Court and Juvenile Detention Center in Bridgeport, CT; and the Litchfield Judicial District Courthouse in Torrington, CT — recognized by the American Institute of Architects Justice Facilities Review for best practices in planning and design for justice architecture.

Ilona also led the engineering design for Connecticut's first LEED Platinum School, Mary Hooker Environmental Sciences Magnet School; the John W. Olver Design Building at the University of Massachusetts Amherst; and the Davis Center at Williams College, which was guided by the Living Building Challenge 3.1 petal certification.

EXPERIENCE

Employment
Salas O'Brien

Education
Masters of Science, Construction Engineering, Cracow Institute of Technology

Related Project Experience
Lynn District Courthouse Renovation

Litchfield County New Courthouse

Superior Court & Juvenile Detention Center (Bridgeport)

City of Boston, City Hall Upgrades

Williams College, Davis Center (Living Building Challenge)

City of Boston, Roslindale Public Library Renovations

Dover Community Center

City of Boston, Fire Department Administration Building

Long Island Boston Harbor Preservation Project



EXPERIENCE HIGHLIGHTS

33
Years of engineering design experience

Licensed PE
Licensed Professional Engineer in MA, CT, MT, NY, and RI

Sustainability
Has overseen the engineering design on LEED Platinum, Living Building Challenge, and high performance building projects.

Resume

Josiah Butler, PE
Senior Mechanical Engineer

Salas O'Brien

ABOUT

Josiah is a Senior Mechanical Engineer whose portfolio includes municipal facilities, courthouses, higher education facilities, K-12 schools, and infrastructure master planning and design. He works to develop and implement innovative and successful approaches to decarbonization and has a strong foundation in MEP design which he utilizes to develop technically feasible, reasonable and executable decarbonization road maps for a wide range of buildings.

Josiah's notable experience includes renovations to the Lynn District Courthouse in Massachusetts, and the Davis Center at Williams College, which was guided by the Living Building Challenge 3.1 petal certification.

Josiah is also working on the study and design of the Massachusetts School Building Authority's Heat Pump project, as well as decarbonization projects and energy master planning at Smith College, Tufts University, and Northeastern University.

EXPERIENCE

Employment
Salas O'Brien

Education
Bachelor of Science, Mechanical Engineering, University of Connecticut

Related Project Experience
Lynn District Courthouse Renovation

City of Boston, City Hall Upgrades

MSBA Heat Pump Study & Design

Williams College, Davis Center (Living Building Challenge)

City of Boston, Roslindale Public Library Renovations

DCAMM DOC Bridgewater Correctional, Central Plant & Wastewater Biogas Study

Northeastern University, Decarbonization Project

Tufts University, Decarbonization Project

MSBA Heat Pump Study & Design

MIT Lincoln Labs, On-Call



EXPERIENCE HIGHLIGHTS

7
Years of engineering design experience

Licensed PE
Licensed Professional Engineer in MA, CT

15+
Decarbonization-oriented building and campus projects providing mechanical design and /or energy modeling

Resume

Joseph DiMeglio, PE
Plumbing/Fire Protection Engineer

Salas O'Brien



ABOUT

Joe is a plumbing and fire protection designer whose experience includes domestic water service and distribution, backflow prevention, sanitary, waste and vent systems, grease interceptors, compressed air systems, hazardous waste storage, fuel transfer systems, and fire sprinkler and standpipe systems.

Joe is experienced in calculating equipment sizes such as pump systems, water heaters, storage tanks, grease interceptors and preparing construction contract documents

Joe's notable experience includes renovations to the Lynn District Courthouse in Massachusetts, and the Davis Center at Williams College, which was guided by the Living Building Challenge 3.1 petal certification.

EXPERIENCE

Employment
Salas O'Brien

Education
Bachelor of Science, Mechanical Engineering, University of Massachusetts Amherst

Related Project Experience
Lynn District Courthouse Renovation

Suffolk County House of Corrections

Dover Community Center

Williams College, Davis Center (Living Building Challenge)

City of Boston, Fire Department Administration Building

City of Boston, City Hall Upgrades

DCAMM High Education Infrastructure Upgrades, Various Community Colleges

EXPERIENCE HIGHLIGHTS

10
Years of engineering design experience

Licensed PE
Licensed Professional Engineer in CT

15+
Decarbonization-oriented building and campus projects providing plumbing/fire protection design

Resume

Munaf Bhura, LEED AP

Electrical Designer

Salas O'Brien

ABOUT

Munaf is an Electrical Designer with 40 years of experience. Having joined the firm in 1987, he has been involved in the design of projects across the Northeast including municipal and state facilities, courthouses, schools, academic buildings, residential facilities, healthcare facilities, galleries and museums, and innovation centers.

Munaf's notable judicial experience includes renovations to the Lynn District Courthouse in Massachusetts, and the Litchfield Judicial District Courthouse in Torrington, CT — recognized by the American Institute of Architects Justice Facilities Review for best practices in planning and design for justice architecture.

Munaf also worked on the award-winning John W. Olver Design Building at the University of Massachusetts Amherst.

EXPERIENCE

Employment

Salas O'Brien

Education

Trade School Certification, Mechanical Draftsmanship, Industrial Training Institute

Related Project Experience

Lynn District Courthouse Renovation

Litchfield County New Courthouse

City of Boston, City Hall Upgrades

Dover Community Center

UMass Amherst, John W. Olver Design Building

City of Boston, Roslindale Public Library Renovations

City of Boston, Fire Department Administration Building

Long Island Boston Harbor Preservation Project



EXPERIENCE HIGHLIGHTS

40
Years of engineering design experience

LEED AP
LEED Accredited Professional

Project Profile

Lynn District Courthouse

Lynn, MA

Salas O'Brien



DESCRIPTION

The Lynn District Court serves as the gateway to justice for the communities in Essex County and plays a vital role in the administration of justice in the area.

Salas O'Brien is the MEP/FP Engineer for the study and subsequent design for the complete renovation of this 40,800-SF, modern-style courthouse which includes and a 22,000-SF addition, consisting of four floors and a basement.

Built in 1972, renovations to the brick and concrete courthouse include upgrades for life-safety, MEP systems, holding cells, and security upgrades, among other critical repairs to the facility. Accessibility upgrades and envelope and structural repairs are also part of this major renovation.

This courthouse will include four courtrooms and judges chambers, hearing rooms and holding areas, the Clerk's Department and Probation Department, and additional support space including conference rooms.

PROJECT DETAILS

Location, Size, Cost:
Lynn, MA
Approx. 63,000 SF
$84.9 million

Completion Date
est. Fall 2028

Project Team
Leers Weinzapfel Associates
Salas O'Brien

Project Profile

Litchfield Courthouse

Torrington, CT

Salas O'Brien

DESCRIPTION

Today's well-designed courthouse facilities should provide accessibility and security while allowing the judicial process to move forward with efficiency.

The new, design-build Litchfield Courthouse consolidates four separate divisions of the court system into one facility housing civil, criminal, family, and juvenile courts and all the requisite support spaces. Also included is a protected sally port and holding area for prisoners, a law library, a public defenders' space, a judicial marshals office and a State's attorney's office.

The courthouse features an attached two-story, parking structure that accommodates over 350 vehicles and was designed to achieve LEED Silver Certification as well as the State of Connecticut's High-Performance Building standards.

PROJECT DETAILS

Location, Size, Cost:
Torrington, CT
183,600 SF
$67.8 million

Completion Date
2017

Project Team
DLR Group
Salas O'Brien
KBE Building Corporation





Corporate Overview

Klopfer Martin Design Group

ABOUT

The Klopfer Martin Design Group (KMDG) is a MA-SDO Certified WBE landscape architecture firm providing municipalities, state agencies, architects, non-profit organizations, and developers with high-quality site design and collaboration. We work across scales, from individual parcels to academic campuses to urban districts. Founded in 2006 by Mark Klopfer, a licensed landscape architect and architect, in 2007 Kaki Martin joined as partner, bringing extensive public landscape and public process experience. Our office currently consists of nearly twenty professional staff, including two principals. For over thirty years, Mark and Kaki have led complex teams that set new design vision for public landscapes. At KMDG, they combine design, public process, programming, and technical skills to create a team rich in aesthetic vision, experienced at project delivery, and stimulated by creative clients facing real-world constraints.

Our work for Massachusetts agencies including Massport, the Convention Center Authority, and Department of Conservation and Recreation has given us broad experience meeting state requirements for document preparation, security, construction standards, and public engagement. We have also worked with over twenty Commonwealth of Massachusetts municipalities to create more welcoming, accessible, and beautiful public spaces.

Our work extends from master plans and feasibility studies to full landscape architecture services for municipal facilities, streetscapes, plazas, and parks including Springfield's Mass Mutual Convention Center, Central Square in East Boston, Inman Square in Cambridge, and Union Square in Somerville. Our parks work ranges from historic sites in Brookline—Fisher Hill Reservoir and Larz Anderson—to multiple Boston projects including Edwards Playground, and Norwood Park.

Our firm is committed to creating works of beauty in landscape through formal design that reveals a site's history and contextual connections. This is accomplished through thoughtful plant palettes, integrated materials and detailing, all within a smart response to project site, history, and context.

kmdg

KEY TEAM MEMBERS



Kaki Martin
Principal



Mark Klopfer
Principal

Resume

Kaki Martin, FASLA

Principal

ABOUT

Kaki Martin is a landscape architect with over thirty years of practice experience focused in park design and urban streetscapes, institutional and open space master planning, and experiential learning landscapes. She is keenly interested and knowledgeable in the design and construction of landscapes. Her passion lies in the process of finding solidarity and collaboration with stakeholders. The reward for her is expressing a co-created vision using artful and contemporary solutions which deliver landscapes that engage and build community. Kaki is the former President of the Boston Society of Landscape Architects (BSLA). Kaki served on the Cambridge Conservation Commission for twenty years and in that capacity also served as a committee member for the City's Community Preservation Act. Kaki is a Trustee for the Haystack Mountain School of Crafts in Maine and is a member of the Board of Advisors for Boston Harbor Now. She is also a founding board member of Good Sports, a Boston based non-profit devoted to ensuring disadvantaged youth have equipment to participate in sports.

EXPERIENCE

Employment

Klopfer Martin Design Group
CSS
Wallace Floyd Design Group
Hargreaves Associates

Education

Bachelor of Arts in Art History and Painting,
Colby College
Master of Landscape Architecture
Harvard University

Related Project Experience

One Beacon
Seaport Circle
Inman Square
Kendall Square Main Street
Union Square
Central Square East Boston
Everett Square
Wesleyan University Fries Arts Building
Bentley University Adamian Hall
UMass Lowell Olney Hall
MIT NW23 Courtyard
Connecticut College CroPlex Quad
Colby College Runnals and Bixler Walks



EXPERIENCE HIGHLIGHTS

30
Years of landscape experience

Fellow of the American Society of Landscape Architects

Past President of the Boston Society of Landscape Architects

Resume

Mark Klopfer, FASLA, AIA

Principal

ABOUT

Mark Klopfer is a LEED accredited, registered landscape architect and architect with over thirty years of practice experience. His experience is based in public building, housing, and campus site design, public park, and on-structure landscapes. Mr. Klopfer is a Professor of Architecture at Wentworth Institute of Technology, and has been a member of the landscape and architecture design faculties at Harvard Design School, Cornell University, and the Rhode Island School of Design. He was the 2000-2001 Prince Charitable Trusts Rome Prize winner at the American Academy in Rome. His interests lie at the interface of architecture and landscape, at the human scale of rooms and gardens to the urban scale of neighborhoods and cities. Allowing people to interpret and understand a contemporary landscape with its cultural and historic legacy is a primary intention in Mark's work.

EXPERIENCE

Employment

Klopfer Martin Design Group
Jacques Whitford
Landworks Studio
Hargreaves Associates

Education

Bachelor of Architecture
Cornell University
Master of Landscape Architecture
University of Virginia

Related Project Experience

MassMutual Convention Center
2 Harbor Life-Science Center
500 Boylston/222 Berkeley
176 Lincoln
Roemer Plaza Suffolk University
One Memorial Drive
Boston University Mugar Library
Cornell University College of Engineering
MIT NW23
Central Square East Boston
Brigham and Women's Faulkner Hospital
BWH Hale Building for Transf. Medicine
BWH Landscape Master Plan



EXPERIENCE HIGHLIGHTS

32
Years of landscape experience

Fellow of the American Society of Landscape Architects

Professor of Architecture
Wentworth Institute of Technology

Project Profile

MassMutual Convention Center

Springfield, MA

DESCRIPTION

Through this project the MassMutual Center created a new southern entrance designed to respond to Springfield's evolving urban landscape. This strategic addition creates direct access between the entertainment venue and the MGM Springfield casino complex located to the south.

A prominent overhead LED billboard now animates the facade, significantly boosting the building's visibility for northbound traffic approaching the site. The construction required reconfiguring what was previously a large loading bay for the convention floor, creating a narrower service area while accommodating a new glass-walled lobby.

Visitors entering through this gateway are guided through ticketing and up to the performance level via a new escalator system. The entrance experience is further elevated by streetscape design elements, including generous planted areas, new street trees in structural soil, and granite paving that visually extends the lobby floor out to the curb.

PROJECT DETAILS

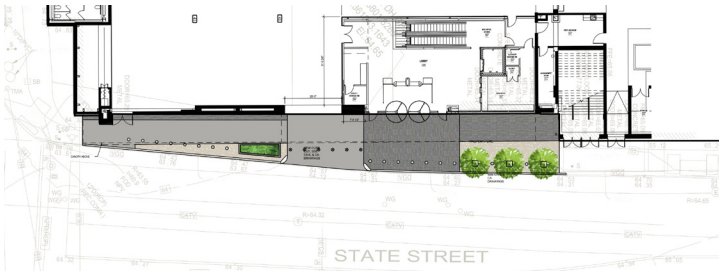
Location, Size, Cost:
Springfield, MA
3,500 SF (site)

Completion Date
CDs Complete

Project Team
Touloukian Touloukian
Klopfer Martin Design Group







Project Profile

Roemer Plaza

Boston, MA

DESCRIPTION

Suffolk University expanded its Beacon Hill campus to include its first landscape space as part of an Article 80 development project to house its New England School of Art and Design. The new 110,000 square foot LEED Silver building replaced the Commonwealth's Metropolitan District Commission's (MDC) headquarters. The new landscape is a public open space, a forecourt for an adjacent state office building, a commemoration of the MDC and a exterior school exhibition space.

Replacing a lifeless plaza that overlays an existing parking structure, the design linked the existing upper and lower portions of Roemer Plaza that were previously divided by a 14' concrete retaining wall. In our proposal the wall is replaced by a planted and stepped slope that recalls the site's original Beacon Hill topography as well as provides a place for seating and enjoying the space. Our commemoration strategy focused on the great places that are a result of the MDC. Eighty place names are raised from a black granite plinth centered in the plaza. In addition to the plinth, panels standing 12' tall and 175' long, exhibit historic maps, plans and photographs highlighting important MDC projects around greater Boston.

PROJECT DETAILS

Location, Size, Cost:

Boston, MA
30,000 SF (site)
$2 million (site)

Completion Date

2015

Project Team

NBBJ
Klopfer Martin Design Group





Project Profile

One Beacon

Boston, MA

DESCRIPTION

KMDG and Gensler collaborated on a multi-phased Article 80 small project to refresh the image of one of Boston's most notable addresses, One Beacon Street. The project was focused on improvements to both the interior lobby and the building's surrounding exterior spaces that are the first impression of the building's visitors.

The exterior improvements include a monumental stair with a prominent new canopy floating above it that serves as a wayfinding device for pedestrians circulating on Tremont Street. A new large granite wall reinforces the wayfinding by acting as a baffle that 'catches' pedestrians and routes them up the stair. These strategies give the building a more visible presence on Tremont Street and connectivity to the nearby T station at Government Center. An 'iceberg' planter strategy anchors the corner of the stair and continues through the Tremont Street Plaza which explores the connection between interior and exterior spaces and provides flexible seating options.

PROJECT DETAILS

Location, Size, Cost:
Boston, MA
7,600 SF (site)

Completion Date
2021

Project Team
Gensler
KMDG





Project Profile

2 Harbor

Boston, MA

DESCRIPTION

KMDG teamed with Handel Architects on a new mixed-use Life Science center in Boston's Seaport located at the seam between the emerging residential and mixed-use South Boston Waterfront area and the industrial Raymond L. Flynn Marine Park (RLFMP).

The site design of the 4-acre parcel looks to draw from the area's light-industrial and seaport history in establishing a new vision for landscape open space in the seaport. Site challenges include its location over the top of the Ted Williams Tunnel which precludes building construction over 2 floors, leading to the development of this portion of the site entirely as a landscape. Additionally the provision for 2050 resiliency that requires building ground floors be located four feet above grade poses challenges for the streetscape and the landscape around the building. As the gateway linking the Seaport and RLFMP, landscape design is at the forefront of obtaining Article 80 permitting approval from a multi-agency jurisdiction including Boston Planning & Design Authority, Massachusetts Port Authority, and Massachusetts Department of Transportation.

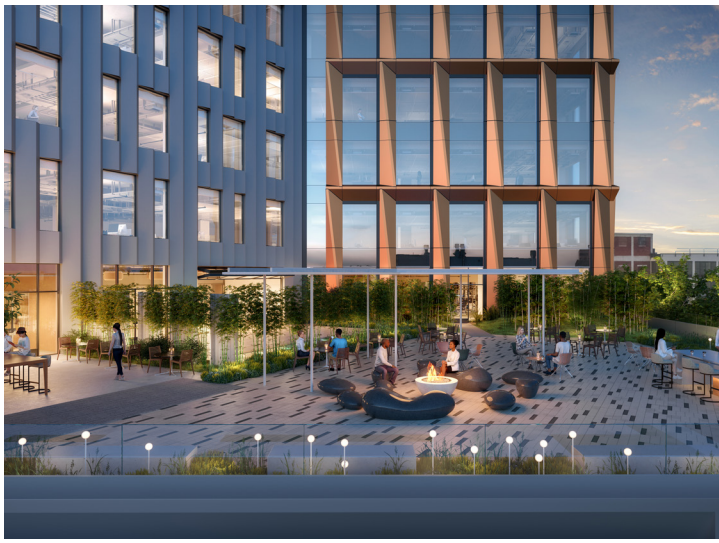
PROJECT DETAILS

Location, Size, Cost:
Boston, MA
175,000 SF (site)

Completion Date
2024

Project Team
Handel Architects
Klopfer Martin Design Group
VHB
Nitsch Engineering





Project Profile

Inman Square

Cambridge, MA

DESCRIPTION

As a historic neighborhood that sits at the edge of Cambridge and Somerville, Inman Square serves as an important connection for cars, cyclists, and pedestrians. As part of an effort to improve safety for all modes of transportation throughout the intersection, the proposed design provides a narrower roadway, separated bike lanes, and shorter crosswalks. The new design also shifts the road layout of the intersection, creating new opportunities for flexible open plaza space.

While Inman Square does serve as an important urban connector, it is also a unique and diverse neighborhood of its own. KMDG led the plaza design and played an important role in facilitating community meetings. A core objective of the plaza was to create a civic space that fosters connectivity, social interaction, and neighborhood pride. The new plaza engages the square's historic storefronts and integrates seating, new public art, a lush tree canopy, and catenary lighting to establish an inviting, pedestrian-friendly environment. The "hive" concept—woven through all scales of design elements from the site organization to the pavers to the bench details—reinforces the interconnectivity of residential and commercial life in the square.

PROJECT DETAILS

Location, Size, Cost:
Cambridge, MA
29,000 SF
$8 million

Completion Date
2023

Project Team
Kleinfelder
Klopfer Martin Design Group
Bowman





Corporate Overview

RSE Associates, Inc.

ABOUT

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

We provide a full range of structural engineering services including:

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

RSE is a diverse MBE partner. We have 25 engineers with distinctly different backgrounds. Our different perspectives result in solid engineering teams who work well together.

ROLES & RESPONSIBILITIES

Jennifer McClain heads our Watertown Office. She has been instrumental in Judicial Projects over the last 20 years for RSE. Jennifer is currently the Principal-in-Charge for Framingham Regional Justice Center, and the Quincy Norfolk Justice Center, and has lead past signature projects such as the Lowell Justice Center, Salem Judicial Center, and the Fall River Courthouse.

Scott Rabold is a Studio Head at RSE with over 15 years of experience in all phases of project development. He has experience in the design for a variety of construction types including steel, concrete, masonry and timber. He is also a BIM leader at RSE, developing BIM standards and ensuring implementation for all projects.

Marielle is a seasoned project engineer who graduated with her master's degree in structural engineering. Marielle has experience with design analysis and BIM model creation for steel and timber projects. Marielle has extensive experience with the MA building code and has supported architects in developing details for numerous passive house certified projects.

RSE

KEY TEAM MEMBERS



Jennifer McClain
Principal-in-Charge



Scott Rabold
Project Manager



Marielle Waters
Project Engineer

Corporate Overview

RSE Associates, Inc.

CAPABILITIES

RSE is a public buildings leader for Structural Engineering with experience in Town Halls, Public Safety, Education, Library, and Courthouses.

RSE has collaborated for more than 15 years with LWA on multiple projects including:

- Middlesex Community College Academic Arts Center
- Franklin County Justice Center
- Wentworth Institute of Technology Center for Engineering, Innovation and Sciences
- Harvard Music School Renovations
- Lynn Courthouse
- Williams College Davis Center
- UMass Amherst Totman SPHHS

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

EXPERIENCE BY NUMBERS

$650M
Construction costs for court projects in the past 5 years

20+
Court and Judicial Projects

38
States that RSE is licensed to perform Structural Engineering

25 Years
Experience working on public buildings

13
States MBE certified

10+
Major Projects in collaboration with LWA

50+
LEED Accredited Projects



Resume

Jennifer McClain

Principal-in-Charge

ABOUT

Jennifer McClain is a structural engineer with over 29 years of experience in all phases of project development from conceptual drawings through construction phase services. She has done design work in concrete, steel, timber and masonry.

Jennifer joined RSE Associates, Inc. in 2005. She has been responsible for a range of projects including renovations and new construction of research facilities, multi-family passive house podium projects, subway stations, residences, office buildings, and university dorms and facilities. Jennifer is a former director on the board of Structural Engineers Association of Massachusetts (SEAMass).

EXPERIENCE

Employment

RSE Associates, Inc.
Weidlinger Associates

Education

MS in Structural Engineering Tufts University
BSC in Civil Engineering Massachusetts Institute of Technology

Related Project Experience

Quincy Norfolk Justice Center
Framigham Regional Justice Center
Lowell Justice Center
Franklin County Justice Center
J. Michael Ruane Judicial Center
Salem Law Library
Fall River Courthouse



EXPERIENCE HIGHLIGHTS

29
Years of development experience

21
States Licensed

10M SF
Development and construction management projects delivered nationwide

Project Profile

Lowell Justice Center

Lowell, MA

DESCRIPTION

Structural Engineering for the Cornelius F. Kiernan Judicial Center in Lowell, Massachusetts. The new facility, sited in the historic Hamilton Canal District of downtown Lowell, will provide state-of-the-art facilities for the Superior, District, Probate & Family, Juvenile, and Housing Courts of Middlesex County, Massachusetts.

Location on the 3.3 acre site in the Canal District provided challenging site conditions including a high design flood elevation, and there was the endeavor of providing natural light for the 17 courtrooms. The team overcame the challenges and added a considerable reinvestment to the City of Lowell with a cutting edge, energy-efficient building.

This 7-story building is LEED Platinum certified, the first courthouse in the Commonwealth of Massachusetts and first state courthouse in the U.S. to receive this certification. The tight building envelope, coupled with glazing that maximizes daylighting, chilled beams and displacement ventilation, and photo-voltaic panels; are some of the many sustainable features. The courthouse is designed to use 40% the energy of a typical facility.

PROJECT DETAILS

Location, Size, Cost:
Lowell, MA
263,000 SF
$184.5 million

Completion Date
February 2020

Project Team
Finegold Alexander Architects
Copley Wolff Design Group
Dimeo Construction
RSE Associates, Inc.
Nitsch Engineering
ARUP
McPhail Associates, LLC
Copley Wolff Design Group
The Green Engineer





Corporate Overview

Cushman & Wakefield

ABOUT

Cushman & Wakefield is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2024, the firm reported revenue of $9.4 billion across its core service lines of Services, Leasing, Capital markets, and Valuation and other. Built around the belief that "better never settles", the firm receives numerous industry and business accolades for its award-winning culture.

ASSET SERVICES GROUP

Cushman & Wakefield's Asset Services group provides comprehensive property management services throughout the life cycle of a real estate asset to corporate, institutional and private commercial real estate investors. We protect and improve value by minimizing operating costs, improving efficiencies and enhancing the tenant experience.

Our teams leverage the resources, relationships and industry knowledge of the firm's 8,800-person Asset Services team and 1.1 billion square feet of managed assets in the Americas on behalf of corporate, institutional and private clients and 167,000 multifamily units in the management portfolio across the Americas to benefit clients both financially and operationally. We tailor our services to each property's unique needs and owner's goals, drawing on both experiences gained from similar assignments and the resources of our integrated service platform.

Cushman & Wakefield manages all types of real estate, from trophy office buildings to industrial warehouses, retail stores, medical office buildings and multifamily housing. Many of our experts have worked on owner property teams or as external management resources in their respective markets for decades, giving them an understanding of both the owner's perspective and local dynamics. We leverage cross-platform knowledge, industry connections and internal research resources to provide insight into each asset's market position so clients can make informed decisions for their building or portfolio.

CUSHMAN & WAKEFIELD

KEY TEAM MEMBERS



Bruce Clifford
Senior Managing Director,
Asset Services



Michael McGloin
Managing Director,
Engineering and Construction

14M+ SF
Assets under management in Massachusetts

34M+ SF
Government property managed

2M+ SF
Courthouse facilities under management

Corporate Overview

Cushman & Wakefield

GOVERNMENT AGENCY EXPERIENCE

Cushman & Wakefield manages more than 11 million square feet of leased office space to government agencies across the United States, including more than 10 million square feet in the Mid-Atlantic region. Our management teams understand and drive compliance of management policies and regulations for the effective and efficient safeguarding of government real estate assets. Over the past several years, Cushman & Wakefield has worked in close collaboration with federal, state and local agencies including the Federal Bureau of Investigation, United States Postal Service, Department of Homeland Security, Institute of Health, Agency for Healthcare Research and Quality, Department of Justice, Central Intelligence Agency, National Institute of Health, Department of Homeland Security, State Department, United States Department of Agriculture, Army Material Command, Department of Commerce, United States Air Force and more.

EXPERIENCE BY NUMBERS

1.1B+
Assets under management

$9.4B+
Annual revenue in 2024

52,000
Employees in the Americas

14M+ SF
Assets under management in Massachusetts

34M+ SF
Government property managed

2M+ SF
Courthouse facilities under management

191
Government properties under management

75
Property Management professionals

35+
Government clients served

Resume

Bruce Clifford

Senior Managing Director, Asset Services

CUSHMAN & WAKEFIELD

ABOUT

Bruce is a seasoned commercial real estate veteran with over 30 years of experience in the Boston market. He currently leads Asset Services for the region, with a strong focus on business development and client relationship management. Before joining Cushman & Wakefield, Bruce was a Portfolio Manager at CBRE, overseeing more than 2.5 million square feet of office, retail, and industrial space. Throughout his career, Bruce has demonstrated a consistent ability to drive asset performance, secure new business, and mentor emerging talent within the industry.

Bruce has led several award-winning projects totaling over $100M in capital improvements. He has worked with clients such as Nuveen, Ares Capital Management, Norges Bank, American Realty Advisors, Heitman, PGIM, and many other institutional owners.

EXPERIENCE

Employment

Cushman & Wakefield
CBRE
JLL

Education

Bachelor of Arts
Lake Forrest College

Related Project Experience

GSA - Department of Labor
GSA - Secret Service
NYS Unified Court System
County of Westchester
New York State Attorney General
New York State Tax and Finance
New York State Insurance Fund
The County of Westchester Board of Elections
FEMA
Department of Public Health
Department of Social Security
State 911 Department
Department of Developmental Services
Plymouth District Attorney's Office
Massachusetts Trial Court
Norfolk District Attorney's Office
Suffolk District Attorney's Office



EXPERIENCE HIGHLIGHTS

30
Years of commercial real estate experience

$100M
Capital improvement projects

2.5M SF
Managed facilities

Resume

Michael McGloin

Managing Director, Engineering & Construction

CUSHMAN & WAKEFIELD



ABOUT

Mike oversees budgeting, planning, and capital projects across multiple buildings in the C&W Northeast region. He also supports project teams with commissioning and start-up activities. With over 35 years of experience in real estate management, engineering, and project management, his expertise spans commercial, residential, manufacturing, data centers, and lab facilities.

Before joining Cushman & Wakefield, Mike held similar roles at Jones Lang LaSalle and CBRE. He also served as Senior Manager for an engineering firm, managing 400 staff and over 50 million square feet across the Northeast and Mid-Atlantic. His clients have included State Street, Intel, Amgen, Novartis, Verizon, IBM, MetLife, Boston Properties, and Tishman Speyer.

EXPERIENCE

Employment
Cushman & Wakefield
CBRE
JLL

Education
Bachelor of Arts, Industrial Relations, The University of North Carolina at Chapel Hill

Related Project Experience
GSA - Department of Labor
GSA - Secret Service
NYS Unified Court System
County of Westchester
New York State Attorney General
New York State Tax and Finance
New York State Insurance Fund
The New York State Division of Human Rights
The County of Westchester Board of Elections
FEMA
Department of Public Health
Department of Social Security
State 911 Department
Department of Developmental Services
Plymouth District Attorney's Office
Massachusetts Trial Court
Norfolk District Attorney's Office

EXPERIENCE HIGHLIGHTS

35
Years of real estate management

400
Staff managed

50M SF
Assets managed across the Northeast and Mid-Atlantic

Resume

Tim Garay

Associate Director

CUSHMAN & WAKEFIELD

ABOUT

Tim is an Associate Director with Cushman & Wakefield's Asset Services group in Downtown Hartford, Connecticut. He manages office, industrial, retail, and medical assets across central Connecticut and supports statewide onboarding and new assignments. With 9 years of experience, Tim began in the Washington DC metro area, overseeing Class A properties like the Watergate Office Building and others in DC and Arlington, VA. His tenants included the DOD, GSA, NGOs, foreign governments, and law firms. Since moving to Hartford in 2022, Tim has helped expand Cushman's footprint, managing 600,000+ square feet of Class A office space in Hartford's CBD and 800,000+ square feet of industrial and medical space statewide. His expertise spans daily operations, capital and tenant improvement projects, budgeting, financial reporting, and vendor coordination. He's especially skilled in financial reporting throughout the full lifecycle of building management. Tim's strengths include attention to detail, strong communication, and deep market knowledge. He builds lasting tenant relationships and delivers creative solutions aligned with each client's goals.

EXPERIENCE

Employment

Cushman & Wakefield
Penzance
The Regus Group

Education

Bachelor of Science,
University of Minnesota

Related Project Experience

GSA - Department of Labor
GSA - Secret Service
NYS Unified Court System
County of Westchester
New York State Attorney General
New York State Tax and Finance
New York State Insurance Fund
The New York State Division of Human Rights
The County of Westchester Board of Elections
FEMA
Department of Public Health
Department of Social Security
State 911 Department
Department of Developmental Services
Plymouth District Attorney's Office
Massachusetts Trial Court
Norfolk District Attorney's Office



EXPERIENCE HIGHLIGHTS

9
Years of real estate management

600K SF
Class A office space office managed

800K SF
Industrial and medical space managed

Resume

Rachel Schiftan

Senior Managing Director, Sustainability Services

CUSHMAN & WAKEFIELD

ABOUT

As the lead for the Americas Asset Services ESG team, Rachel oversees a team that provides holistic ESG consulting and project management solutions to clients and their commercial real estate assets, including certifications, asset optimization, advisory, and reporting. She also assists C&W managed properties in developing and pursuing ESG strategies for their assets and occupants. Prior to joining Cushman & Wakefield, Rachel worked at United States Green Building Council/Green Business Certification Inc., where she served as a Certification Support Specialist. In this role, she was a key member in GBCI's acquisition of GRESB and participated in and led GRESB validation. Rachel also supported the timely execution of EDGE projects by performing a variety of duties such as tracking, corresponding, and reporting with the International Finance Corporation (IFC). While in graduate school, Rachel interned at the Council on Environmental Quality at The White House and supported the development of the Guiding Principles for Federal Sustainable Buildings. Before focusing on sustainability, Rachel worked as a Financial Analyst at Bank of America in Charlotte, North Carolina.

EXPERIENCE

Employment

Cushman & Wakefield
U.S. Green Building Council
Office of Federal Sustainability

Education

Master of Business Administration
George Washington University
Bachelor of Business Administration
University of North Carolina at Chapel Hill

Related Project Experience

GSA - Department of Labor
GSA - Secret Service
NYS Unified Court System
County of Westchester
New York State Attorney General
New York State Tax and Finance
New York State Insurance Fund
The New York State Division of Human Rights The County of Westchester Board of Elections
FEMA
Department of Public Health
Department of Social Security
State 911 Department
Department of Developmental Services
Plymouth District Attorney's Office
Massachusetts Trial Court
Norfolk District Attorney's Office



EXPERIENCE HIGHLIGHTS

Sustainability consulting expertise

Rachel oversees a team that provides holistic ESG consulting and project management solutions to clients and their commercial real estate assets, including certifications, asset optimization, advisory, and reporting.

Resume

Deborah Lewis

Property Manager

CUSHMAN & WAKEFIELD

ABOUT

Debbie brings 25 years of real estate expertise in Connecticut, managing over 1 million square feet across 20+ office and industrial properties for institutional and private clients. Known for her creative thinking and clear communication, she excels in showcasing properties and delivering exceptional tenant services.

Currently, she oversees two Class A office buildings totaling 520,000 square feet, handling budgets, operations, tenant relations, and capital improvements. Debbie is a trusted single point of contact for clients, skilled in financial reporting, lease compliance, and vendor management.

Before joining Cushman & Wakefield, she led facilities for Health Net's Northeast Division, managing renovations, relocations, and space planning across five states. Her dedication earned her the Heart & Soul award for outstanding service and community impact.

EXPERIENCE

Employment

Cushman & Wakefield
Health Net, North East Division
Manager of Facilities

Education

Bachelor Degree, Accounting and Finance
Southern New Hampshire University

Related Project Experience

GSA - Department of Labor
GSA - Secret Service
NYS Unified Court System
County of Westchester
New York State Attorney General
New York State Tax and Finance
New York State Insurance Fund
The New York State Division of Human Rights
The County of Westchester Board of Elections
FEMA
Department of Public Health
Department of Social Security
State 911 Department
Department of Developmental Services
Plymouth District Attorney's Office
Massachusetts Trial Court
Norfolk District Attorney's Office



EXPERIENCE HIGHLIGHTS

25
Years of real estate management

20+
Properties managed

520K SF
Managed in two Class A office buildings

Resume

Matthew O'Neil

Assistant Property Manager

CUSHMAN & WAKEFIELD



ABOUT

Matthew O'Neil is part of Cushman & Wakefield's Asset Services group in Hartford, CT. He supports property and facility management across central Connecticut for multiple ownership groups.

Over the past year, Matt has helped manage office, industrial, and healthcare properties, including 600,000+ square feet of Class A office space in Hartford's CBD and 800,000+ square feet of industrial and medical space statewide.

His experience includes supporting capital and tenant improvement projects, overseeing daily building operations, and coordinating third-party vendor services and RFPs. Matt contributes to driving real estate value through a client-focused management approach.

With strong communication skills, an analytical mindset, and a background as a business owner and real estate agent, Matt excels at building client and vendor relationships and delivering collaborative, diligent service.

EXPERIENCE

Employment
Cushman & Wakefield
City of Springfield
Boston Red Sox

Education
Bachelor of Science,
University of Rhode Island

Related Project Experience
GSA - Department of Labor
GSA - Secret Service
NYS Unified Court System
County of Westchester
New York State Attorney General
New York State Tax and Finance
New York State Insurance Fund
The New York State Division of Human Rights
The County of Westchester Board of Elections
FEMA
Department of Public Health
Department of Social Security
State 911 Department
Department of Developmental Services
Plymouth District Attorney's Office
Massachusetts Trial Court
Norfolk District Attorney's Office

EXPERIENCE HIGHLIGHTS

600K SF
Class A office space office managed

800K SF
Industrial space managed

Project Profiles

Government Assets Under Management

Northeast Region

PROPERTY DETAILS

One Bullfinch Place

Boston, MA
90,000 SF

Tenant
Suffolk County District Attorney's Office

Managed Start Date
September 2019



PROPERTY DETAILS

35 Shawmut Road

Canton, MA
56,106 SF

Tenant
Norfolk County Probate & Family Court

Managed Start Date
September 2021



PROPERTY DETAILS

45 Shawmut Road

Canton, MA
66,654 SF

Tenant
Norfolk County District Attorney's Office

Managed Start Date
September 2021



PROPERTY DETAILS

116 Main Street

Plymouth, MA
85,000 SF

Tenant
Plymouth County District Attorney's Office

Managed Start Date
February 2018



CUSHMAN & WAKEFIELD

Project Profiles

Government Assets Under Management

Northeast Region

PROPERTY DETAILS

20 Forge Park
Franklin, MA
154,000 SF

Tenant
MA Emergency
Management Agency

Managed Start Date
July 2021



PROPERTY DETAILS

44 S Broadway
White Plains, NY
62,019 SF

Tenant
New York State
Attorney General's Office

Managed Start Date
June 2018



CUSHMAN & WAKEFIELD

ACCESS FOR ALL