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PROPOSAL FOR COMMONWEALTH OF MASSACHUSETTS

DIVISION OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE (DCAMM)

OFFICE OF LEASING AND STATE OFFICE PLANNING

PROJECT NUMBER: 202410900

USER AGENCY: MASSACHUSETTS TRIAL COURT (TRC)

SUBMITTED: OCTOBER 16, 2025



GREATLAND REALTY PARTNERS
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October 16, 2025

Peter Woodford
Senior Project Manager
Division of Capital Asset Management and Maintenance (DCAMM)
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Via electronic mail to:
peter.woodford@mass.gov
Leaseprosubmittal.DCAMM@mass.gov

Subject: Proposal for Springfield Regional Justice Center – 1860 Main Street, Springfield, MA, Project Number: 202410900, User Agency: Massachusetts Trial Court (TRC)

Dear Mr. Woodford,

Greatland is pleased to submit this proposal for the development of a new Springfield Regional Justice Center on the site of 1860 Main Street in downtown Springfield, Massachusetts. The proposed development represents a once-in-a-generation opportunity to deliver a state-of-the-art courthouse facility while advancing the Commonwealth's Gateway City revitalization objectives.

The project site, currently home to the diminished legacy operations of The Springfield Republican newspaper occupies an entire city block bordered by Main, Liberty, Boylston, and Emery Streets. Greatland has entered into an agreement to acquire the property, with the understanding that The Republican intends to relocate operations elsewhere in the Springfield area. This transition enables the full redevelopment of the site into a modern courthouse campus designed to serve the Trial Court's operational and security needs while catalyzing economic growth in the downtown core.

Our development team—comprised of Greatland, Street2lvy, Ionic Development, JCJ Architecture, Robert A.M. Stern Architects (RAMSA), and Consigli Construction—brings deep experience in delivering complex public facilities for the Commonwealth, including Greatland's ongoing collaboration with DCAMM on the Massachusetts State Police Crime Lab in Marlborough. That project exemplifies our team's ability to deliver technically sophisticated, sustainable, and cost-effective buildings that meet the Commonwealth's evolving needs.

The Springfield Regional Justice Center will not only modernize the region's judicial infrastructure but also reinforce Springfield's position as a civic and economic hub for Western Massachusetts. The project will create hundreds of construction jobs, sustain long-term employment opportunities, and stimulate surrounding private

Peter Woodford, Senior Project Manager
Division of Capital Asset Management
and Maintenance (DCAMM)
October 16, 2025
page 2



investment along Main Street. Our proposal also aligns with Executive Order 594 and incorporates high-performance building systems, decarbonization measures, and inclusive design standards that ensure accessibility, equity, and environmental stewardship.

We are honored to partner once again with DCAMM in advancing the Commonwealth's mission through a facility that will serve both the Massachusetts Trial Court and the broader community for generations. Our team is enthusiastic about collaborating closely with DCAMM, the Trial Court, and the City of Springfield to realize this transformative project.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Philip F. Dorman".

Philip F. Dorman
Managing Principal

A handwritten signature in black ink, appearing to read "Kevin T. Sheehan".

Kevin T. Sheehan
Managing Principal

TABLE OF CONTENTS

- 1** EXECUTIVE SUMMARY
- 2** LEASE PROPOSAL FORM
- 3** DEVELOPMENT CONCEPT
- 4** BUILDING SPECIFICATIONS
- 5** PROJECT SCHEDULE
- 6** PROJECT BUDGET
- 7** DEVELOPMENT TEAM
- 8** RELEVANT EXPERIENCE



EXECUTIVE SUMMARY

1

COMMONWEALTH LEASING AND REAL ESTATE POLICY COMPLIANCE CHECKLIST (A&F25)

Project: Springfield Regional Justice Center

Site Location: 1860 Main Street, Springfield, MA

Proposer: Greatland Realty Partners

Gateway City	☒
Environmental Justice Population Area	☒
Smart Location Index ≥ 60 (Site score of 68)	☒
Accessible to client population and public transit	☒
No additional Environmental Burden	☒
Compliance with or exceeding current building energy codes	☒
Meeting environmental criteria and seeking applicable certifications	☒
Compliance with municipal energy disclosure ordinances	☒
Compliance with state recycling requirements	☒
Access to electric vehicle charging stations	☒
Near public transportation and accessible for pedestrians and cyclists	☒
Elements to reduce GHG emissions and/or environmental impacts	☒
Opportunity plan for historically under-represented demographics	☒
Universal design principles applied	☒
ADA / AAB compliant	☒
Prevailing wage compliance	☒

EXECUTIVE SUMMARY

SPACE / ARCHITECTURAL CRITERIA		INCLUDED
User Agency		
o Massachusetts Trial Court (TRC)		✓
Usable/Gross Area		
o 232,000 SF Usable Square Feet (USF)		✓
o 295,000 SF Gross Square Feet (GSF)		✓
Program		
o Judicial, administrative, detention and client service functions of the Court		✓
Target Occupancy Date		
o January 2030		✓
Location		
o Downtown Springfield ■ Centrally located within a commercial area located at the north end of Springfield's Business Improvement District. ■ GSA Smart Location Index of 68		✓
o Within 0.5 mile of public transportation ■ Pioneer Valley Transit Authority bus stops immediately available on Main Street ■ Springfield Union Station Intermodal Center within 0.17 mile		✓
o Within 0.25 mile of Springfield State Office Building		✓
o Within 0.5 miles of Hampden County Superior Court, Springfield District Court and Western Family Court		✓
o Within 0.75 miles of United States Federal Courthouse		✓
Hazardous Substances		
o Remediation of site and existing building included		✓
Parking		
o Public: 1,150 off-site parking spaces located within 0.25 miles of the site: ■ 1,109 standard parking spaces (see Section 3 for locations) ■ 41 accessible parking spaces (see Section 3 for locations)		✓
o Reserved & Secured: – 33 parking spaces located in Basement ■ 32 standard parking spaces ■ 1 accessible parking space		✓
o Reserved – 38 parking spaces located in Basement ■ 36 standard parking spaces ■ 2 accessible parking space		✓
o Electric Vehicle Charging Stations: 100 located in parking garage		✓
o Other On-Site Parking: ■ Base Option - Parking Garage: 503 parking spaces ■ 138 standard parking spaces (surface) ■ 5 accessible parking spaces (surface) ■ 352 standard parking spaces (garage) ■ 8 accessible parking spaces (garage) ■ Option #1 - Surface Parking ONLY; 263 parking spaces on-site ■ 256 standard parking spaces ■ 7 accessible		✓

SPACE / ARCHITECTURAL CRITERIA	INCLUDED
■ Option #2 - Parking Garage & Retail Building: 462 parking spaces on-site ■ 97 standard parking spaces (surface) ■ 5 accessible parking spaces (surface) ■ 352 standard parking spaces (garage) ■ 8 accessible parking garage spaces (garage)	
o Exemption (n) - security or safety of persons or buildings	✓
Building	
o Building Code	
■ 780 CMR, Tenth Edition compliant	✓
■ 225 CMR 23.00 MA Stretch Code and Municipal Opt-in Specialized Energy Code compliant	✓
■ 521 CMR and 2010 ADA Standards accessibility compliant	✓
o Structural	
■ 40'x40' structural bays	✓
■ High density storage floor loading capacity of 225 PSFt	✓
■ Exemption (n) - security or safety of persons or buildings	✓
■ Vibration control included	✓
o Entrances - distinct and separate entrances for public, User Agency staff and detainees	✓
o Circulation - separate and secure paths of movement for public, court staff and detainees	✓
o Daylighting - Approximately 38% window area of exterior wall of the surface providing direct/borrowed natural light to Juror Waiting Rooms, Jury Deliberation Rooms, Grand Jury Rooms, Main/Entry Lobby, Courtrooms, Courtroom Public Waiting Rooms, Offices and Judicial Lobbies.	✓
o Departmental Adjacencies - Strategically locate public facing departments to concentrate public access at lower levels while providing an efficient workflow for the court staff/judges	✓
o Elevators - independent elevators for public, judges/staff and detainees/ security staff	✓
Exemption (n) - security or safety of persons or buildings	
o Facades - create an important civic landmark that convey civic responsibility and define public space	✓
o Specifications - compliant with Landlord Services and Landlord Improvements described in the Request for Proposal	✓
Sustainability	
o LEED Silver (minimum)	✓
o Executive Order 569 and Executive Order 594 compliant	✓
o 22-25 Energy Use Intensity (EUI) target	✓

LEASE PROPOSAL FORM

2

LEASE PROPOSAL DOCUMENT
PROVIDED UNDER SEPARATE COVER

DEVELOPMENT CONCEPT

3

GENERAL OVERVIEW

The design for the new Springfield Regional Justice Center is guided by a vision of civic integrity and accessibility—to create an architecture that embodies dignity, justice, and community. The Justice Center’s form and its public spaces are conceived to encourage openness while maintaining the security and solemnity intrinsic to the judicial process. Natural light, clear organization, and intuitive wayfinding create a humane and barrier-free environment that reflects the values of transparency and fairness at the heart of the court’s mission.

Inclusive design principles support every aspect of the project’s development, ensuring the Justice Center is welcoming, functional, and equitable for all users—regardless of age, ability, language, or background. Through barrier-free circulation, accessible public entrances, and clear, multilingual wayfinding, the building expresses the ideal that justice must not only be fair but also accessible and inclusive in its physical form.

Beyond its immediate function, the Justice Center is envisioned as a civic landmark—a symbol of renewal and economic vitality for the surrounding district. Anchoring a prominent downtown intersection, the building establishes a commanding presence along Main Street and contributes meaningfully to the city’s evolving urban identity.

Designed to achieve a minimum of LEED Silver certification, the project reflects the city’s commitment to environmental stewardship through the use of sustainable materials, energy-efficient systems, and resilient landscape strategies. Together, these elements define a courthouse that honors the public it serves while shaping a vibrant and enduring civic place.

By emphasizing flexibility and dignity in design, Greatland and its team will create a civic environment that reflects the diversity and inclusivity of Springfield’s population and the Commonwealth as a whole.

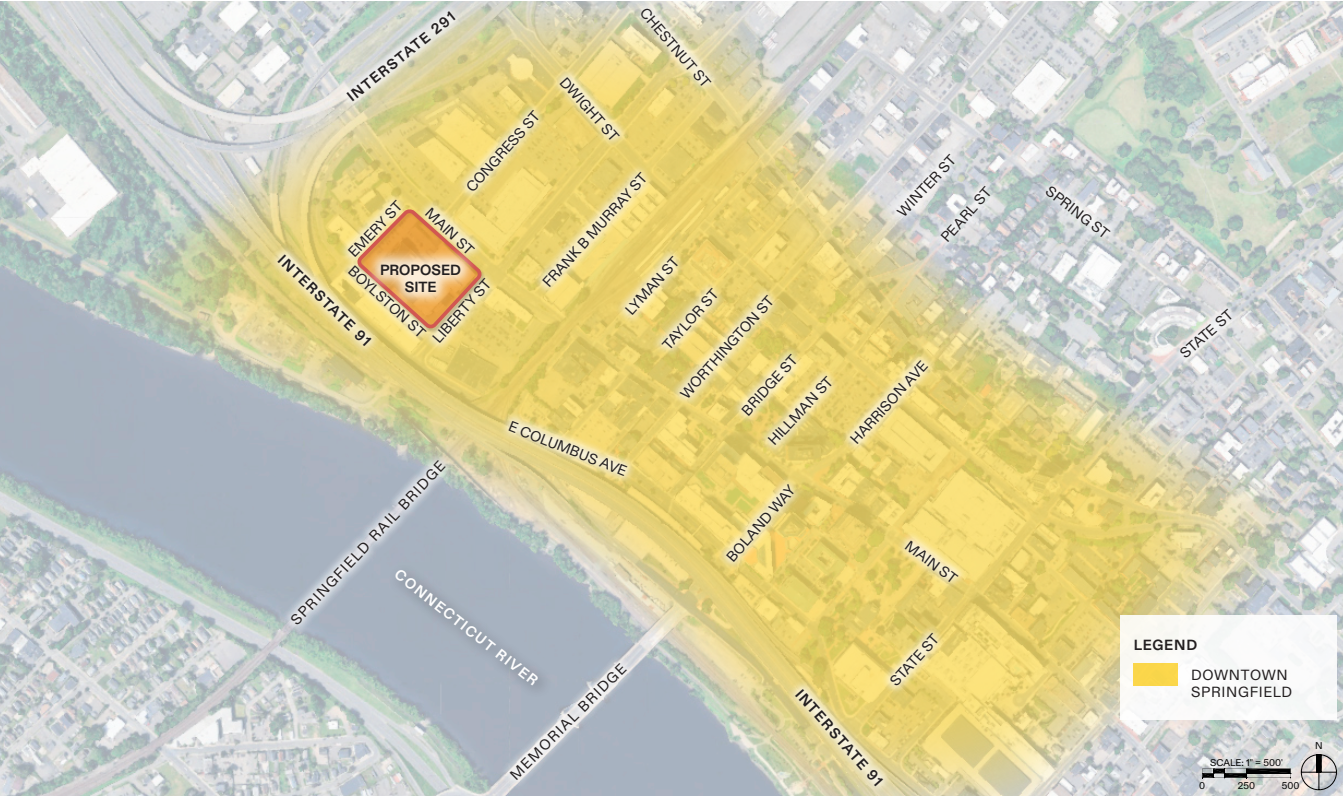
SITE POSITIONING

The proposed site, located northwest of city center, is an advantageous location for the new county Justice Center. Creating an additional anchor within the Union Station transit district, the Justice Center and related supporting businesses will act as a catalyst for continued revitalization in this evolving neighborhood. The site’s proximity to the Connecticut River provides opportunities for visual and physical connection to the riverfront and greenway, while its elevation ensures it remains safely outside the floodplain. As the building rises from the site, its massing will take advantage of views both toward the river and back toward the city and the Campanile at Springfield City Hall.

The site is well connected to major roadways and transit, with easy access to Interstates 291 and 91 and direct adjacency to Main Street leading into the city center. Within a half-mile radius, multiple bus stops and Amtrak and Hartford Line rail service offer extensive regional connectivity.

As a full city block, the site provides ample space for required security setbacks, separate vehicular and pedestrian access for both public and staff, parking, and public amenities –reinforcing the importance of this civic building.

DEVELOPMENT CONCEPT - SITE ANALYSIS



PREFERRED PROJECT LOCATION AND PROPOSED SITE



NOTABLE BUILDINGS

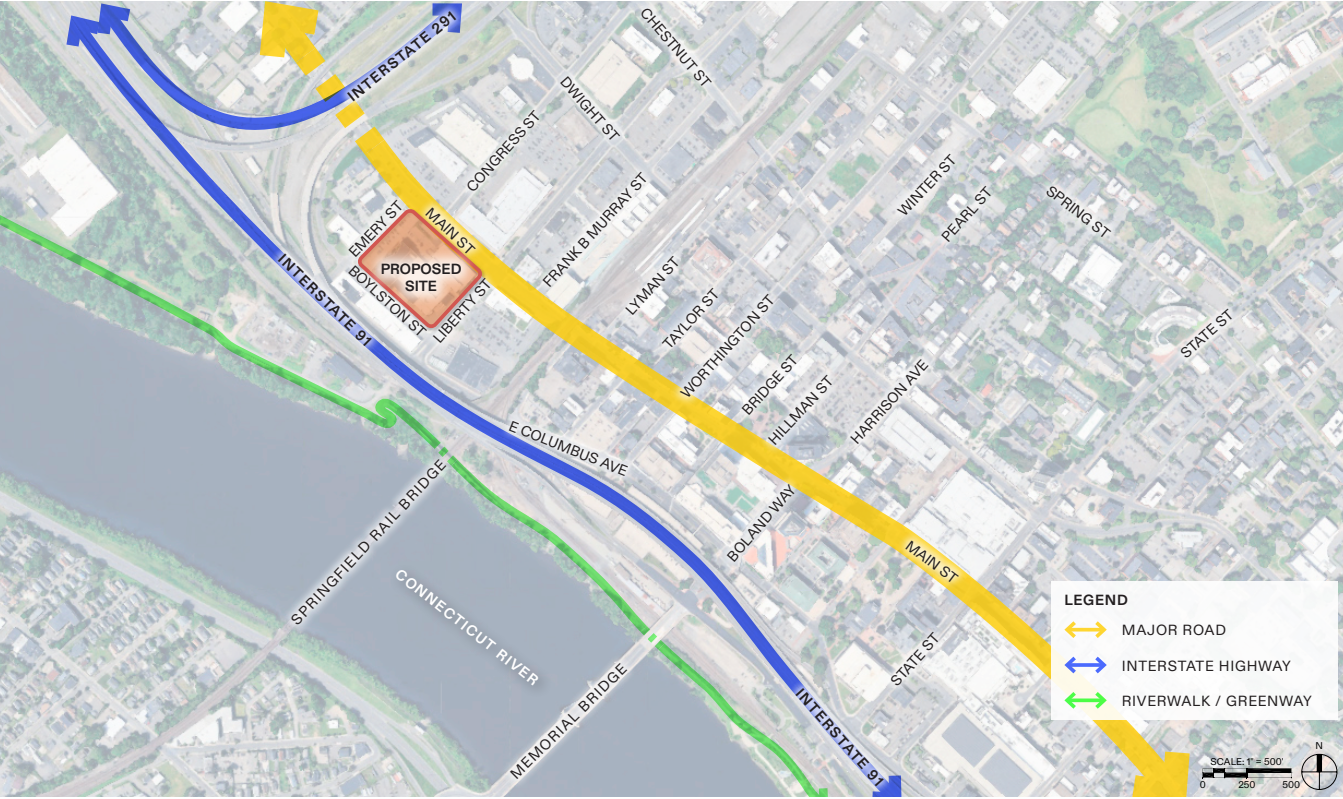


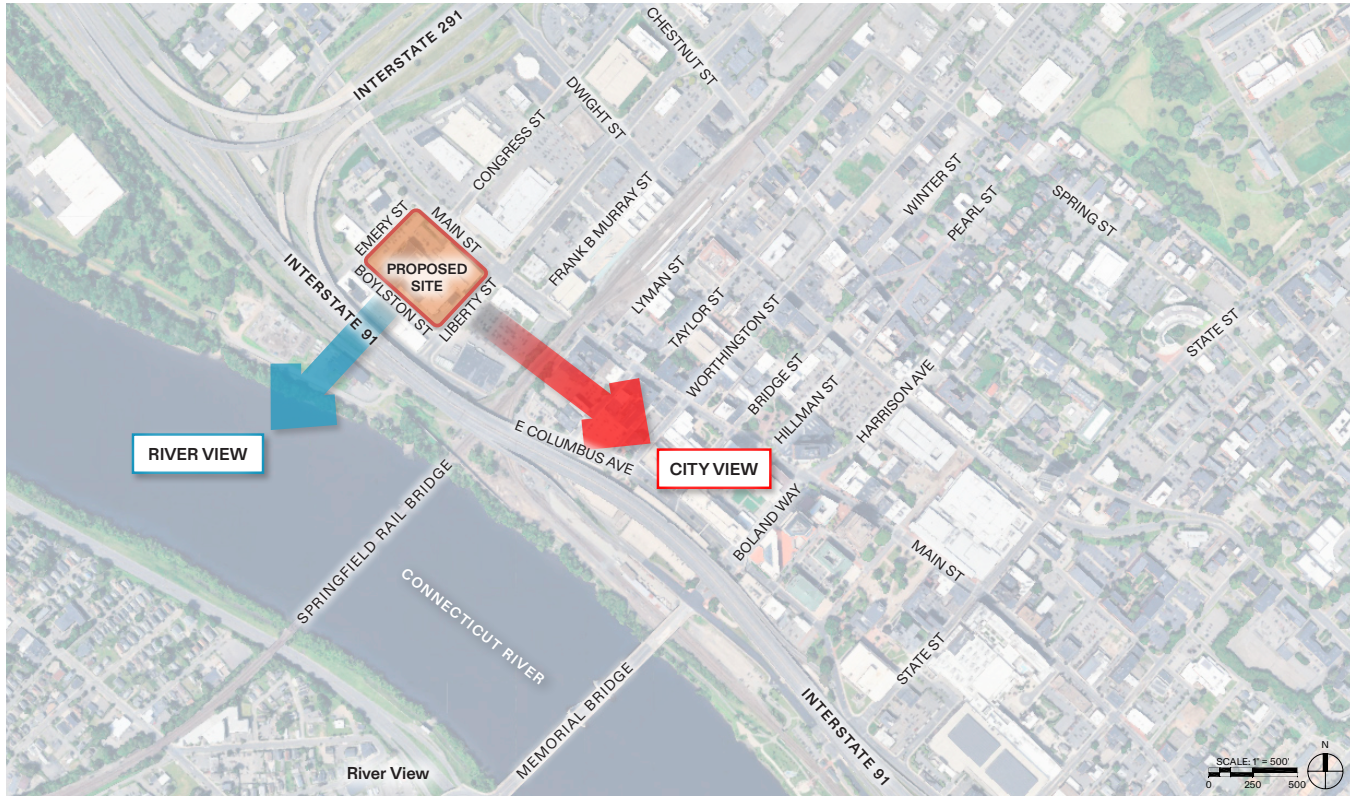
AERIAL VIEW LOOKING FROM NORTHWEST



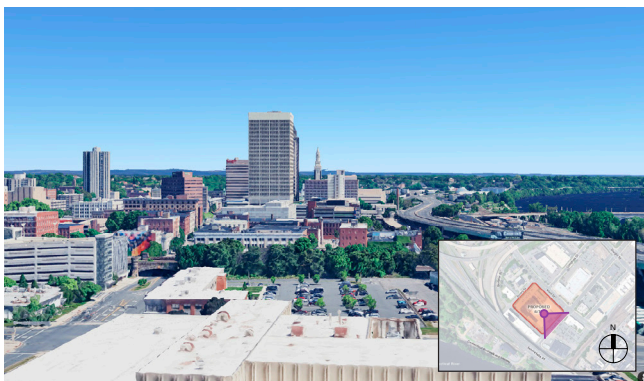
AERIAL VIEW LOOKING FROM SOUTHWEST

DEVELOPMENT CONCEPT - SITE ANALYSIS



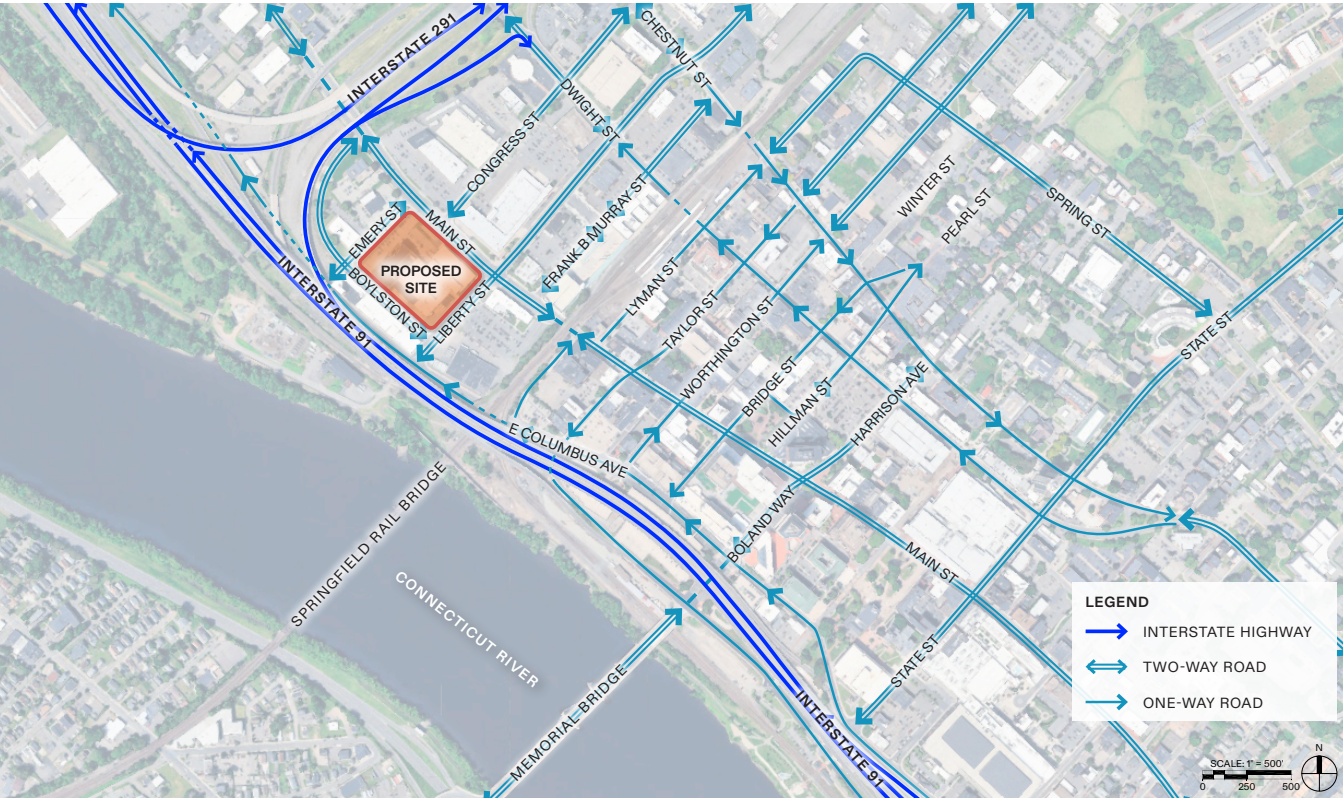


SURROUNDING VIEWS



VIEWS FROM SITE

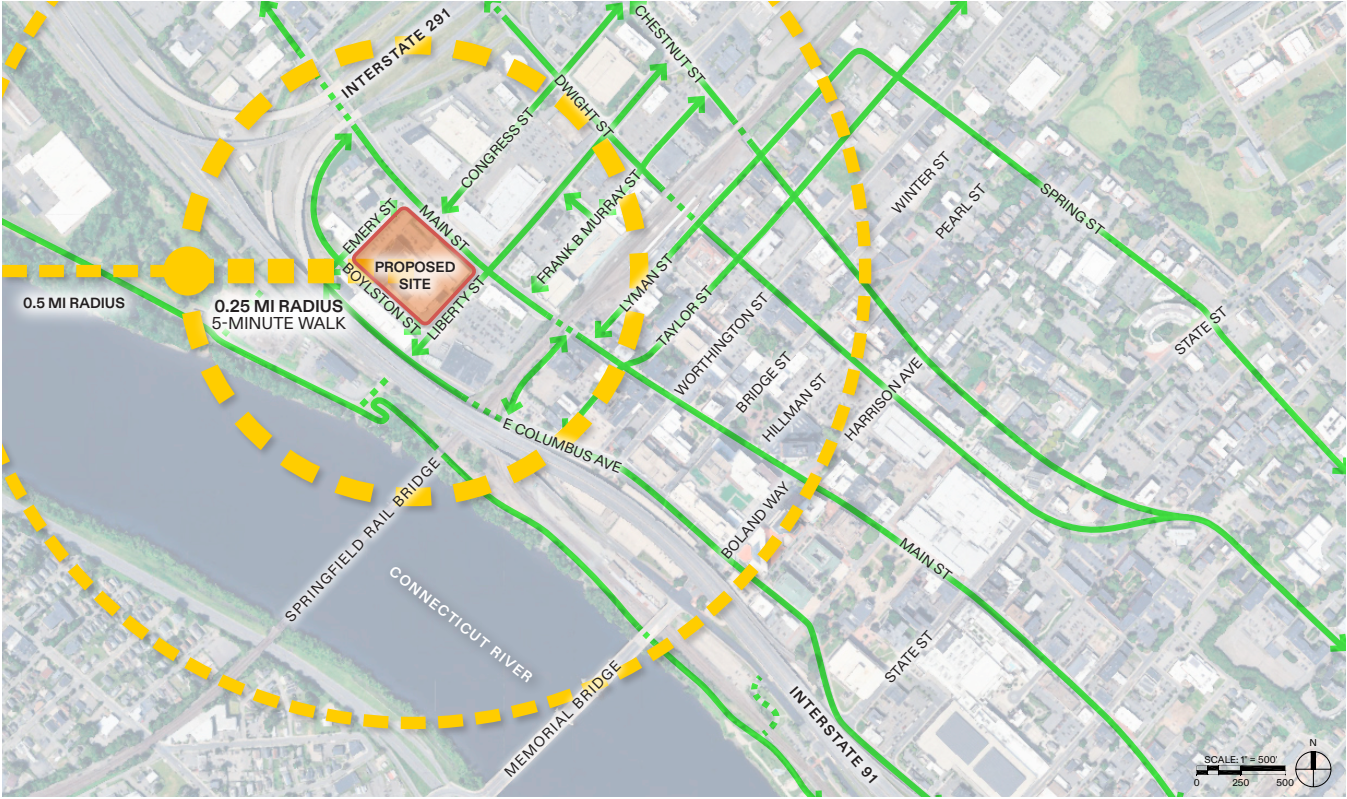
DEVELOPMENT CONCEPT - SITE ANALYSIS



VEHICULAR ACCESS



PUBLIC TRANSPORTATION



PEDESTRIAN ACCESS

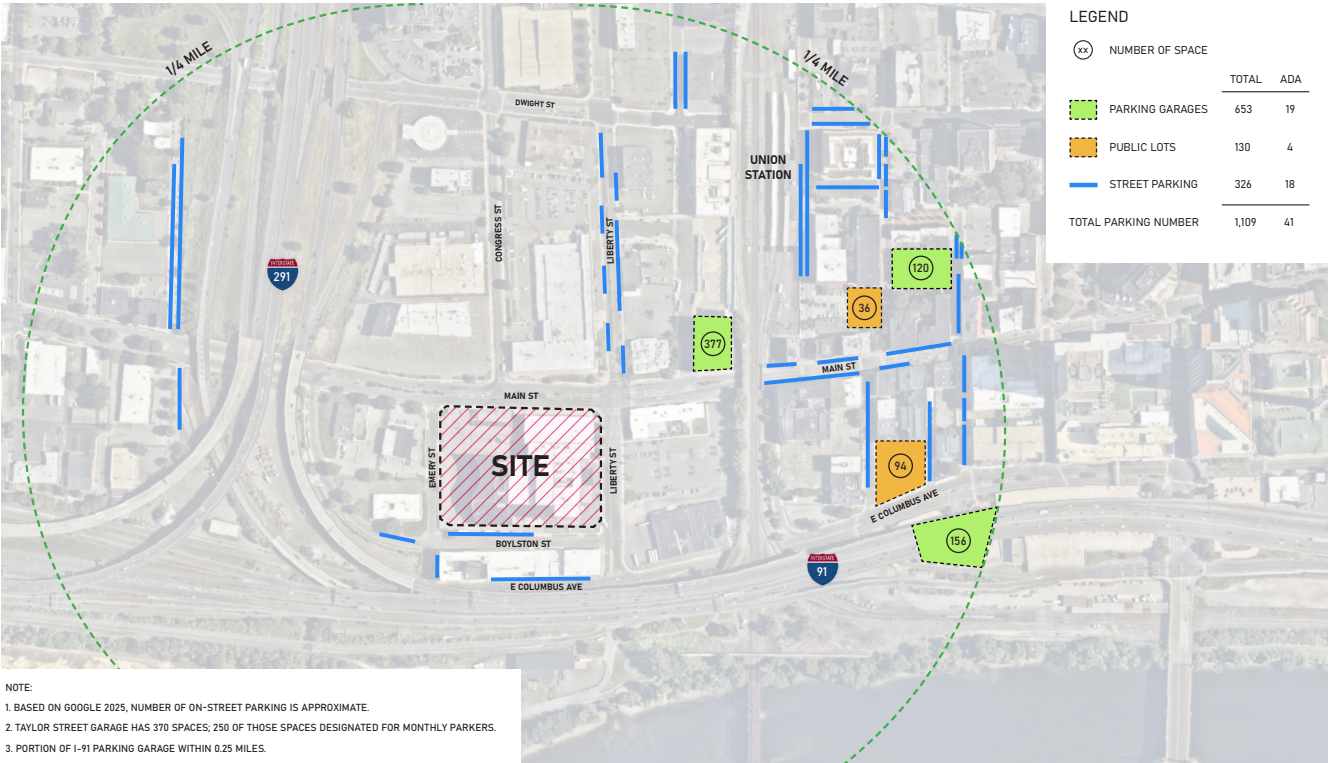
DEVELOPMENT CONCEPT - SITE ANALYSIS



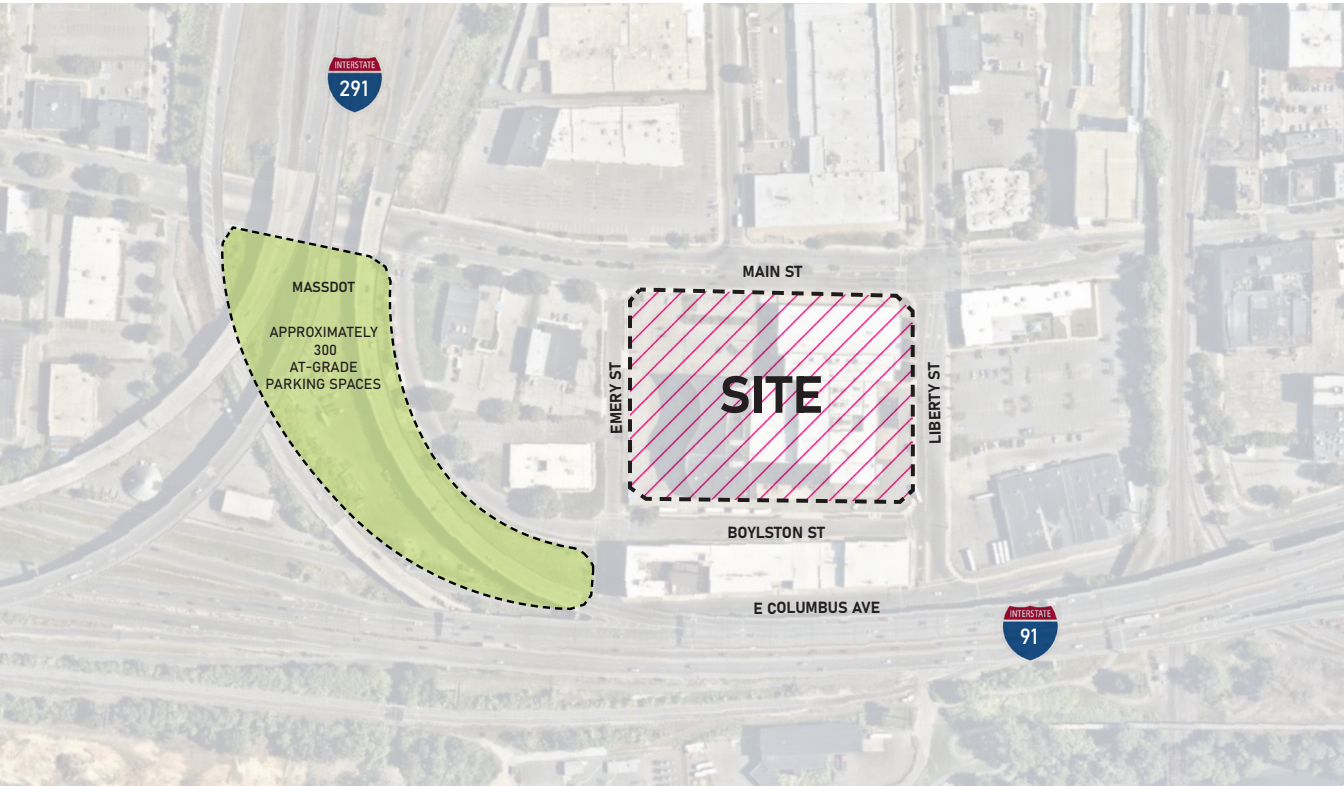
SITE SETBACKS



PREFERRED BUILDING ACCESS LOCATIONS



OFF-SITE PARKING WITHIN 1/4 MILE OF SITE



POTENTIAL ALTERNATIVE OFF-SITE PARKING LEASE – 300+/- SPAGES

SITE DESIGN

The site design organizes the Justice Center around Main and Liberty Streets, establishing a clear civic presence and an inviting public entry sequence. A prominent entrance plaza anchors the corner, serving both as a ceremonial forecourt for press events and as an informal gathering space for the public, attorneys, and staff. Low-planted knee walls and bollards set the plaza and building back from the street, enhancing security through passive design while providing an open and welcoming character. This dignified setback and its layered landscaping define a gracious threshold—one that distinguishes the Justice Center as a true place of civic engagement.

Within the site, a secure walled garden terrace provides a tranquil outdoor amenity for staff and visitors. Oriented to the south and southwest, this landscaped court is screened from adjacent parking and service zones and offers a setting for quiet conversation, respite, or informal meetings between attorneys and clients. It also provides staff with a dedicated outdoor space for lunch and breaks. As both a visual and organizing feature of the site, the terrace invites opportunities for art installations, community events, and rotating exhibits, reinforcing the courthouse’s role as a gathering place for the broader community.

The landscape design around the building emphasizes resiliency and sustainability, incorporating native, drought-tolerant plantings that offer shade, privacy, and seasonal variety while reducing maintenance and cooling demands. Vehicular circulation is organized for clarity and security: public parking is accessed from Emery and Boylston Streets, with accessible spaces located near the main

Exemption (n) - security
or safety of persons
buildings

with twenty percent of all on-site spaces dedicated to electric vehicle charging. A zone in the northwest corner of the site is reserved for future expansion, ensuring flexibility to accommodate long-term growth. The design team has developed three site plan options as seen on the following pages. The base option accommodates 503 public parking spaces on-site across a 2 story garage and at-grade lots. Option 1 removes the 2 story parking structure and provides 263 public parking spaces only at grade. The final scheme shows a future building site in the north corner of the lot with its own dedicated parking. In this scheme, the overall public parking provided on site is 462 spaces.

ENTRANCE PLAZA

A ceremonial gateway at Main & Liberty—welcoming the public with space for events, gatherings, and secure access.





COURTHOUSE GARDEN / TERRACE

A secure, sunlit garden terrace designed for quiet meetings, staff breaks, community events, and future art installations—screened for privacy and thoughtfully integrated into the site’s design.



SECURITY

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



SECURE VEHICULAR ACCESS / LOADING DOCK

Vehicular access from Emery and Boylston Streets, with secure parking and service entry via Boylston.







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BUILDING DESIGN

Taking cues from the rich history of brick and stone of other Springfield landmark buildings, the design team is proposing a precast brick façade system with key elements in stone trim. A curtain wall system will be used at the ceremonial entry to establish an elevation hierarchy, promote transparency, and provide natural daylight. These materials are chosen for their durability and contextual resonance.

The L-shaped building layout reinforces the proposed Justice Center's urban presence along Main Street, and a ceremonial entrance located at the corner of Main and Liberty connects the Justice Center to downtown. On the upper floors, the Justice Center layout opens to views towards the Connecticut River.

Public circulation is organized along the Main and Liberty frontages, providing natural light and a visual connection to the city.

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

Wayfinding is integral to the design: a central lobby and elevator core provide clear orientation, while naturally lit galleries branch to public destinations. A ceremonial stair links the first and second floors, encouraging intuitive movement between these two high-traffic areas while reducing elevator loads. The building's stacked courtroom organization promotes operational efficiency, with shared structural and security alignments across floors. Clerks and high-traffic functions occupy the ground level, while probate, family, juvenile, district, and superior courts are arranged vertically for easy access and logical progression.

Courtrooms are designed to balance dignity, security, and a humane experience. Laylights promote a productive and calming environment, while millwork barriers between the spectator seating and the jury and judge's bench provide physical and visual separation. Clear sightlines between the key court functions, judge, jury, witness must be maintained. Technology is seamlessly embedded in the judge's bench and attorney work desks for adaptability and future upgrades.

Inclusivity is integral to every interior environment. Courtrooms, waiting areas, and staff zones are designed for acoustic comfort and accessibility. Gender-inclusive restrooms and family care rooms are distributed throughout the building, ensuring all users feel accommodated and respected. Judicial chambers are oriented toward river views, offering a serene, contemplative workspace, while staff and tenant areas benefit from abundant daylight, flexible infrastructure, and modular partitions that support evolving departmental needs.

Judicial chambers are oriented to capture views toward the river, ensuring a serene and contemplative workspace, while staff and tenant areas benefit from abundant daylight, flexible infrastructure, and modular partitions that support evolving departmental needs.

The building's composition, organization, and materiality together project a sense of civic permanence and contemporary inclusivity—a courthouse that stands as both a beacon of justice and a cornerstone of community life, for now and future generations to come.

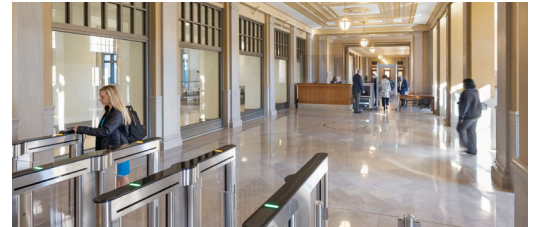
BUILDING EXTERIOR

Main facades feature precast brick with potential stone accents; curtain wall highlights the ceremonial entrance.



PUBLIC GALLERIES

Public circulation is organized along the Main and Liberty frontages, providing natural light and a visual connection to the city.



WAYFINDING

Secure circulation systems for judges / staff and detainees ensure safety and efficiency without compromising accessibility or connectivity.



LOBBY / CEREMONIAL STAIR

A ceremonial stair connects the first and second floors, guiding movement and reducing elevator use.



COURTROOM DESIGN

Courtroom design emphasizes daylight, sightlines, separation, refined finishes, and adaptable technology.



JUDICIAL SUITES

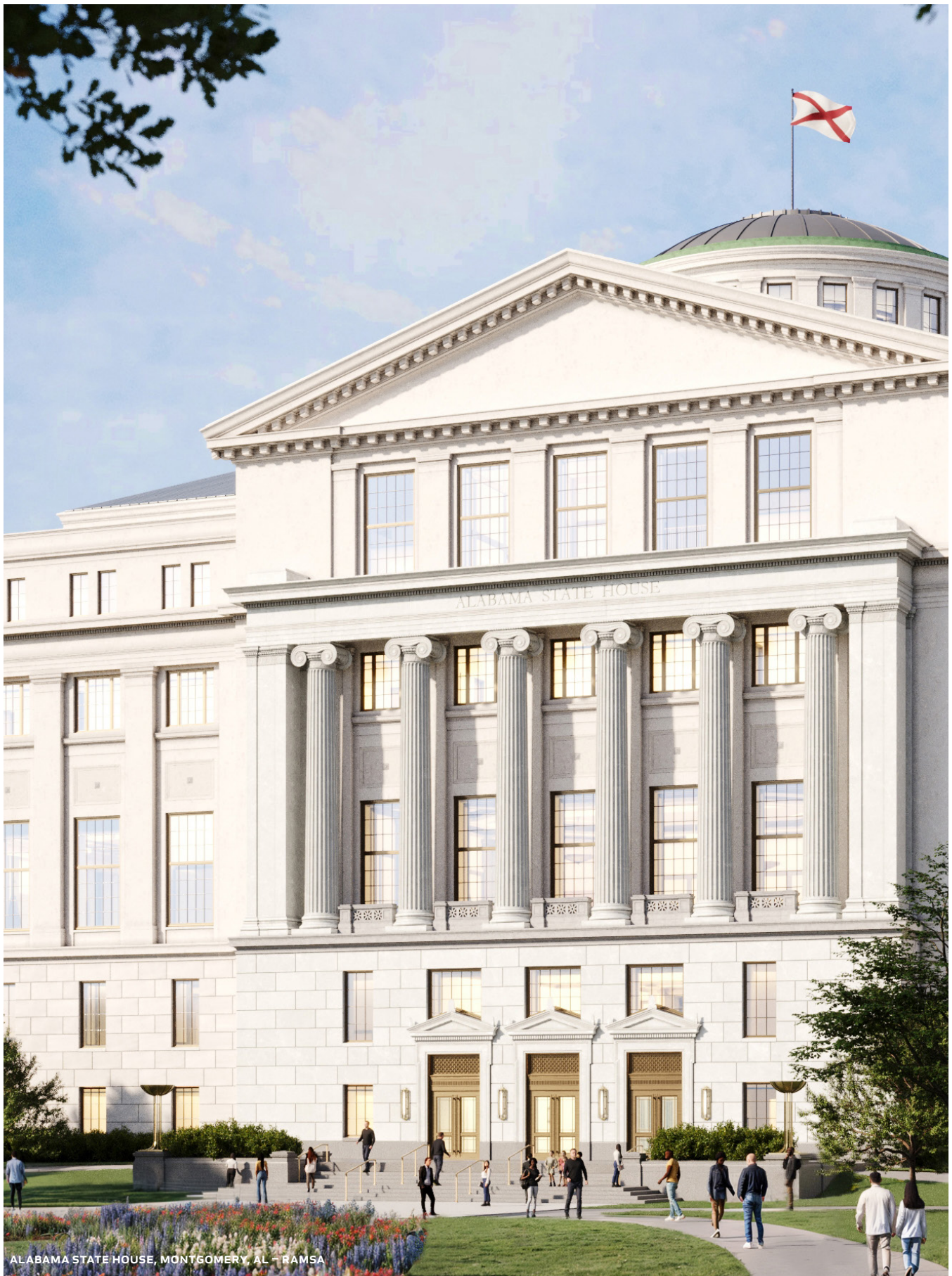
Exemption (n) - security or safety of persons or buildings



STAFF & TENANT WORKSPACES

Flexible workplace design with daylight, strategic adjacencies, and infrastructure spines for cabling and reconfigurable partitions.

DEVELOPMENT CONCEPT - BUILDING DESIGN

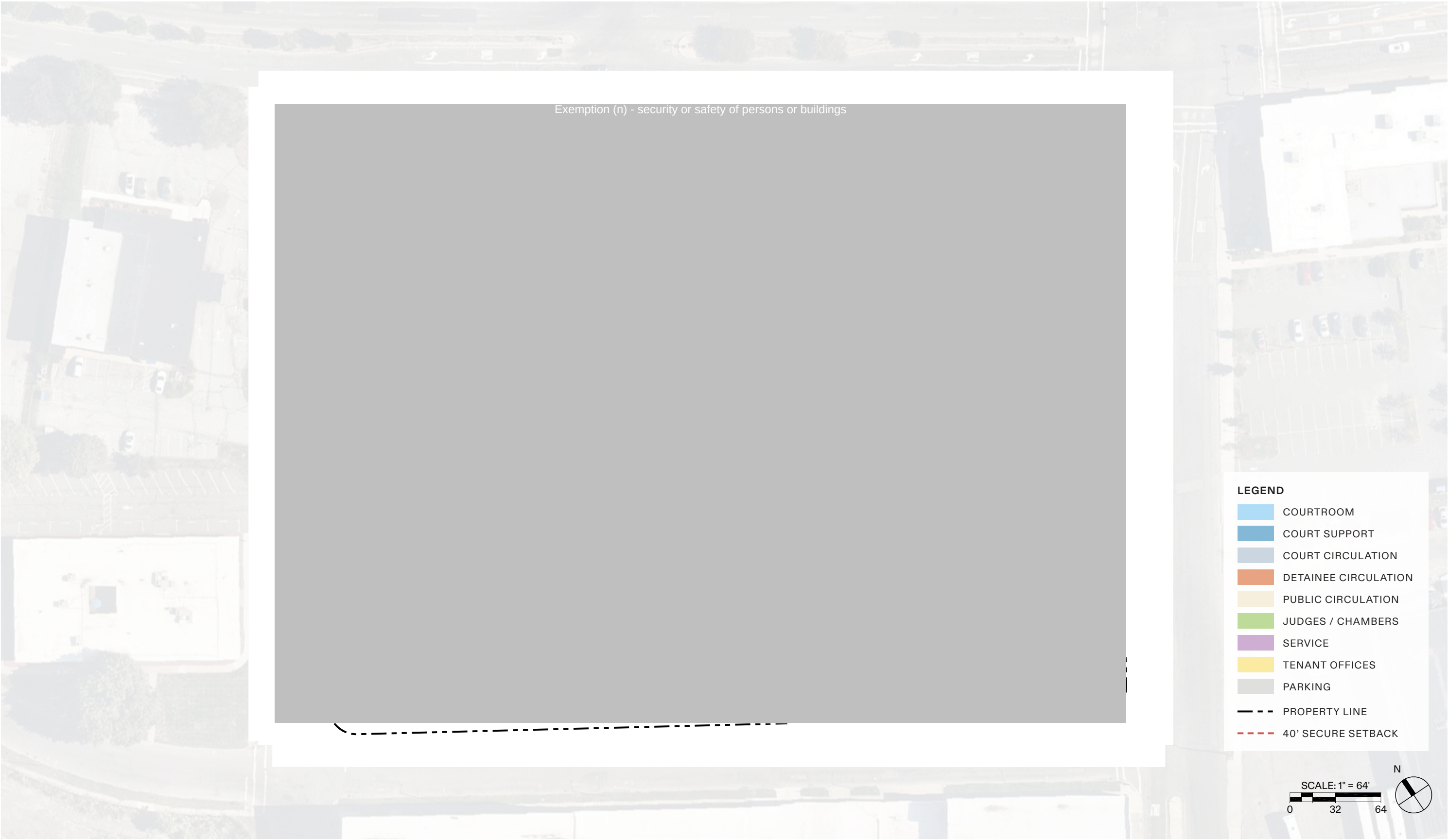


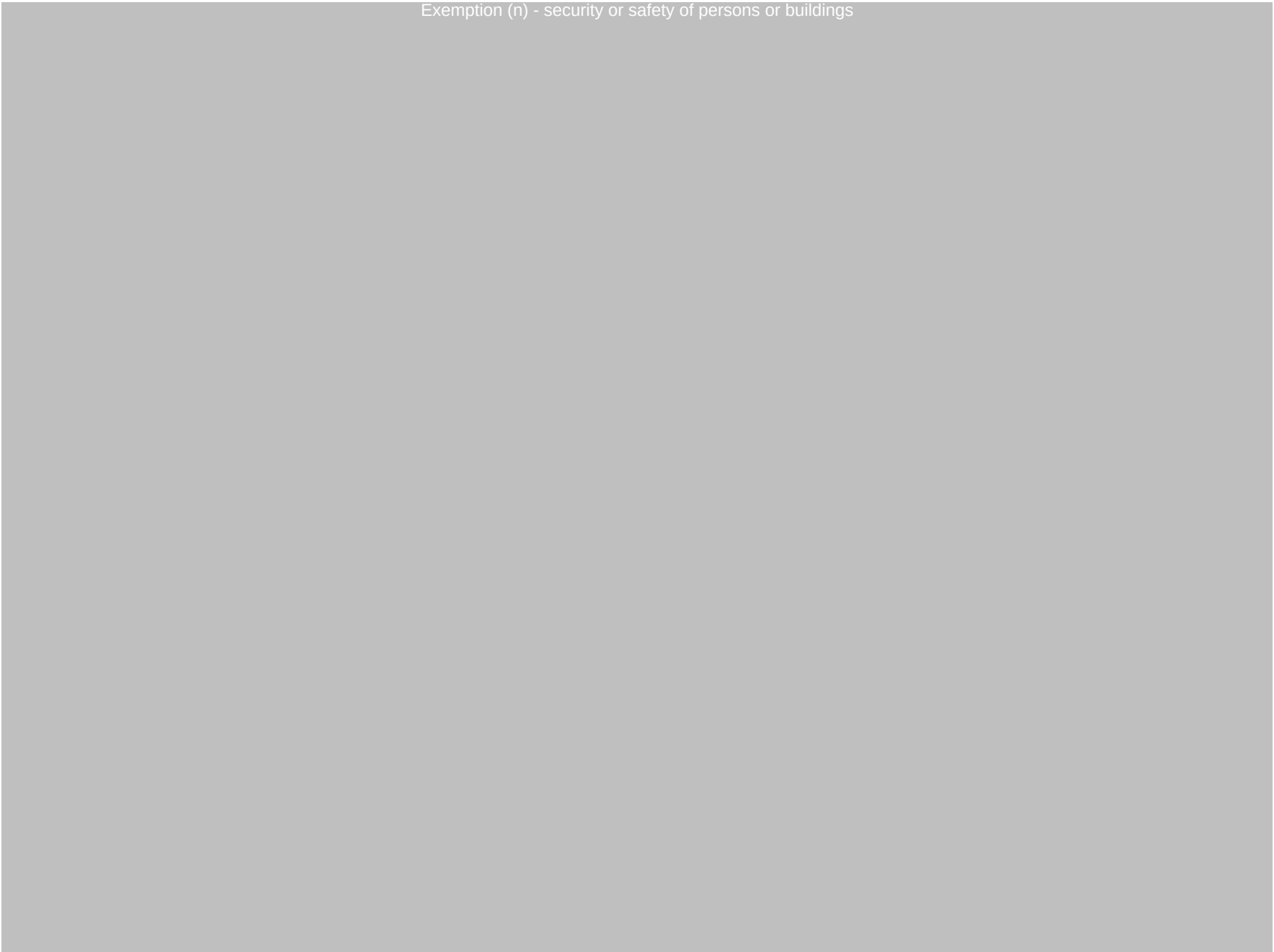
ALABAMA STATE HOUSE, MONTGOMERY, AL - RAMSA

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

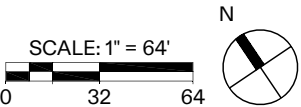


DEVELOPMENT CONCEPT - FLOOR PLAN, ENTRY LEVEL



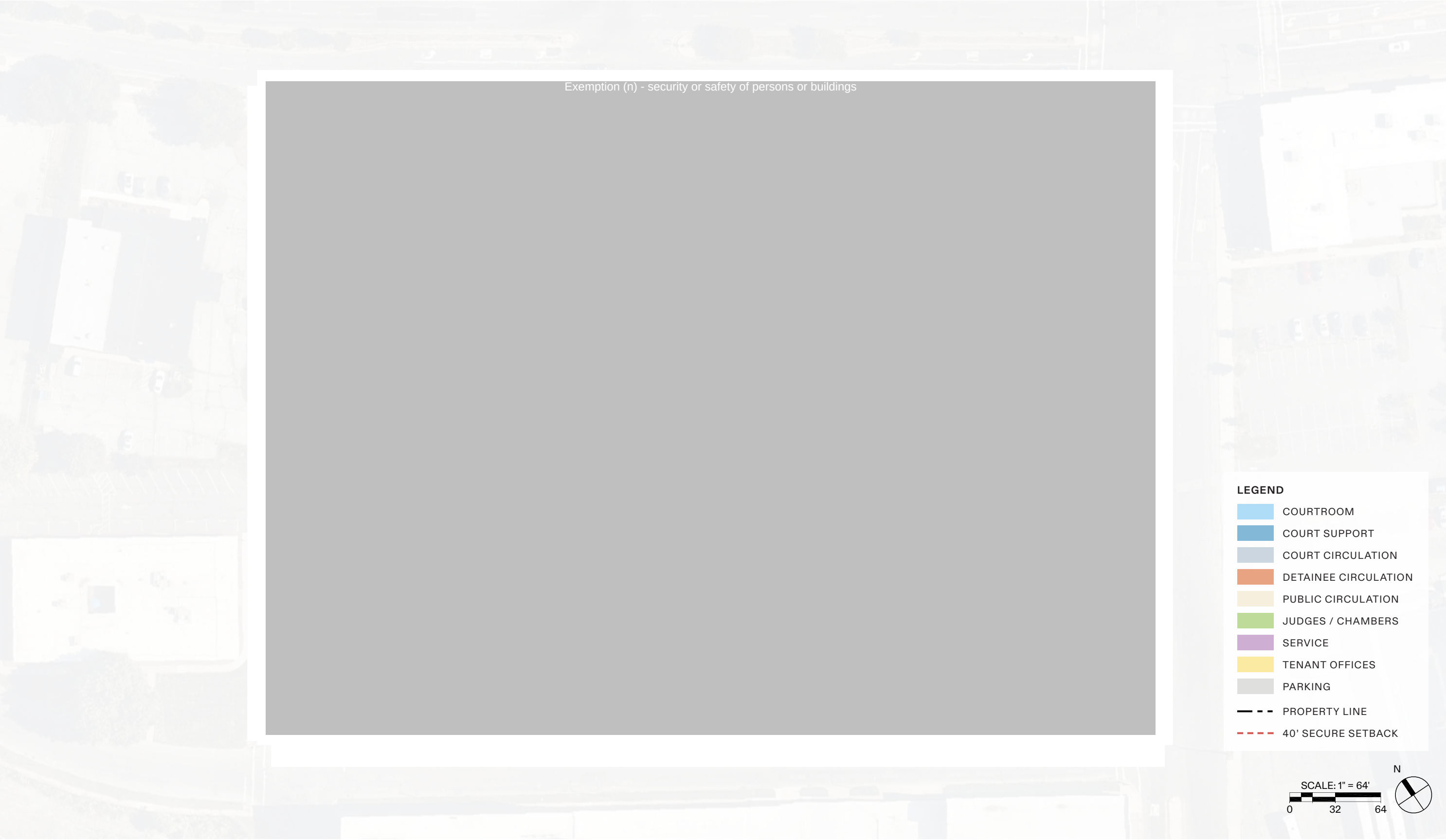


- LEGEND**
- COURTROOM
 - COURT SUPPORT
 - COURT CIRCULATION
 - DETAINEE CIRCULATION
 - PUBLIC CIRCULATION
 - JUDGES / CHAMBERS
 - SERVICE
 - TENANT OFFICES
 - PARKING
 - PROPERTY LINE
 - 40' SECURE SETBACK

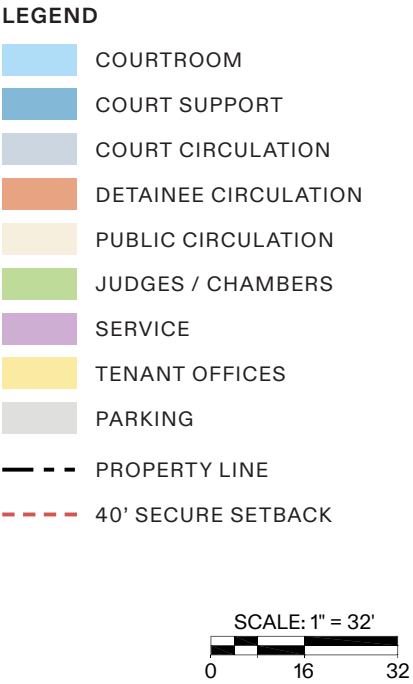
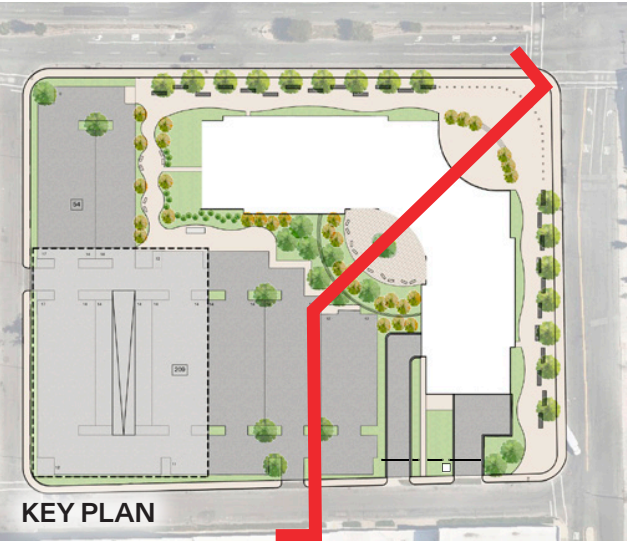
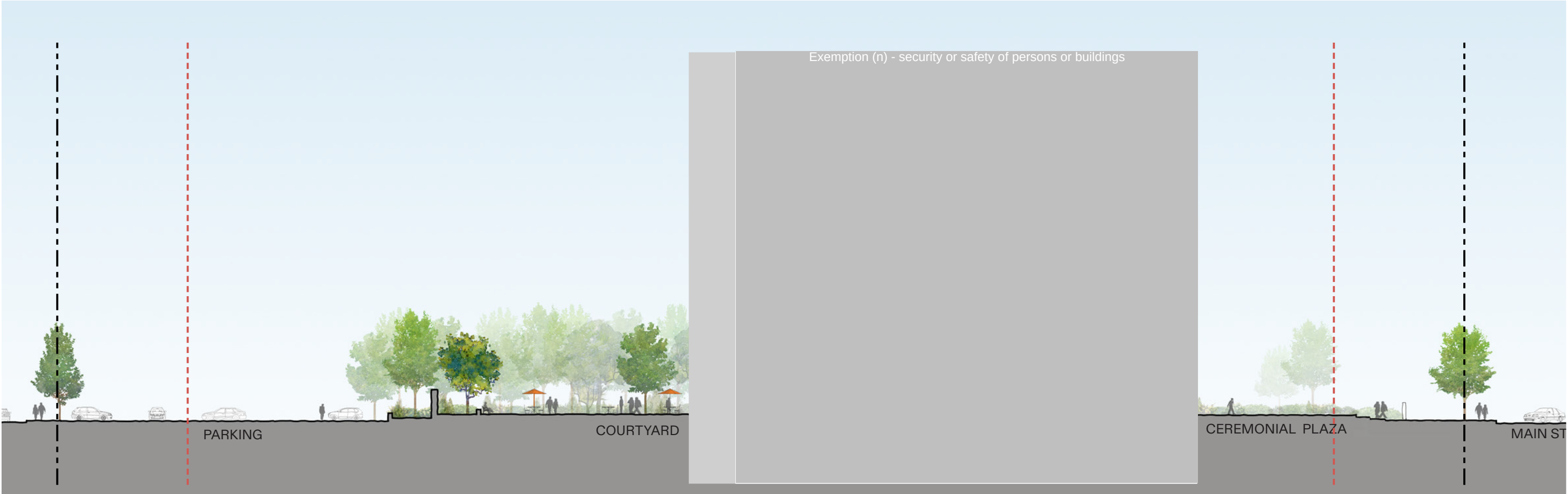


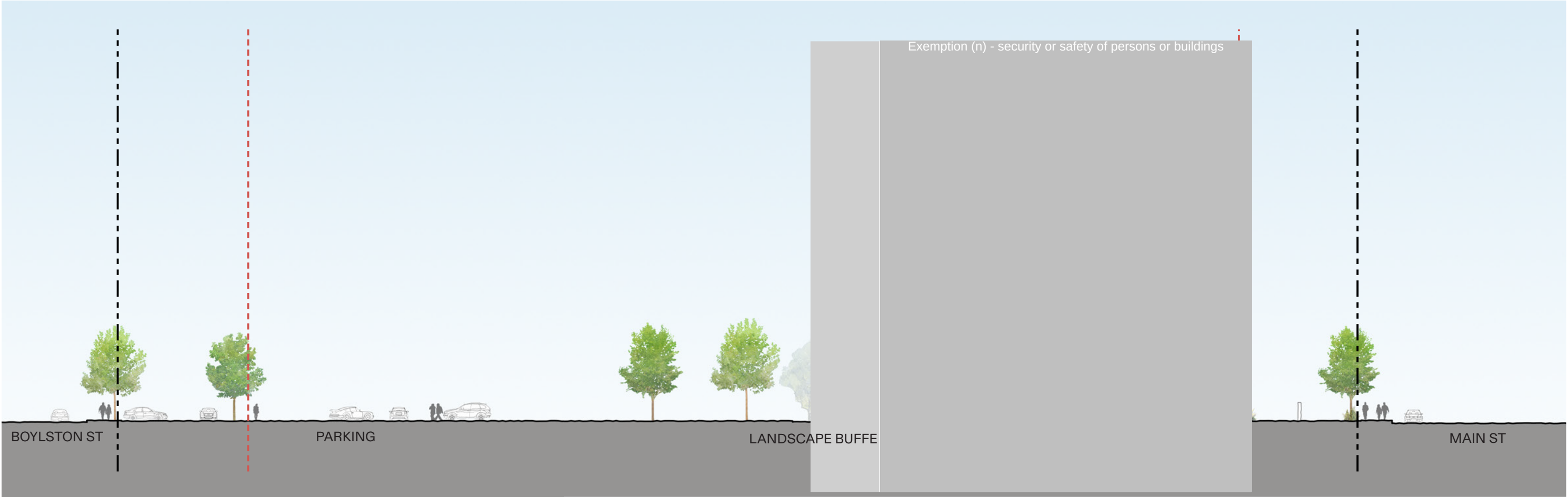












LEGEND

- COURTROOM
- COURT SUPPORT
- COURT CIRCULATION
- DETAINEE CIRCULATION
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- 40' SECURE SETBACK

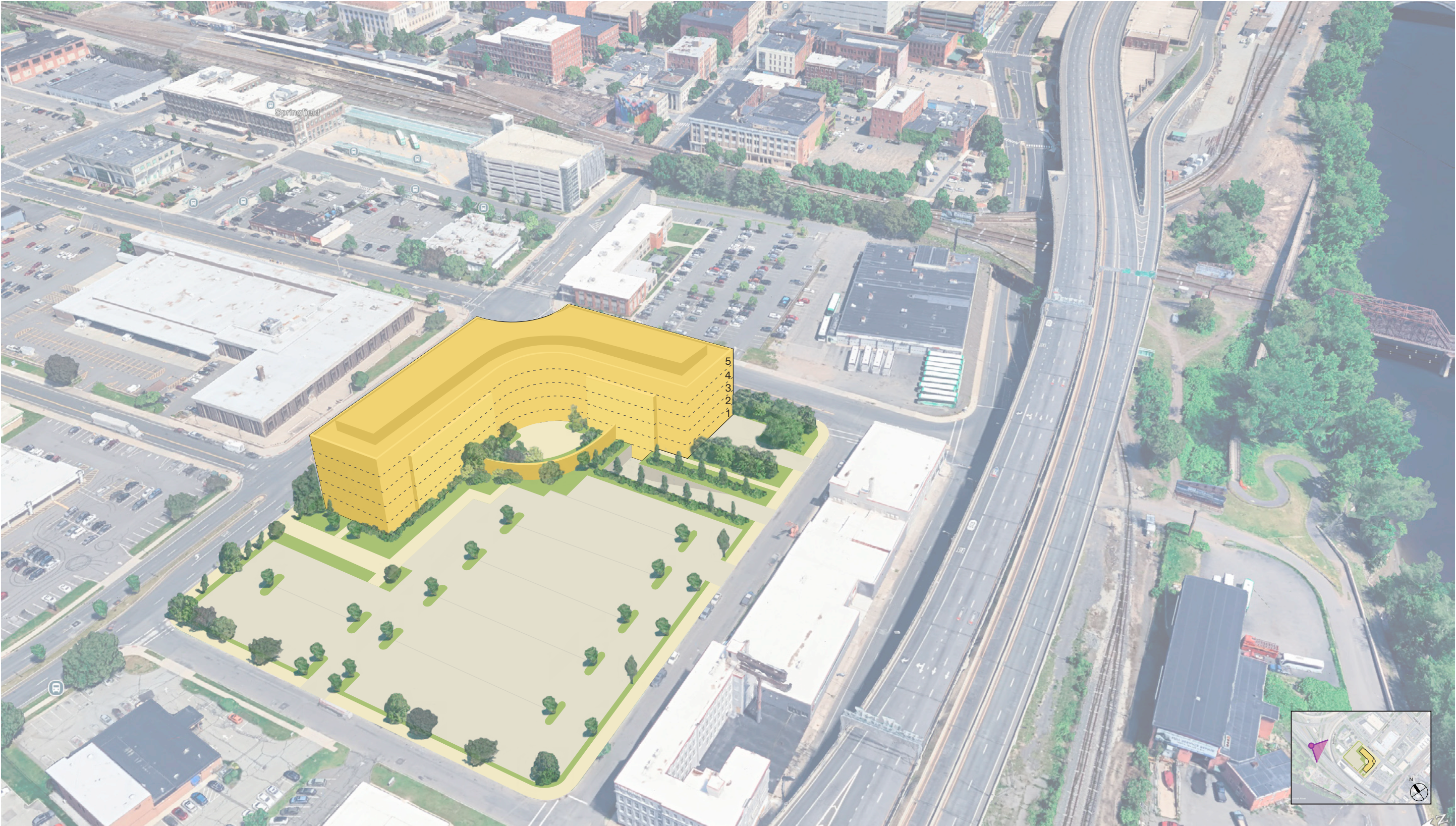
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BUILDING SPECIFICATIONS

4



OUTLINE SPECIFICATIONS

UNIFORMAT, LEVEL II

PROJECT DESCRIPTION:

New construction, 5 story with full basement located on a 5.4 acre site (234,788 square feet)
295,000 gross square feet (GSF) building with 232,000 net square feet (NSF) of usable area

A10 FOUNDATIONS:

1. Standard Foundations:
 - a. The new foundation system will be comprised of conventional spread footings. Individual spread footings will support each interior column within the footprint of the basement, and exterior columns outside the basement footprint. Ground improvement (see below) will be provided as required to achieve a minimum allowable soil bearing capacity of 4,000 psf.
 - b. A 12 inch thick foundation wall will serve as a frost wall around the perimeter of the building outside the basement footprint, with pilasters at perimeter columns. Continuous strip footings will support the frost wall, with spread footings supporting pilasters. Perimeter footings shall bear a minimum of 4'-0" below finished grade, and will be stepped-down locally as required to coordinate with below-grade utilities entering the building. Footing bearing elevation will be lowered as required to ensure the zone of influence of footings outside the basement footprint does not affect the footings within the basement area.
 - c. Specific information regarding the design water table elevation is not available, but the basement foundation walls will be protected with waterproofing and a perimeter foundation drain.
2. Special Foundations:
 - a. If required to achieve a minimum allowable soil bearing capacity of 4,000 psf, rammed aggregate piers (RAPs) or similar ground improvement will be utilized to support spread footings and strip footings.
3. Slab on Grade:
 - a. At the ground floor outside the basement footprint, a 6 inch thick slab-on-grade will serve as the floor structure, bearing on a vapor retarder and a 4" thick (minimum) layer of granular fill.
4. Temporary Support-of-Excavation:
 - a. If adequate setbacks are provided to the property line, the excavation for foundations may be laid back. If necessary, a soldier pile and lagging (or similar) temporary support-of-excavation will be provided.

A20 BASEMENT CONSTRUCTION:

1. Standard Foundations:
 - a. **Exemption (n) - security or safety of persons or buildings**, with pilasters at column locations. A continuous strip footing will support the foundation wall, with spread footings supporting pilasters. The top of the strip footing shall be 12 inches below the top of the basement slab-on-grade.
2. Slab on Grade:
 - a. At the basement level, **Exemption** slab-on-grade will serve as the floor structure, bearing on a vapor retarder and a 4" thick (minimum) layer of granular fill.
3. Underslab Drainage System:
 - a. If required based on existing ground water conditions, an underslab drainage system will be provided.

B10 SUPERSTRUCTURE:

1. Typical floor and roof slabs will be comprised of a 4 ½" thick normal weight concrete topping slab on a 3" 18 ga steel deck (7 ½" total slab thickness). The slabs will be reinforced with welded-wire reinforcement throughout the entire slab, plus mild reinforcing steel over beams. The floor and roof slabs will be supported by composite steel beams and girders, which shall include headed studs as required to achieve full composite action. Structural steel columns will support the structural steel girders.
2. The lateral force-resisting system (LFRS) will consist of ordinary concentric steel braced-frames around the main core, and at stairwells at each wing of the building.
3. Steel tonnage: The total steel tonnage will be approximately 18-psf, which includes floor beams and girders, gravity columns, columns and braces for the LFRS, and a ~10% allowance for connections. This is based on a typical bay spacing of ~40'x30'.
4. Spray-applied fire-resistive material (SFRM) shall be provided on all structural steel beams, girders, columns, and LFRS members.
5. Stair Construction: Typical stair construction will be comprised of standard channel stringers with steel pan and concrete slab infills. The stairs will typically be directly supported on the structural steel floor framing.
6. Mechanical Screenwall: Structural steel will be provided as required to support a mechanical screenwall above the main roof. This will consist of posts and kickers, or vertical trusses around the perimeter of the screenwall.
7. Miscellaneous Metal Façade Support: Where the precast concrete façade panels are not supported directly by the floor framing, additional miscellaneous metal support framing will be provided as façade backup.
8. Miscellaneous Metal: Additional miscellaneous metal will be provided as required, including elevator guiderail supports, canopies, and site structural features.
9. Alternate #1 – Precast Concrete Parking Structure: free standing, three-bay, two-way, single thread helix with 90° parking.

B20 EXTERIOR CLOSURE:

1. Cold 1. Cold Applied Asphalt Dampproofing: at faces of below grade foundation walls, back side of retaining walls.
2. Exterior Walls:
 - a. Masonry: 4" Brick, 2" air space, 4" rigid insulation, air vapor barrier, 1/2" exterior sheathing, 6" (or 8" or 10") cold formed metal stud with 3 ½" batt insulation, 5/8" gypsum wall board.
 - b. Masonry: 4" Brick, 2" air space, 4" rigid insulation, air vapor barrier, 8" concrete masonry unit (CMU) with 3 ½" batt insulation, 5/8" gypsum wall board.
 - c. Metal Panel System: 1-1/2" metal furring at 24" oc, Horizontal on continuous thermally broken girts at 24" oc vertical, 4" rigid insulation, air vapor barrier, 1/2" exterior sheathing, 6" (or 8" or 10") CFMF cold formed metal stud with 3 ½" batt insulation, gypsum wall board.
 - d. Precast Concrete Panel System: architectural, insulated, blast resistant wall panels
3. Air and Vapor Barrier: Continuous sheet air barrier at all above grade locations, walls and roof.
4. Windows:
 - a. Individual type, thermally broken aluminum framed windows with field-glazed insulated low E glazing and operable sashes
 - b. Finish: High-Performance Organic Finish 2-Coat Fluoropolymer

BUILDING SPECIFICATIONS

5. Storefront:

- a. Thermally broken aluminum storefront with field-glazed insulated low E glazing.
- b. Finish: High-Performance Organic Finish 2-Coat Fluoropolymer

6. Curtainwalls:

- a. Thermally broken aluminum storefront with field-glazed insulated low E glazing.
- b. Finish: High-Performance Organic Finish 2-Coat Fluoropolymer

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

8. Doors:

- a. Insulated, exterior flush steel doors with vision panels set in steel frames, painted.
- b. In Storefront or Curtainwalls: Thermally broken aluminum storefront entrance systems with full insulated, low E., Exemption (n) - security or safety of
- c. Hardware: Heavy Commercial grade.

9. Exterior Building Signage: Prefabricated brushed satin aluminum cast metal letters.

B30 ROOFING:

- 1. Multi-ply cold process modified bitumen roofing system on ½" cover board over insulation sloped at ¼" per foot. Tapered insulation crickets shall be provided to direct water to roof drain locations. Continuous metal coping /fascia shall be provided.
- 2. Roof Screen: Vertical louvers with Kynar finish secured to structural system.
- 3. Roof Openings

C10 INTERIOR CONSTRUCTION:

1. Interior Partitions

- a. Typical Interior Walls: Double rows of 3-5/8" metal studs with two layers of 5/8" GWB each side. Minimum 0.5" gap between studs with little to no bracing across studs. GWB extend to underside of structure. Batt sound attenuating blanket in each stud cavity to underside of structure.
- b. Partitions shall extend to the underside of deck with acoustical sealant at the bottom and top and at all penetrations, continuous gasket system around door frames and a recessed automatic door sweep to minimize sound infiltration through closed doors.
- c. Acoustics Considerations:
 - i. Grand Jury Areas: 55 NIC min.
 - ii. Courtrooms: 55 NIC min. (internal sound baffling or duct silencers will be needed on the HVAC system to achieve this rating)
 - iii. Hearing Rooms: 55 NIC min.
 - iv. Judicial Lobbies: 50 NIC min.
 - v. Central Lockup/Detention: 55 NIC min.
 - vi. Satellite Court Holding/Flip Cells: 55 NIC min.
- d. Stair masonry walls and elevator shaft masonry walls shall consist of 8" concrete masonry units with reinforcement.
- e. Holding Cell Partitions: wall assembly comprised of epoxy painted 8" CMU with each cell fully grouted, and every other cell reinforced with steel bars.

2. Interior Doors:

- a. Match the acoustic, fire code, and/or security qualities of the surrounding walls.
- b. Standard Interior Door and Frame: provide 1-3/4" thick x 3'-0" wide x 6'-8" to 7'-0" high solid core wood flush doors with hardwood stain grade veneer in extruded aluminum or 16 gage steel frames, knock down construction, with 5/8" deep stops, with factory applied transparent finish or factory applied primer to receive two coats of paint.
- c. Vision Panels: provide standard glass vision panel 9" wide x 30" high located at eye level on the latch side of the door for all passageways and all rooms.
- d. Aluminum storefront entrances with non-thermally broken safety glazing in public locations.
- e. Hollow metal interior doors in utility spaces.
- f. Hardware: Heavy Commercial grade.
- g. Cell Doors: provide sliding cell doors fabricated from 12-gauge steel, include a large vision panel (3/4" laminated glass), mesh panel (2"x2"x3/8" steel mesh plus stainless steel. Provide cell door slam locks.
- h. Electronic Door Release: at doors shown on SAFS
- i. Intercom Remote Door Release: at doors shown on SAFS
- j. Operable Panels: Assume 10 total to provide flexible meeting spaces.

3. Interior Glazing:

- a. Painted hollow metal frames with safety glazing.
- b. Privacy Film: provide on interior face of any glass sidelight.

C20 STAIRCASES:

1. Stair:

- a. Metal pan stairs, preassembled steel stair with concrete filled treads.
- b. Stair (main stair):
 - i. Porcelain Tile Treads.
 - ii. Handrail and Guardrail are stainless steel railings and decorative railings, perforated metal infill panels. Guardrails to receive wood cap.
 - iii. Handrails are both adult and child heights.
- c. Stairs (all other stairs):
 - i. Epoxy painted steel stringers, rubber treads, painted risers.
 - ii. Handrails and Guardrails: Painted steel pipe with high-performance coating at both adult and child heights above the floor.

2. Ramps:

- a. Handrails and Guardrails: Painted steel pipe with high-performance coating at both adult and child heights above the floor.

C30 INTERIOR FINISHES:

1. Walls:

- a. Paint throughout.
- b. Ceramic tile to 48" above finish floor at toilet room walls.
- c. Acoustic Wood Wall Paneling in large courtrooms.
- d. Acoustical Fabric Panels in other courtrooms.

2. Floors:

- a. Vinyl composite tile (VCT) flooring is typical.
- b. Ceramic tile floor at toilet rooms.
- c. Carpet tile at offices and courtrooms.

BUILDING SPECIFICATIONS

- d. Sealed concrete in utility spaces.
 - e. Large format porcelain tile (24"x24") and wall base with partial walk-off carpet in lobbies.
 - f. Stairwells shall have one-piece rubber treads/risers with visually impaired strip. Provide rubber tile at stair landings.
3. Base:
- a. 4" rubber cove base typical at VCT, carpet and sealed concrete.
 - b. Ceramic tile base at ceramic tile floor locations.
 - c. Porcelain tile at porcelain tile floor locations.
4. Ceilings:
- a. Courtrooms, Corridors, and Offices: Suspended 2'x 2' acoustical ceiling panel system.
 - b. Support Areas: Suspended 2'x 4' acoustical ceiling panel system.
 - c. Kitchen Areas: Suspended 2'-2' acoustical ceiling panel system, washable surface
 - d. Lobby Entrances: Suspended 2'x4' ceiling panel system, wood appearance.
 - e. Large Courtrooms: Exposed Structure, Painted - Acoustic Deck / Suspended Acoustic Felt Baffles / Hardwood
 - f. Clear/Finished ceiling Height Minimums:
 - i. Courtrooms: 16'-0" at judge's bench and well; 12'-0" at spectator seating.
 - ii. Hearing Room: 10'-0"
 - iii. Courtroom public Waiting Area: 12'-0"
 - iv. Judicial Lobbies: 9'-0"
 - v. Offices: 9'-0"
 - g. Holding Cell

Exemption (n) - security or safety of persons or buildings
 - vii. Grand Jury Room: 10'-0"
 - viii. Entry/Main Building Lobby: 16'-0"
 - ix. All Other Areas: 9'-0" min.
5. Corner Guards: provide commercial grade corner guards on all walls of main circulation corridors .
6. Photopolymer room identification signage (ADA compliant, raised letters and braille).
7. HDPE toilet partitions and toilet accessories.
8. Toilet and Bath Accessories: Stainless steel with heavy-duty hardware. Mirror, shelves, toilet paper dispenser, paper towel dispenser, soap dispenser, recessed waste receptacle, coat hooks, nurse cubicle curtains, shower curtains, baby changing stations, and grab bars at HC units.
9. Fire Extinguishers, Cabinets, and Accessories: no ozone depleting substances (kitchen, boiler room, corridors)

D10 CONVEYING SYSTEMS

1. Passenger Elevators:
- a. (10) 4,000 lb. machine room-less traction elevator, 200 fpm with standard finishes.

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

D20 PLUMBING:**D2010 Plumbing Fixtures**

1. Water closets.
2. Urinals.
3. Lavatories.
4. Sinks
5. Showers.
6. Drinking fountains.
7. Janitor's sinks.
8. Emergency eye/face wash and showers.
9. Security fixtures.

D2020 Domestic Water Distribution:

1. The domestic hot water supply system will be generated by a hybrid combination of heat pump exchangers plus electric supplement with storage tanks sized to handle the complete load.
2. Domestic hot and cold water risers and distribution piping will be looped throughout the facility to serve fixtures, equipment, devices, and exterior hose connections. Connections to owner-furnished equipment, such as ice makers, will be required. Isolation valves will provide zone control for the system, with two pressure zones required to accommodate water pressure requirements on each floor.

D2030 Sanitary Waste:

1. Sanitary waste and vent piping will be provided for all plumbing fixtures, floor drains, mechanical equipment, and other equipment. The sanitary system will include an atmospheric venting system to maintain trap seals, with vent terminals through the roof, located not closer than 25 ft. from any fresh air intake, or operable window. Floor drains with automatic trap primers will be provided in mechanical rooms, toilet rooms, and utility rooms, as well as in areas requiring local equipment drainage. A condensate drainage piping system will be provided for any HVAC equipment that produces condensate. All condensate drain piping will be indirectly drained to floor drains or janitor's sinks.
2. Sand/oil interceptors will be provided for the sallyport.

D2040 Storm Water Drainage:

1. Roof drainage will consist of both primary and secondary type roof drains. The primary drains will be located at the low points of all flat or trapped roof areas, with gravity piping to the site drainage system and be internally piped to a storm drainage system that will discharge to the municipal storm water system. The secondary drains will be piped independent of the primary drains down to the ground floor to discharge above grade.

D2090 Other Plumbing Systems:

1. Domestic Booster Pump Systems:
 - a. Domestic water pump system may be required for pressure to higher floors and pressure reducer valves on the lower floors.
2. Sewage Ejector Pumps:
 - a. Sewage ejector pumps for the lowest level floor drains, restrooms, mechanical, etc.
3. Elevator Pit Ejector Pump System:
 - a. Provide ejector pumps and an oil interceptor system to serve each elevator pit.

BUILDING SPECIFICATIONS

D30 HVAC

D3010 HVAC:

1. 100% electric HVAC systems complying with Executive Order 569 and 594, Massachusetts stretch energy code and Massachusetts municipal opt-in specialized energy code.
2. Systems will maintain occupied spaces between 70°F and 74°F in the wintertime and within 72°F and 76°F in the summertime while maintain a maximum noise criterion (NC) of 35.
3. One thermostat per zone. Zones will be determined based on type of space, type of use, and the activities and hours of operation of the user agency.
4. A registered engineer's certification that the building HVAC systems, including air distribution balancing, as designed and constructed, will be provided prior to the premises being deemed available for occupancy.
5. The mechanical systems for this project will be fully commissioned per LEED requirements, including functional testing of all controls.

D3020 Heat Generating Systems:

1. Centralized roof-mounted low ambient Air Source Heat Pumps (ASHP) producing hot water and chilled water. A combination of heat pump and heat recovery type units will be utilized. ASHP will be sized to provide required heating and cooling capacities on an ASHRAE design day including capacity to account for ASHP defrost mode during winter design days.
2. The thermal energy will be distributed throughout the building with a 4-pipe distribution including primary and secondary pumping systems.

D3040 Distribution Systems:

1. Centralized mixed air, roof mounted, Air Handling Units (AHUs) will provide heating, cooling, energy recovery and mechanical ventilation.
2. Mechanical ventilation will be provided to all spaces through the heating and cooling system. Carbon dioxide (CO₂) sensors will be installed in densely occupied zone and the ventilation system will include demand control ventilation.
3. Variable air volume (VAV) terminal units with hot water reheat coils throughout the building for local zone airflow and temperature control.

D3060 Control and Instrumentation

1. The Building Automation System (BAS) will be composed of independent, standalone, microprocessor-based building controller(s) to manage the global strategies of the HVAC system. The BAS will be comprised of devices such as control equipment for HVAC systems and components, including those for terminal heating and cooling units not supplied with factory-wired controls, thermostats, timers, sensors, control valves, wiring systems used as signal pathways for high-speed data transmission, etc., necessary to operate the total system.

D3090 Other HVAC Systems and Equipment

1. Independent once through lock up system is not anticipated.
2. Smoke control systems and stair pressurization are anticipated.
3. Garage ventilation systems or conditioning is not anticipated.
4. Various unit heaters, cabinet unit heaters, fan coil units, radiators, etc. will be utilized as necessary to maintain required space comfort.

D40 FIRE PROTECTION

1. Most of the building will be protected by a wet system.
2. Exemption (n) - security or safety of persons or buildings .
3. A dry system will protect the unheated garage, sallyport, overhangs where required by code, and any other areas where the application of a wet system is not practical.
4. Automatic wet type Class I standpipe system risers in egress stairwells.
5. The building standpipe and sprinkler systems will be served by UL listed fire pumps located in a 2-hour fire-rated room. System will include all necessary controllers, valves, flow meters, and other accessories. Pump types will be as follows:
 - a. Electric-drive, centrifugal fire pumps.
 - b. Pressure-maintenance pumps.

D50 ELECTRICAL

D5010 Electrical Service and Distribution:

1. Utility primary switches and three utility pad-mount 2000 kVA transformers located at the site.
2. Three 277/480-volt 3,000A 65,000AIC electrical main switchboards shall be located in the main electrical room. These services shall have secondary metering sections.
3. Emergency power will be supplied by a 1,000-kW diesel engine NFPA 110 standby generator Tier 3 type. It will be located on grade with fuel pumping from a buried 3000-gallon tank at grade. Fuel type to be diesel Grade DF-2.
4. Muffler/Silencer to be critical type. Minimum sound attenuation of 25 dB at 500 Hz. Sound level measured at a distance of 10 feet from the exhaust discharge after installation is complete will be 85 dBA or less.
5. The following systems will be served by the emergency generator power for a minimum of 36 hours at full load:
 - a. Emergency lighting and exit signs.
 - b. Fire alarm and detection system.
 - c. All holding cells lighting and 50% of the holding area hallway lights.
 - d. All power in electronic security rooms/closets, including cooling.
 - e. Exemption (n) - security or safety of persons or .
 - f. Exemption (n) - security or safety of persons or
 - g. All power in technology MDF/IDF equipment, including cooling.
 - h. Elevators.
 - i. Additionally, a generator will provide back-up power for up to 72 hours for selected HVAC systems to provide protection of the building from freezing.
 - j. The generator will also provide back-up power to the fire pump.
6. NFPA 110-compliant inverter system (90 minutes batteries back up) will provide power for emergency lighting and exit signs.
7. 30 KVA Uninterrupted Power Supply (UPS) system will provide back up power for MDF/IDF and security rooms.

D 5020 Lighting and Branch Wiring:

1. LED luminaires, a combination of architectural, security style, and industrial type, depending on the area served will be provided.

D 5030 Communication Considerations:

1. Tel/Data Systems:

- a. The tel/data system will consist of a backbone raceway system from the main service entrance room to each tel/data closet. Provide cabling, ladder rack, racks, cable management, patch panels, telecommunication outlets, faceplates, terminations, testing and labeling. Provide cable trays for horizontal and backbone cabling distribution. Dedicated conditioned equipment rooms will be provided. Provide vertical backbone riser raceway distribution for all telecom, security, and specialty systems. All data drop locations will be in raceway and back boxes. Provide telecommunications grounding busbars with a grounding backbone per TIA standards. Typical tel/data outlets will include 8P8C modular jacks for both voice and data in a common box, with Category 6 copper cabling through a raceway to above accessible ceilings and to the tel/data closets.
- b. The construction contract will include only power, boxes and raceways for tel/data systems. All equipment and low-voltage wiring will be by the owner's tel/data system vendor.

2. Audio and Video Systems:

- a. Audiovisual systems with projection and presentation capabilities will be provided in all spaces courtrooms conference rooms and meeting rooms per RFP.

3. Clock and Program Systems

- a. Provide wireless master clock system with GPS base station and transmitter. Individual clocks will be 120V and will automatically synchronize to the master system.

4. Fire Alarm System

- a. An addressable voice evacuation type fire alarm system will be provided for the facility. Smoke detection system will be installed in all MDF/IRD and security closets.
- b. Duct smoke detectors will be provided for all air-handling systems and at smoke dampers. Additionally they will be provided in return air ductwork from each detainee cell.

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

D 5090 Other Electrical System:

1. Grounding Systems:

- a. A complete low-impedance grounding electrode system will be provided in accordance with the NFPA 70. Provide grounding for the service entrance with a minimum of four ground rods in a wye configuration located on the side but as close to the service entrance room as possible.

2. Emergency Light and Power Systems:

- a. Emergency lighting will be provided by connecting required fixtures in means of egress to the emergency branch of the power system with dual circuiting and local power sensing. In addition, emergency lighting in public areas where a few seconds of darkness is undesirable will be backed up by the lighting inverter.

3. EV Charging Stations:

- a. Provide a minimum of 20% parking spaces with EV charging stations. The stations will be served from the building electric services.

4. Public Safety Communications and Distributed Antennae Systems (DAS):

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

E10 EQUIPMENT

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

E20 FURNISHINGS

1. Specialties/Millwork: lockable, custom plastic laminate base cabinets with solid surface countertops and lockable custom plastic laminate wall cabinets.
 - a. Staff Break Rooms and Judges Suite Kitchenettes: provide a 24" wide x 8'-0" long with a 4'-0" high continuous backsplash, and base and overhead cabinets.
 - b. Wellness Room: provide a 24" wide x 6'-0" long with a 4'-0" high continuous backsplash, and base and overhead cabinets.
 - c. Pantry Vending Areas: provide a 24" wide x 6'-0" long with a 4'-0" high continuous backsplash, and base and overhead cabinets.
 - d. Courtroom Millwork:
 - i. Judge's Bench on 8'-0" x 8'-0" wood platform Exemption (n) - security or safety of s.
 - ii. Bar/Railing: provide accessible wood railing in each courtroom to separate the public from the bar/judge's area. Railings should not exceed 36" above the finished floor and must have a swinging gate.
 - iii. Witness Stand: provide laminate document work surface and a wood railing that is below 36" from the floor.
 - iv. Session Clerk/Docketing Bench: 8'-0" long x 36" wide.
 - v. Probation Bench: 8'-0" long x 36" wide.
 - vi. Court Officer Bench: 5'-0" long x 36" wide.
 - vii. Jury Box/Jury Railing: provide accessible wood railing in each courtroom to separate the jurors from the bar/judge's area. Railings should not exceed 36" above the finished floor and must have a swinging gate.
 - viii. Transaction Counters: 30" wide x 36" high
2. Blinds and Window Treatments
 - a. Window Coverings: provide at all exterior windows.
3. Fixed Floor Grilles and Mats

F10 SPECIAL CONSTRUCTION

1. Exemption (n) - security

F20 SELECTIVE BUILDING DEMOLITION

1. Building Demolition
2. Hazardous Components
3. Utility Disconnects

BUILDING SPECIFICATIONS

G10 SITE PREPARATION

G1010 Site Clearing:

1. Clearing and Grubbing
2. Earth Stripping and Stockpiling

G1020 Site Demolition:

1. All surficial site features and select subsurface infrastructure, including utilities, will be removed and disposed of off-site.

G1030 Site Relocations:

1. No elements of the existing site are expected to be relocated.

G1050 Site Remediation:

1. Site soil and groundwater remediation in accordance with recommendations provided by the environmental professional and all state and federal regulations.

G1070 Site Earthwork:

1. Grading
2. Excavation and Fill
3. Erosion and Sedimentation Controls
4. Soil Stabilization

G20 SITE IMPROVEMENTS

G2010 Roadways:

1. Pavement
2. Lighting
3. Vehicle Barriers
4. Traffic Signage
5. Repairs to roadways and sidewalks due to construction impacts.

G2020 Parking Lots:

1. Bituminous concrete pavement
2. Concrete curbing
3. Regulatory signage
4. Wayfinding signage
5. Pavement striping

G2030 Pedestrian Paving:

1. Concrete pavement and pavers for on-site pedestrian walkways and plazas:
2. Exterior Stairs and Ramps

G2040 Site Development:

1. Retaining walls
2. Security bollards
3. Site bollards
4. Security and screen fencing
5. Exterior signage
6. Flagpoles

G2050 Landscaping:

1. Planting Materials:
 - a. Turf and seed
 - b. Ground cover
 - c. Plants, shrubs and trees
 - d. Horticultural soils
2. Irrigation
3. Landscape architectural features, including benches.
4. Security landscape elements including walls and fixed design elements.

G30 SITE MECHANICAL UTILITIES

G3010 Water Utilities

1. Portable water and fire lateral connections to public infrastructure in the adjacent public streets.
2. Water meters.
3. Connection fees.

G3020 Sanitary Sewer Utilities

1. Sanitary sewer pipe connections to the public infrastructure in the adjacent public streets.
2. Cleanouts
3. Pumps

G3030 Storm Drainage Utilities

1. Storm drainage infrastructure, including piping, catch basins and manholes.
2. Water quality structures
3. Subsurface recharge systems

G3090 Other Mechanical Utilities

1. Gas- excavation for gas main.
2. Gas- concrete pad for gas meter.

G40 SITE ELECTRICAL UTILITIES

G4010 Electrical Distribution

1. Transformer pads and miscellaneous structures.
2. Trenching for electrical service.

G4020 Site Lighting

1. Parking lot lighting fixtures, including concrete base and metal pole.
2. Pedestrian lighting fixtures
3. Concrete base
4. Metal poles

G4030 Site Communications and Security

1. Exemption (n) -

End of Outline Specification



PROJECT BUDGET

5

PROJECT BUDGET SUMMARY

		232,000 sf	295,000 sf*
	Total	\$/USF	\$/GSF
Permitting/Mitigation	\$5,500,000	\$23.71	\$18.64
Design Fees	\$20,000,000	\$86.21	\$67.80
Legal/ Insurance/ Other	\$4,400,000	\$18.97	\$14.92
Development Fees	\$17,200,000	\$74.14	\$58.31
Total Soft Costs	\$47,100,000	\$203.02	\$159.66
Site (including Demo)	\$27,000,000	\$116.38	\$91.53
Building	\$263,000,000	\$1,133.62	\$891.53
Parking Structure	\$16,600,000	\$71.55	\$56.27
Permit/ Other	\$6,100,000	\$26.29	\$20.68
Cost Escalation	\$15,500,000	\$66.81	\$52.54
Change Orders	\$15,500,000	\$66.81	\$52.54
Total Hard Costs	\$343,700,000	\$1,481.47	\$1,165.08
Project Contingency	\$37,200,000	\$160.34	\$126.10
Total Construction Cost	\$428,000,000	\$1,844.83	\$1,450.85

* EXCLUDES 15,000 SF PENTHOUSE

Springfield Courthouse

Greatland - 1900 Main Street

RFP Cost Model

October 15, 202 5Rev 1

290,000	SF - SITE	51,000	GSF	261,000	GSF	221,100	SF -TI
89,745	SF - BLDG/PKNG	32,700	SF PARKABLE	246,000	SF EXCL. PENTHO	174,400	SF - PROGRAM
200,255	SITE DEV.	1	LEVEL	6	LEVELS (5+PH)	46,700	SF - GROSS UP
0.69	SITE RATIO	729	GSF / SPACE	114	FT ABOVE GRADE	1.27	GROSS UP
143	SPACES	70	SPACES	0.57	FACADE RATIO	85%	EFFICIENCY



116,235	GSF	12,000	GSF
3	LVLS TOTAL	0	SF TI FITOUT
77,490	SF ELEVATED	1	LEVEL
320	SF / SPACE	20	FT-HIGH
360	SPACES	0.87	FACADE RATIO

WBS	DESCRIPTION	SITE (incl. Demo) 200,255 SF		BELOW GRADE 51,000 SF		COURTHOUSE C/S 261,000 SF		COURTHOUSE - INT 221,100 SF		TOTAL 312,000 SF		PARKING STRUCTURE 116,235 SF		RETAIL SHELL 12,000 SF	
01-50	Temporary Hoist	-	-	-	-	7.13	1,861,000	-	-	5.96	1,861,000	-	-	-	-
01-55	Weather Conditions	-	-	-	-	3.50	913,500	-	-	2.93	913,500	-	-	-	-
01-60	Final Cleaning	-	-	0.40	20,400	0.20	50,900	1.60	354,100	1.36	425,400	0.40	46,500	0.50	6,000
01-70	Project Requirements	1.75	350,100	-	-	1.19	311,000	-	-	2.12	661,100	-	-	1.00	12,000
02-10	Demolition / Abatement	30.41	6,090,000	-	-	-	-	-	-	19.52	6,090,000	-	-	-	-
03-30	Concrete	5.00	1,001,300	79.52	4,055,600	34.84	9,092,800	-	-	45.35	14,149,700	14.10	1,639,000	33.30	399,700
03-45	Precast	-	-	-	-	-	-	-	-	-	-	44.73	5,198,600	-	-
04-20	Masonry	5.74	1,150,000	12.82	653,800	3.46	902,000	11.90	2,631,800	17.11	5,337,600	2.11	245,300	-	-
05-12	Structural Steel	-	-	37.86	1,930,900	52.91	13,809,100	-	-	50.45	15,740,000	-	-	26.86	322,300
05-50	Miscellaneous Metals	1.00	200,300	3.36	171,200	9.19	2,399,200	7.83	1,732,000	14.43	4,502,700	2.86	332,300	1.58	19,000
06-25	Architectural Millwork/Casework	-	-	-	-	0.20	50,900	59.21	13,091,300	42.12	13,142,200	-	-	-	-
07-10	Waterproofing/Caulking	-	-	29.64	1,511,800	0.70	183,800	0.47	104,800	5.77	1,800,400	0.53	61,500	1.75	21,000
07-21	Insulation	-	-	-	-	1.00	261,000	-	-	0.84	261,000	-	-	1.00	12,000
07-50	Roofing & Sheet Metal	-	-	-	-	11.22	2,927,600	-	-	9.38	2,927,600	0.52	60,000	41.00	492,000
07-81	Fireproofing	-	-	2.75	140,300	2.88	750,400	-	-	2.85	890,700	-	-	-	-
08-10	Doors, Frames, Hardware	-	-	1.06	54,000	0.98	254,500	10.37	2,292,800	8.34	2,601,300	0.53	61,200	1.50	18,000
08-36	Overhead Doors	-	-	0.78	40,000	0.29	75,000	-	-	0.37	115,000	0.17	20,000	-	-
08-41	Façade	-	-	-	-	126.31	32,965,800	-	-	105.66	32,965,800	1.38	160,000	75.51	906,100
08-80	Interior Aluminum, Glass & Glazing	-	-	1.16	59,200	0.95	247,500	0.79	174,000	1.54	480,700	0.76	88,800	7.00	84,000
09-21	Drywall	-	-	-	-	7.82	2,040,800	48.38	10,696,600	40.83	12,737,400	-	-	20.97	251,700
09-30	Tile	-	-	-	-	-	-	13.54	2,993,200	9.59	2,993,200	-	-	-	-
09-51	Acoustical Ceilings	-	-	0.03	1,300	-	-	10.79	2,386,600	7.65	2,387,900	0.03	3,800	-	-
09-54	Specialty Ceilings	-	-	-	-	-	-	-	-	-	-	-	-	-	-
09-60	Floors	-	-	-	-	0.20	50,900	3.99	882,300	2.99	933,200	-	-	-	-
09-80	Acoustical Wall Panels	-	-	-	-	-	-	4.67	1,031,900	3.31	1,031,900	-	-	-	-
09-90	Painting	-	-	2.29	116,900	1.17	305,400	6.05	1,337,300	5.64	1,759,600	0.82	95,100	0.25	3,000
10-01	Typical Specialties	-	-	0.05	2,500	0.39	101,800	10.82	2,391,200	8.00	2,495,500	0.05	6,000	-	-
10-14	Signage	-	-	0.50	25,500	0.77	201,800	0.82	181,800	1.31	409,100	0.50	58,100	0.10	1,200
10-95	Misc. Specialties	-	-	-	-	0.30	79,400	0.10	21,200	0.32	100,600	-	-	0.20	2,400
11-12	Parking Equipment	-	-	4.90	250,000	-	-	-	-	0.80	250,000	2.15	250,000	-	-
11-24	Window Washing Equipment	-	-	-	-	1.00	261,000	-	-	0.84	261,000	-	-	-	-
11-40	Food Service Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11-95	Other Equipment	-	-	-	-	-	-	1.81	399,800	1.28	399,800	-	-	-	-
12-48	Entrance Mats	-	-	-	-	0.09	24,000	-	-	0.08	24,000	-	-	-	-
12-93	Furnishings	-	-	-	-	-	-	17.61	3,892,600	12.48	3,892,600	-	-	-	-

Springfield Courthouse
Greatland - 1900 Main Street

RFP Cost Model

October 15, 202 5Rev 1

290,000	SF - SITE	51,000	GSF	261,000	GSF	221,100	SF -TI
89,745	SF - BLDG/PKNG	32,700	SF PARKABLE	246,000	SF EXCL. PENTHO	174,400	SF - PROGRAM
200,255	SITE DEV.	1	LEVEL	6	LEVELS (5+PH)	46,700	SF - GROSS UP
0.69	SITE RATIO	729	GSF / SPACE	114	FT ABOVE GRADE	1.27	GROSS UP
143	SPACES	70	SPACES	0.57	FACADE RATIO	85%	EFFICIENCY



116,235	GSF	12,000	GSF
3	LVLs TOTAL	0	SF TI FITOUT
77,490	SF ELEVATED	1	LEVEL
320	SF / SPACE	20	FT-HIGH
360	SPACES	0.87	FACADE RATIO

WBS	DESCRIPTION	SITE (incl. Demo) 200,255 SF		BELOW GRADE 51,000 SF		COURTHOUSE C/S 261,000 SF		COURTHOUSE - INT 221,100 SF		TOTAL 312,000 SF		PARKING STRUCTURE 116,235 SF		RETAIL SHELL 12,000 SF	
14-20	Elevators	-	-	2.35	120,000	9.61	2,508,000	-	-	8.42	2,628,000	2.84	330,000	-	-
21-01	Fire Protection	-	-	10.45	533,200	10.05	2,623,700	1.15	254,100	10.93	3,411,000	0.43	49,700	7.05	84,600
22-01	Plumbing	-	-	6.00	306,000	11.07	2,890,500	21.21	4,689,100	25.27	7,885,600	4.00	464,900	6.00	72,000
23-01	HVAC & Controls	-	-	15.00	765,000	71.88	18,759,600	81.44	18,006,800	120.29	37,531,400	0.34	40,000	22.58	271,000
26-01	Electrical	6.58	1,318,100	14.65	747,000	61.90	16,156,900	39.17	8,661,200	86.16	26,883,200	17.57	2,042,800	25.00	300,000
27-01	Low Voltage	-	-	10.00	510,000	-	-	25.10	5,550,200	19.42	6,060,200	3.00	348,700	-	-
31-23	Site Work	17.09	3,423,000	56.37	2,874,600	-	-	-	-	20.18	6,297,600	5.69	661,000	15.00	180,000
31-24	Piles/Ground Improvements	-	-	-	-	6.90	1,800,000	-	-	5.77	1,800,000	8.65	1,006,000	-	-
31-41	Support of Excavation (SOE)	-	-	44.24	2,256,000	-	-	-	-	7.23	2,256,000	-	-	-	-
32-10	Landscaping & Site Improvements	40.00	8,010,200	-	-	-	-	-	-	25.67	8,010,200	-	-	-	-
32-31	Fencing	0.25	50,000	-	-	-	-	-	-	0.16	50,000	0.41	47,800	-	-
33-10	Utilities	3.64	729,500	-	-	2.00	522,000	-	-	4.01	1,251,500	3.00	348,700	5.00	60,000
SUBTOTAL		111	22,322,500	336	17,145,200	442	115,381,800	379	83,756,700	765	238,606,200	118	13,665,800	293	3,518,000
Design/Estimate Conting. - By Owner		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Escalation - By Owner		-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUBTOTAL (TRADE COSTS)		111	22,322,500	336	17,145,200	442	115,381,800	379	83,756,700	765	238,606,200	118	13,665,800	293	3,518,000
Construction Contingency 3.00%		3.34	669,700	10.09	514,400	13.26	3,461,500	11.36	2,512,700	22.94	7,158,300	3.53	410,000	8.79	105,500
SDI / Subcontractor Bonds 1.50%		1.72	344,900	5.19	264,900	6.83	1,782,600	5.85	1,294,000	11.82	3,686,400	1.82	211,100	4.53	54,400
SUBTOTAL		117	23,337,100	351	17,924,500	462	120,625,900	396	87,563,400	800	249,450,900	123	14,286,900	306	3,677,900
General Conditions 5.00%		6.77	1,355,900	20.42	1,041,400	26.85	7,008,200	23.01	5,087,300	46.45	14,492,800	7.14	830,000	17.81	213,700
General Requirements 3.00%		4.06	813,500	12.25	624,800	16.11	4,204,900	13.81	3,052,400	27.87	8,695,600	4.28	498,000	10.68	128,200
SUBTOTAL		127	25,506,500	384	19,590,700	505	131,839,000	433	95,703,100	874	272,639,300	134	15,614,900	335	4,019,800
Insurance 3.50%		4.74	949,100	14.29	729,000	18.80	4,905,700	16.11	3,561,100	32.52	10,144,900	5.00	581,000	12.47	149,600
Builder's Risk - Excl.		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Permit - Excl.		-	-	-	-	-	-	-	-	-	-	-	-	-	-
P&P Bond - Excl		-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUBTOTAL		132	26,455,600	398	20,319,700	524	136,744,700	449	99,264,200	906	282,784,200	139	16,195,900	347	4,169,400
CM Fee 2.50%		3.30	661,400	9.96	508,000	13.10	3,418,600	11.22	2,481,600	22.66	7,069,600	3.48	404,900	8.68	104,200
TOTAL COST		135	27,117,000	408	20,827,700	537	140,163,300	460	101,745,800	929	289,853,800	143	16,600,800	356	4,273,600

COURTHOUSE ONLY	261,000 SF	927	241,909,100	46,113 / SPACE
URTHOUSE + SITE/DEMO	261,000 SF	1,031	269,026,100	
TOT. / COURTHOUSE GSF	261,000 SF	1,111	289,853,800	

PROJECT SCHEDULE

6

PROJECT SCHEDULE SUMMARY

Leasing/Procurement	Date	Number of Months Following Lease Execution
Proposal Submission	October 16, 2025	-6
Developer Designation	January 16, 2026	-3
Lease Execution	April 16, 2026	0
Design		
Schematic Design	April 16, 2026	0
Design Development (Working Drawings)	October 16, 2026	6
Construction Documents	April 16, 2027	12
Construction		
Start Demolition	October 16, 2026	6
Start Construction	April 16, 2027	12
Substantial Completion	October 16, 2029	42
Completion/Occupancy		
Architect/MEP Certificate of Completion	October 16, 2029	42
Certificate of Occupancy	October 16, 2029	42
Completion Date	January 16, 2030	45

PROJECT SCHEDULE

Greatland - Springfield Courthouse RFP Schedule																																																																		
ID		Task Mode	Task Name	Duration	Start	Finish	2026												2027												2028												2029												2030											
							4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar																																		
1			Springfield Courthouse	1156 days	Thu 10/16/25	Thu 3/21/30																																																												
2			RFP Pursuit	70 days	Thu 10/16/25	Wed 1/21/26																																																												
3			Submit Proposal	0 days	Thu 10/16/25	Thu 10/16/25		10/16																																																										
4			Reviews and Interviews	45 days	Thu 10/16/25	Wed 12/17/25																																																												
5			Team Selection/Negotiation	20 days	Thu 12/18/25	Wed 1/14/26																																																												
6			Developer Selection	5 days	Thu 1/15/26	Wed 1/21/26																																																												
7			Preconstruction	322 days	Thu 1/22/26	Fri 4/16/27																																																												
8			Design-Budget	311 days	Thu 1/22/26	Thu 4/1/27																																																												
9			Schematic Design	66 days	Thu 1/22/26	Thu 4/23/26																																																												
12			Demolition Bid Documents	20 days	Fri 6/19/26	Thu 7/16/26																																																												
13			Design Devel't/Working Draw	120 days	Fri 4/24/26	Thu 10/8/26																																																												
16			GMP/Permit Documents	125 days	Fri 10/9/26	Thu 4/1/27																																																												
21			Execute GMP	10 days	Fri 4/2/27	Thu 4/15/27																																																												
22			Permits	66 days	Fri 1/15/27	Fri 4/16/27																																																												
24			Construction	905 days	Fri 10/2/26	Thu 3/21/30																																																												
25			Demolition	135 days	Fri 10/2/26	Thu 4/8/27																																																												
29			Sitework	235 days	Fri 3/26/27	Thu 2/17/28																																																												
46			Concrete	172 days	Wed 7/7/27	Thu 3/2/28																																																												
53			Tower Crane	193 days	Wed 9/1/27	Fri 5/26/28																																																												
56			Structural Steel	138 days	Wed 10/6/27	Fri 4/14/28																																																												
68			Slab On Deck	85 days	Wed 1/5/28	Tue 5/2/28																																																												
76			Hoist	155 days	Wed 3/1/28	Tue 10/3/28																																																												
79			Façade	198 days	Fri 2/11/28	Tue 11/14/28																																																												
84			Roof	175 days	Wed 4/26/28	Tue 12/26/28																																																												
88			Elevators	110 days	Wed 6/14/28	Tue 11/14/28																																																												
91			MEP Risers	90 days	Fri 3/17/28	Thu 7/20/28																																																												
92			Interior Rough	313 days	Fri 3/3/28	Tue 5/15/29																																																												
138			Interior Finish	193 days	Fri 9/29/28	Tue 6/26/29																																																												
151			Finish Lobby-Corridors	60 days	Fri 6/8/29	Thu 8/30/29																																																												
152			Punchlist	88 days	Tue 5/29/29	Thu 9/27/29																																																												
153			Final Cleaning	120 days	Fri 4/27/29	Thu 10/11/29																																																												
154			Landscape-Hardscape	110 days	Fri 4/27/29	Thu 9/27/29																																																												
155			Testing and Inspections	60 days	Fri 7/6/29	Thu 9/27/29																																																												
156			Substantial Completion	0 days	Thu 9/27/29	Thu 9/27/29																																																												
157			Commissioning	30 days	Fri 9/28/29	Thu 11/8/29																																																												
158			Tenant LV/FF&E	90 days	Fri 6/8/29	Thu 10/11/29																																																												
159			Weather Days	25 days	Fri 11/9/29	Thu 12/13/29																																																												
160			A/E Certificate of Completion	5 days	Fri 12/14/29	Thu 12/20/29																																																												
161			Certificate of Occupancy	5 days	Fri 12/21/29	Thu 12/27/29																																																												
162			Completion Date	15 days	Fri 12/28/29	Thu 1/17/30																																																												
163			Project Closeout	45 days	Fri 1/18/30	Thu 3/21/30																																																												

Project: Springfield Courthouse

Date: Wed 10/15/25

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

Progress

Manual Progress

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DEVELOPMENT TEAM

7

PROJECT ORGANIZATION



PROPOSING TEAM

DEVELOPER
GREATLAND REALTY PARTNERS
1 FEDERAL STREET
BOSTON, MA 02110
617-275-8550

ACCESS AND OPPORTUNITY
STREET2IVY
99 KNEELAND STREET #89
BOSTON, MA 02111
857-930-6746
IONIC DEVELOPMENT
75 W. BROADWAY, #302
BOSTON, MA 02127
203-258-2340

CONSTRUCTION MANAGER
CONSIGLI CONSTRUCTION CO., INC.
313 CONGRESS STREET
BOSTON, MA 02210
617-259-1007

ARCHITECT OF RECORD
JCJ ARCHITECTURE
9 CHANNEL CENTER STREET, SUITE 200
BOSTON, MA 02210
617-259-1007

DESIGN ARCHITECT
ROBERT A.M. STERN ARCHITECTS
1 PARK AVENUE
NEW YORK, NY 10016
212-967-5100

MEP ENGINEERING
SALAS O'BRIEN
300 WASHINGTON STREET, SUITE 701
NEWTON, MA 02458

STRUCTURAL ENGINEERING
THORNTON TOMASETTI
101 ARCH STREET, SUITE 1600
BOSTON, MA 02110
617-250-4100

SITE, CIVIL, LANDSCAPE ARCHITECTURE
LANGAN
100 CAMBRIDGE STREET, SUITE 1310
BOSTON, MA 02114
617-824-9100

DEVELOPER - GREATLAND REALTY PARTNERS



8
ASSETS

20
BUILDINGS

\$1+ BILLION
PORTFOLIO

40+
OCCUPANTS

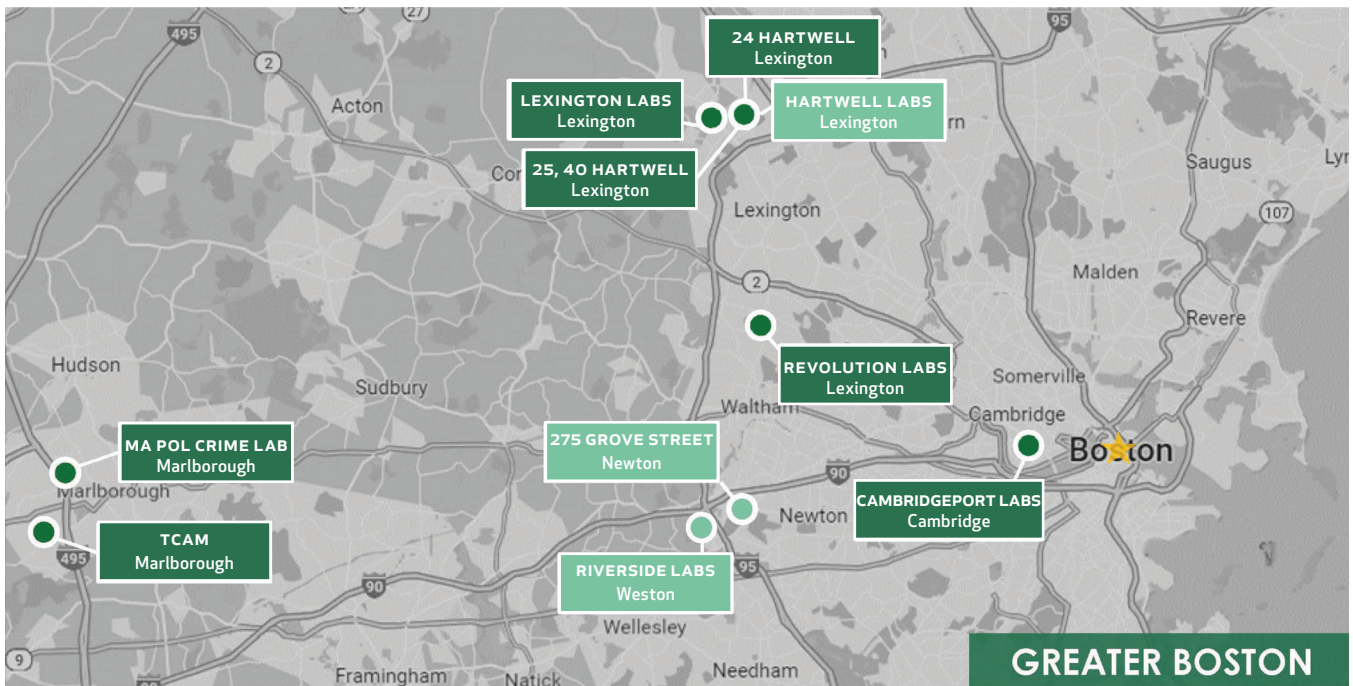
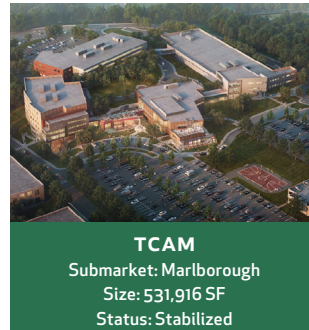
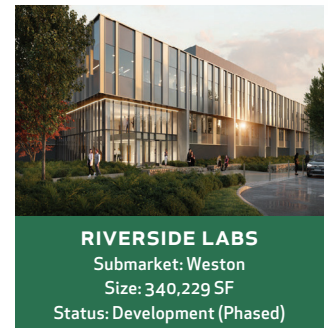
11
PROFESSIONALS

2+ MILLION
TOTAL SF

GREATLAND REALTY PARTNERS

Greatland is a specialized developer, owner, and operator of life science, innovation and strategic workspaces with a focus on key innovation clusters in Greater Boston.

- Customer driven investment strategy to deliver superior workspaces for leading life science and innovation users
- Specialized and vertically integrated capability to create value through acquisition, zoning, development, leasing, and operations
- Team consists of experienced professionals with a deep understanding of developing, managing, and leasing real estate across the risk spectrum, including new construction, adaptive re-use, repositioning, and build-to-suits
- Acquired / developed \$1+ billion portfolio in partnership with leading institutional investors
- Currently leading the design, development, and construction of a new, state-of-the-art Crime Lab facility for the Massachusetts State Police and DCAMM in Marlborough, MA





Street2Ivy is a mission-driven organization founded by Tavares Brewington, former Assistant US Attorney, to empower individuals through accessible education, mentorship, and entrepreneurship. Recognized by Forbes, WGBH, and CBS News Boston for advancing inclusive innovation and economic mobility, Street2Ivy partners with public, private, and educational institutions to deliver hands-on workforce and entrepreneurship programs in fields like real estate, technology, and design - creating pathways for leadership, financial literacy, and sustainable community growth



TAVARES AND KAITLIN HELPING TO OPEN THE FIRST BOSTON ART GALLERY FOCUSED ON BLACK AND BROWN ARTISTS



STREET2IVY REAL ESTATE ENTREPRENEURSHIP PROGRAM



Ionic Development is a real estate firm, founded by Kaitlin McCarthy, focused on advancing diversity and inclusion across every level of the development process from investment to execution. Through innovative public-private partnerships, Ionic delivers projects that strengthen communities, expand access to opportunity, and promote equitable growth. Grounded in collaboration, design excellence, and social impact, the firm is redefining what inclusive and sustainable real development looks like in practice and outcome.

CONSTRUCTION MANAGEMENT - CONSIGLI CONSTRUCTION CO., INC.



CONSIGLI

Est. 1905

OUR COMPANY

1905

Established

#40

ENR Top Contractors

5th

Generation
Family-Led

#15

ENR Top Green
Contractors



Anthony Consigli
Chief Executive
Officer



Mathew Consigli
President



Ryan Jennette
Vice President
Regional Director

15

Regional
Offices



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

FINANCIAL STRENGTH

#3.7B

2024
Revenue

\$1.7B

2024 MA
Revenue

\$6.5B

Aggregate
Bonding Limit

\$1B

Single Project
Bonding Limit

OUR PROJECTS

73%

Our work with repeat clients

KEY MARKETS

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

OUR PROJECTS

2,400+

Employees

700+

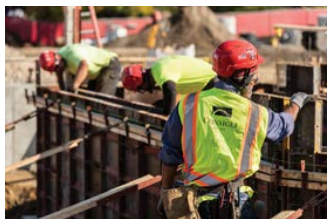
self-perform craftspeople

100%

employee-owned (ESOP)

BEST PLACES TO WORK

Consistent national and local recognition





RAGON INSTITUTE, RAGON INSTITUTE 2.0

MASSACHUSETTS OFFICE AT-A-GLANCE

- > **ESTABLISHED 1905**
- > **\$1.7B MA ANNUAL VOLUME**
- > **1,400 MA EMPLOYEES**
- > **KEY MARKETS:**
Academic, Corporate, Developer, Healthcare, Hospitality, Landmark, Life Sciences, Museums & Cultural

CONSIGLI OVERVIEW – MASSACHUSETTS

CURRENT PROJECTS

Nashoba Regional School District, High School
Bolton, MA

Town of Arlington, High School
Arlington, MA

Vertex Pharmaceuticals Inc., Leiden Center II
Boston, MA

Tri-County Regional Vocational Technical High School, High School
Franklin, MA

Pickering Middle School
Lynn, MA

Sturdy Health, Medical Office Building
Attleboro, MA

Stoneham High School
Stoneham, MA

Suffolk University, Student Housing
Boston, MA

Bristol-Plymouth Technical High School
Tauton, MA

RECENTLY COMPLETED PROJECTS

Cabot Forbes, The Idyl
Boston, MA

Cambridge Housing Authority, Jefferson Park
Federal Modernization
Cambridge, MA

Waltham High School
Waltham, MA

Ragon Institute, Ragon Institute 2.0
Cambridge, MA

Columbia Property Trust, Boynton Gateway
Somerville, MA

Lendlease, 60 Guest
Boston, MA

Allston Labworks, 250 & 280 Western
Boston, MA

Phillips Academy, New Music Building
Andover, MA

Town of Wellesley, Town Hall
Wellesley, MA

Greater Boston Food Bank, Project COLD
Boston, MA

ROCA, Office Renovation
Chelsea, MA

CONSTRUCTION MANAGEMENT - CONSIGLI CONSTRUCTION CO., INC.



CONSIGLI OVERVIEW – DCAMM

Massachusetts Division of Capital Asset
Management & Maintenance (DCAMM)
Veterans' Home in Chelsea - Community
Living Center, Chelsea, MA

Massachusetts Division of Capital Asset
Management & Maintenance (DCAMM)
Massachusetts State House Executive Office
and West Wing Improvements, Boston, MA

Massachusetts Division of Capital Asset
Management & Maintenance (DCAMM)
Department of Fire Services Academy
Expansion, Stow, MA

Massachusetts Division of Capital Asset
Management & Maintenance (DCAMM)
State Transportation Building Energy Project,
Boston, MA

Massachusetts Division of Capital Asset
Management & Maintenance (DCAMM)
Middlesex Community College Lowell -
Academic Arts Center Renovation, Lowell, MA

Massachusetts Division of Capital Asset
Management & Maintenance (DCAMM)
University of Massachusetts Dartmouth -
Claire T. Carney Library, North Dartmouth, MA

Massachusetts Division of Capital Asset
Management & Maintenance (DCAMM)
Springfield Technical Community College -
Building 19 Renovation, Springfield, MA

Massachusetts Division of Capital Asset
Management & Maintenance (DCAMM)
Suffolk County Jail - Energy Infrastructure
Upgrades, Boston, MA

Massachusetts Division of Capital Asset
Management & Maintenance (DCAMM)
Suffolk County Jail - Energy Infrastructure
Upgrades, Boston, MA

Massachusetts Division of Capital Asset
Management & Maintenance (DCAMM)
Department of Youth Services (DYS) -
Solar & Lighting Upgrades, Boston, MA

Massachusetts Division of Capital Asset
Management & Maintenance (DCAMM)
Salem State University - Interim Library,
Salem, MA



NATIONAL PARK SERVICE - THE LINCOLN MEMORIAL UNDERCROFT

GOVERNMENT AT-A-GLANCE

> \$3.5B IN CONTRACTS

> WITH CONTROLLED COSTS
AND A PRECISE SCHEDULE,
WE STRIVE TO EXCEED OWNER
EXPECTATIONS FOR BOTH
VALUE AND QUALITY

CONSIGLI OVERVIEW – COURTHOUSE AND GOVERNMENT

REPRESENTATIVE CLIENTS

Architect of the Capitol
Naval Facilities Engineering Systems Command
United States General Services Administration
United States Army Corps of Engineers
National Park Service
Department of Defense
United States Department of Veteran Affairs
The U.S. National Archives and Records Administration
Maryland Department of General Services
District of Columbia Department of General Services
State of Maine
State of New York General Services

COURTHOUSES

State of Maine Judicial Branch, York Judicial Center
Biddeford, ME

State of Maine Judicial Branch, Capital
Judicial Center
Augusta, ME,

Montgomery County Government Department of
General Services, Red Brick Courthouse
Rockville, MD

U.S. General Services Administration, Edward T.
Gignoux Federal Court House Renovations
Portland, ME

U.S. General Services Administration, Margaret
Chase Smith Federal Building
Bangor, ME

State of Maine Judicial Branch, Penobscot
Judicial Center
Bangor, ME



CONSIGLI
Est. 1905

ARCHITECT OF RECORD - JCJ ARCHITECTURE

JCJ Architecture is a versatile design practice traces its roots back to its founding in 1936. The firm focuses on providing planning, architecture and interior design services and has collaborated on delivering superior client service in collaboration with many of the nation's premier developers, engineering consultants and construction management firms.

Today, in our 5th generation of leadership, JCJ looks back on 90 years of continuous practice. We are proud to have been recognized as one of the most highest performing firms in our industry and have consistently been ranked in Engineering News Record (ENR) Top 500 Firms, as an ENR Top Green Firm and as Architectural Records Top 300 Design Firms.

JCJ ARCHITECTURE

BALANCING THE BUSINESS AND ART OF DESIGN

Founded in Hartford, 1936

CONNECTICUT'S LONGEST CONTINUOUSLY
OPERATING ARCHITECTURE PRACTICE

100% Employee Owned

139 EMPLOYEES ACROSS 7 OFFICES

Strong local team, depth of resources

EXPERTS IN PLANNING, DESIGN, DOCUMENTATION
AND MANAGEMENT

Diverse experience

PORTFOLIO OF LOCAL AND NATIONAL PROJECTS
AT A VARIETY OF SCALES

Proven approach to driving project success

INTEGRATED AND COLLABORATIVE PROCESS WITH
CLIENT GOALS AT THE FOREFRONT

Mission-driven design

EXPERIENCE IN DESIGN FOR CLIENTS WHO ARE
DELIVERING MISSION CRITICAL SERVICES TO THEIR
COMMUNITIES AND CONSTITUENTS

Relevant Government Clients

General Services Administration
Department of Justice
Federal Deposit Insurance Corporation
Coast Guard Academy
Department of the Interior/Bureau of Indian Affairs

Services

Planning
Architecture
Interior Design
Project Management
Construction Documents
Construction Administration
Historic Preservation
Regulatory Approvals
Sustainable Design
Graphic Design, Environmental Branding

Areas of Expertise

Justice (courts, detention/corrections, public
safety/police)
Civic/Municipal
Community/Non-Profit
Higher Education
K-12 Education
Arts and Culture
Sports and Recreation
Preservation, Restoration, Adaptive Reuse



JCJ OVERVIEW - DESIGN/BUILD

CIVIC AND GOVERNMENTAL

State of Connecticut
Bridgeport Family Courts and Juvenile Detention,
Bridgeport, CT

Hartford Family Court at 90 Washington Street
Hartford, CT

State of Connecticut*
Middletown Superior Courthouse, Middletown, CT

State of Connecticut
Waterbury Superior Courthouse, Waterbury, CT

HIGHER EDUCATION

Wesleyan University
Janine Basinger Center for Film Studies,
Middletown CT

San Diego State University
Jeff Jacobs JAM Basketball Performance Center
San Diego, CA

California State University San Marcos
Nursing Labs, San Marcos, CA

University of California San Diego
Degheri Alumni Center, San Diego CA

University of Hartford
Field of Dreams Outdoor Sports Complex
Women's Basketball, Hartford, CT

University of Saint Joseph
Residential Complex, West Hartford, CT

University of Akron
East Campus Residence Hall, Akron, OH

K12 EDUCATION

Gila River Indian Community
Gila Crossing Community School
Laveen Village, AZ

Yuhaaviatam of San Manuel Nation
San Manuel East Reservation School
San Manuel, CA

HOSPITALITY

Hollywood Park Casino
Inglewood, CA

Choctaw Nation of Oklahoma
\$800m Choctaw Resort & Casino
Durant, OK

Seneca Nation of Indians
Seneca Allegany Resort & Casino, Salamanca, NY

Seneca Nation of Indians
Seneca Niagara Resort & Casino, Niagara Falls, NY

Twin Rivers Casino
Lincoln, RI

*design build/lease back

ARCHITECT OF RECORD - JCJ ARCHITECTURE



JCJ OVERVIEW - COMMONWEALTH

K12 AND HIGHER EDUCATION

Babson College Hotel
Wellsley, MA

Babson College
Center for Executive Education
Wellsley, MA

University of Massachusetts, Dartmouth
Wellness and Safety Complex
Dartmouth, MA

University of Massachusetts, Dartmouth
Tripp Fitness Center and Athletics Complex
Dartmouth, MA

University of Massachusetts, Lowell
eSports Facility Study and Full Services
Lowell, MA

University of Lowell
Laboratory Renovations, Repairs and Upgrades
Lowell, MA

University of Massachusetts, Amherst
John Francis Kennedy Champions Center
Amherst, MA

University of Massachusetts, Amherst
Hampden Dining Hall Renovation Study
Amherst, MA

Bunker Hill Community College Study
Boston, MA

Whittier Regional Vocational Technical High School
Study and Schematic Design
Haverhill, MA

Southwick Grainville Regional School District
Southwick MS/HS, Powder Mill Intermediate
and Woodland Elementary
Feasibility Study and Full Services
Southwick, MA

Tyngsborough Middle School
Feasibility Study and Full Services
Tyngsborough, MA

Manchester Memorial Elementary School
Feasibility Study and Full Services
Manchester-by-the-Sea, MA

Essex Elementary School
Study and Schematic Design
Essex, MA

Caleb Dustin Hunking School
Feasibility Study and Full Services
Haverhill, MA

Norton High School
Feasibility Study and Full Services
Norton, MA

Glover School
Feasibility Study and Full Services
Marblehead, MA



JCJ OVERVIEW - COURTHOUSE AND PUBLIC SAFETY

CIVIC/GOVERNMENTAL

New Haven County Courthouse
New Haven, CT

State of Connecticut Superior Courthouse
Middletown, CT

State of Connecticut Superior Courthouse
Waterbury, CT

State of Connecticut
Juvenile Detention and Family Courts Facilities,
Hartford, CT

Family Courts and Juvenile Detention Facilities
Bridgeport, CT

A.A. Ribicoff Federal Building
Hartford, CT

San Diego Federal Courthouse
San Diego, CA

North County Regional
Center Courts and Detention
Vista, CA

New Castle Police Headquarters and
Courthouse Facilities,
Chappaqua, NY

Navajo Police Facility and Justice Center
Tuba City, AZ

Navajo Police Facility and Justice Center
Crownpoint, NM

Puyallup Police Facility and Justice Center
Tocoma, WA

New London Courthouse Feasibility Study
New London, CT

Port Chester Police and Court Feasibility Study
Port Chester, NY

Lummi Nation Courts Master Plan
Bellingham, WA

Hartford Public Safety Complex
Hartford, CT

Greenwich Public Safety
Police and Central Fire Complex
Greenwich, CT

Choctaw Public Safety Complex
Durant, OK

Coconino County Jail
Page, AZ

Rye Police Station and Court
Facilities Assessment
Rye, NY

JCJARCHITECTURE

DESIGN ARCHITECT - ROBERT A.M. STERN [RAMSA}

Robert A.M. Stern Architects, LLP, is a 265-person firm of architects, interior designers, landscape designers, and supporting staff working out of a single office in New York City. Over its 55-year history, the firm has established an international reputation as a leading design firm with wide experience in academic and institutional work. The firm maintains an attention to detail and commitment to design quality which has earned international recognition, numerous awards and citations for design excellence, and a lengthening list of repeat clients.

RAMSA

RAMSA is noted for the ability to design buildings that complement specific architectural contexts, as well as the ability to resolve complex programmatic requirements to create state-of-the-art public buildings. Our courthouses and government buildings clearly communicate a public commitment to the civic life of their host cities, and establish a strong civic presence enthusiastically welcomed by the communities in which they are located.

Our past work for the U.S. General Services Administration includes the Byrd United States Courthouse and Federal Building in Beckley, West Virginia; the Battisti and Jones Federal Building and United States Courthouse in Youngstown, Ohio, the first LEED-certified U.S. General Services Administration courthouse; the LEED Gold Robinson and Merhige United States Courthouse in Richmond, Virginia; and our most recent work for the Charles R. Jonas Federal Building and U.S. Courthouse Annex in Charlotte, North Carolina.



RAMSA OVERVIEW

CIVIC AND GOVERNMENTAL

Georgia Building Authority
Nathan Deal Judicial Center, Atlanta, GA

U.S. General Services Administration
Charles R. Jonas Federal Building and U.S.
Courthouse, Charlotte, NC

Virginia Department of General Services
Commonwealth of Virginia General Assembly
Building, Richmond, VA

U.S. General Services Administration
Spottswood W. Robinson III and Robert R. Merhige
Jr. U.S. Courthouse, Richmond, VA

Federal Reserve Bank of Atlanta
Atlanta, GA

U.S. Courthouse
Robert C. Byrd U.S. Courthouse and Federal
Building, Beckley, WV

U.S. General Services Administration
Frank J. Battisti & Nathaniel R. Jones Federal
Building, Youngstown, OH

Minnesota Department of Administration
Minnesota State Office Building, St. Paul, MN

The Retirement Systems of Alabama
Alabama State House, Montgomery, AL

HIGHER EDUCATION

University of Connecticut
Downtown Hartford Campus, Hartford CT

Yale University
Schwarzman Center, San Diego, CA

New Hartman Hall and Renovated Showker Hall
James Madison University, Harrisonburg, VA

Marist University
Steel Plant Studios, Poughkeepsie, NY

Harvard Business School
Baker Library | Bloomberg Center, Boston, MA

Drexel University
Chestnut Square, Philadelphia, PA

Yale University
Pauli Murray College & Benjamin Franklin College,
New Haven, CT

Colgate University
Completing the Campus, Hamilton, NY

DESIGN ARCHITECT - RAMSA



RAMSA OVERVIEW - GOVERNMENT

City of Calabasas, Calabasas Civic Center
Calabasas, CA

City of Del Mar, Del Mar Civic Center
Del Mar, CA

City of Pasadena, Pasadena Police Headquarters
Pasadena, CA

Commonwealth of Virginia, Commonwealth of
Virginia General Assembly Building
Richmond, VA

Federal Reserve Bank of Atlanta, Sixth District
Headquarters for the U.S. Federal Reserve Bank
Atlanta, Ga

General Services Administration, Nathan Deal
Judicial Center
Atlanta, GA

General Services Administration, Charles R. Jonas
Federal Building and U.S. Courthouse
Charlotte, NC

General Services Administration New U.S.
Courthouse Annex, Savannah
Savannah, GA

General Services Administration Spottswood
W. Robinson III and Robert R. Merhige Jr. U.S.
Courthouse
Richmond, VA

General Services Administration, Frank J. Battisti
& Nathaniel R. Jones Federal Building
Youngstown, OH

General Services Administration, Robert C. Byrd
United States Courthouse and Federal Building
Beckley, West Virginia

Minnesota Department of Administration,
Minnesota State Office Building
Saint Paul, Minnesota

The Retirement Systems of Alabama, Alabama
State House
Montgomery, AL

Town of East Hampton, East Hampton Town Hall
East Hampton, NY

United States Department of Justice, Office of
Legal Education, Hollings National Advocacy Ctr.
Columbia, SC



United States Department of State, Office of
Foreign Buildings Operations, Dublin SIP
Dublin, Ireland

United States Department of State, Office of
Foreign Buildings Operations, Master plan, old U.S.
Embassy Complex at Mamba Point
Monrovia, Liberia

United States Department of State, Office of
Foreign Buildings Operations, Nairobi CMR
Nairobi, Kenya

United States Department of State, Office of
Foreign Buildings Operations, Florence, Historic
Structures Report

United States Department of State, Office of
Foreign Buildings Operations, Naples Consulate,
Cultural Significance Study

United States Department of State, Office of
Foreign Buildings Operations, Canberra NEC Site
Analysis, Planning

RAMSA

MEP ENGINEER - SALAS O'BRIEN

Salas O'Brien is an engineering and technical services firm focused on advancing the human experience through the built environment. We help clients achieve critical goals, create growth opportunities for team members, and operate at the center of important global issues, including sustainability and decarbonization.

Our team provides a full range of engineering and technical consulting services, from quick-turn projects to the most complex systems. We are committed to delivering innovative, high-performing solutions that provide long-term value.



Salas O'Brien's judicial projects range from new and historic courthouses to juvenile residential facilities and major upgrades at correctional centers. These projects often involve diverse stakeholders—design professionals, law enforcement, and public administrators—and our integrated services approach enhances coordination and communication for better outcomes.

Our extensive experience with the Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) includes critical infrastructure upgrades, resiliency studies, and sustainability initiatives across higher education and civic facilities. We have delivered M/E/P house doctor services, decarbonization roadmaps, and energy efficiency projects for institutions such as UMass Amherst and Boston, Westfield State University, and multiple community colleges.

In the civic sector, our work spans courthouse renovations, correctional center upgrades, and state office building improvements, including projects for the Massachusetts Trial Courts, Department of Corrections, and the Massachusetts Statehouse. This depth of

experience ensures compliance with DCAMM standards while advancing resilience and sustainability goals.

Salas O'Brien excels in design-build delivery, providing seamless collaboration and efficient execution from concept through completion. Our portfolio includes high-profile civic and governmental projects such as the Bridgeport Family Courts and Juvenile Detention Center and Litchfield Judicial District Courthouse in Connecticut, and the Bridgewater Correctional Center Central Plant CHP for DCAMM. This breadth of experience demonstrates our ability to manage complex, multi-stakeholder projects with precision, innovation, and accountability.

Our expertise forms a 360-degree perspective on eliminating carbon—from renewable supply through sustainable use. We support long-term capital decisions with energy modeling and lifecycle cost analysis of resilient, flexible, high-performing systems that reduce operating costs and enhance the end-user experience.



UNIVERSITY OF NOTRE DAME CAMPUS CROSSROADS, NOTRE DAME, IN

SALAS O'BRIEN OVERVIEW - DESIGN/BUILD

CIVIC AND GOVERNMENTAL

Capital Region Development Authority
Bushnell South Parking Garage, Hartford, CT

Commonwealth of Massachusetts (DCAMM)
Bridgewater Correctional Center Central Plant
CHP, Bridgewater, MA

State of Connecticut, Bridgeport Family Courts
and Juvenile Detention, Bridgeport, CT

State of Connecticut, Killingly Courthouse
Killingly, CT

State of Connecticut, Litchfield Judicial District
Courthouse, Torrington, CT

State of Connecticut, MacDougall-Walker
Correctional Institution, Somers, CT

State of Connecticut, Middletown Superior
Courthouse & Garage, Middletown, CT

State of Rhode Island, Wickford Junction
Parking Garage, North Kingstown, RI

GAMING

Foxwoods Resort Casino, Mashantucket, CT

Mohegan Sun Employee Parking Garage,
Mohegan Sun M-Lot Parking Garage, Mohegan
Sun Self-Park Garage Uncasville, CT

HIGHER EDUCATION

Berkshire Community College, Water, Sanitary and
Electrical Upgrades, Pittsfield, MA

Eastern Connecticut State University, South
Residential Village, Willimantic, CT

Eastern Connecticut State University, Parking
Garages, Willimantic, CT

Holyoke Community College, Storm and Water
Upgrades, Holyoke, MA

Massachusetts College of Liberal Arts, Steam
Replacement, North Adams, MA

Southern Connecticut State University, West
Campus Residence Complex, New Haven, CT

Springfield Technical Community College, Water
Line Replacement, Springfield, MA

UConn Hilltop Residence Hall, Storrs, CT

UConn Honors Residence Hall, Storrs, CT

UConn South Campus Parking Garage, Storrs, CT

University of Notre Dame, Campus Crossroads
Notre Dame, IN

PRIVATE DEVELOPMENT

Center Park Place Development, West Hartford, CT

Temple Street Development, Hartford, CT

Vassar Brothers Medical Center, Poughkeepsie, NY



SALEM PROBATE & FAMILY COURTHOUSE, SALEM, MASSACHUSETTS

SALAS O'BRIEN OVERVIEW - COURTHOUSES

NORTHEAST REGIONAL PROJECTS

Commonwealth of Massachusetts (DCAMM)
Mass Trial Courts MEP House Doctor Contract
Adams Courthouse, Suffolk County Courthouse,
Roxbury District Courthouse, Malden District
Courthouse, Brooke Courthouse, Newburyport
Courthouse, and West Roxbury Courthouse

Commonwealth of Massachusetts (DCAMM)
Lynn District Courthouse Renovation, Lynn, MA

Commonwealth of Massachusetts (DCAMM)
Salem Probate & Family Courthouse, Salem, MA

State of Connecticut
Appellate Court Connecticut Judicial Branch
Hartford, CT

State of Connecticut*
Bridgeport Family Courts and Juvenile Detention
Bridgeport, CT

State of Connecticut
Kendrick Courthouse, Waterbury, CT

State of Connecticut*
Litchfield Judicial District Courthouse, Torrington, CT

State of Connecticut*
Middlesex Superior Courthouse, Middletown, CT

State of Connecticut
Rockville Courthouse and Garage, Rockville, CT

State of Connecticut
Stamford Courthouse, Stamford, CT

State of Connecticut*
Waterbury Courthouse & Garage, Waterbury, CT

State of Maine
Androscoggin County Courthouse HVAC Upgrades
Androscoggin, ME

State of Maine
Capital Judicial Center Addition, Augusta, ME

State of Maine
Cumberland County Courthouse Upgrades
Portland, ME

State of Maine
Oxford County Courthouse Addition & Renovation
South Paris, ME

State of Maine
York County Courthouse and Jail Upgrades
Biddeford, ME

Putnam County, NY
Putnam County Courthouse, Putnam, NY

Town of West Hartford
West Hartford Courthouse & Police, West Hartford, CT

*design build



DEPARTMENT OF UNEMPLOYMENT ASSISTANCE – C. GERALD LUCEY BUILDING, BROCKTON, MA

SALAS O'BRIEN OVERVIEW - DCAMM PROJECTS

HIGHER EDUCATION

Massachusetts Department of Higher Education
Critical Infrastructure Upgrades
Multiple Community Colleges, MA

Westfield State University
M/E/P House Doctor, Westfield, MA

Westfield State University
Decarbonization Roadmap, Westfield, MA

UMass Amherst & Boston Campuses
M/E/P House Doctor, Amherst & Boston, MA

UMass Dartmouth
Wind Turbine Demolition, Dartmouth, MA

MGL c.25A Resiliency Studies
Westfield State University & Mass Maritime
Academy, Westfield & Bourne, MA:

Springfield Technical Community College
Multiple Projects, Springfield, MA

Massasoit Community College
Multiple Projects (Arch. House Doctor)
Brockton, MA

Northern Essex Community College
Multiple Projects (Arch. House Doctor)
Lawrence, MA

Quinsigamond Community College
QuEST Center & Surprenant Hall, Worcester, MA

CIVIC/GOVERNMENT

Department of Unemployment Assistance
C. Gerald Lucey Building Brockton, MA

Department of Corrections, Bridgewater Correctional
Center, Central Plant CHP, Bridgewater, MA

John W. McCormack State Office Building
Multiple Projects, Boston, MA

Lynn District Court Renovation
Lynn, MA

Massachusetts Statehouse Data Center
Coal Pocket Design, Boston, MA

Massachusetts Trial Courts M/E/P House Doctor
Various Locations, MA

Massachusetts Army National Guard
Facility Upgrades, Various locations, MA

MITC Building Upgrades, Chelsea, MA

Salem Superior Court House
Interim Boiler Plan, Salem, MA

Salem Probate & Family Courthouse
Salem, MA



STRUCTURAL ENGINEER - THORNTON TOMASETTI

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

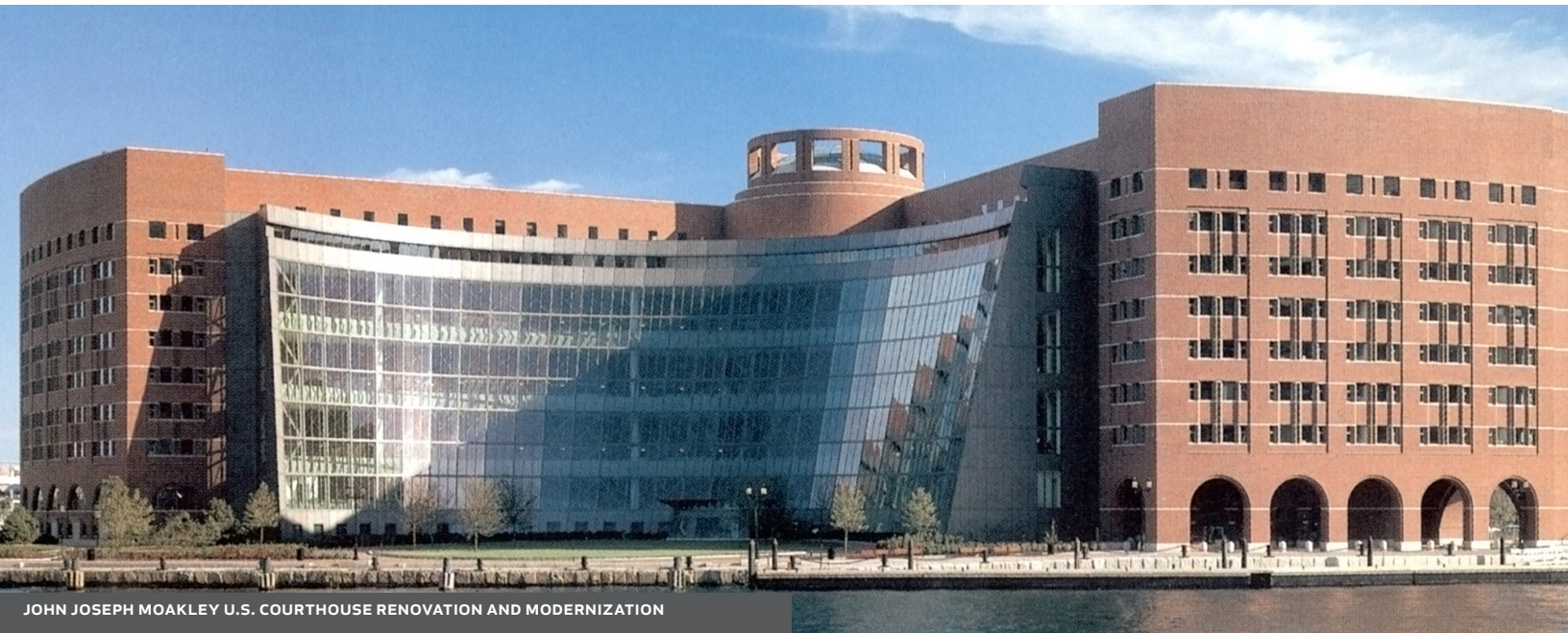
Thornton Tomasetti

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

Our experts have long-standing relationships with many government clients. We work with government agencies, including the Division of Capital Asset Management and Maintenance, General Services Administration, Department of Defense, Veterans Administration and Department of State, to ensure the safe and comfortable functioning of every structure we design. We're versed in the full spectrum of delivery methods, from conventional design-bid-build to design-build and integrated project delivery.

Our civic projects encompass a variety of building types including libraries, city halls, courthouses and administrative centers, transportation facilities and monuments, schools and correctional facilities.

Thornton Tomasetti's Structural Engineering practice provides a complete range of structural design services for clients worldwide on projects of all sizes and complexity – from designing some of the world's tallest buildings and longest spans, to engineering the most ambitious yet small-scale structures. We work collaboratively with architects, mechanical engineers, and contractors to propose, study, and develop structural framing system alternatives for each project. Combining the latest technologies with proprietary tools designed by our in-house R&D incubator, our engineers excel in optimizing structural system designs in order to meet architectural and cost objectives and to simultaneously simplify construction. We enable the design team to explore and evaluate design considerations at the earliest stages through interoperability and data visualization tools that deliver rapid iterations. We incorporate this knowledge to optimize complex and award-winning projects throughout the world.



JOHN JOSEPH MOAKLEY U.S. COURTHOUSE RENOVATION AND MODERNIZATION

THORNTON TOMASETTI OVERVIEW

CIVIC/GOVERNMENTAL

U.S. General Services Administration
John Joseph Moakley U.S. Federal Courthouse,
Boston, MA

U.S. General Services Administration
U.S. Federal Courthouse
Springfield, MA

U.S. General Services Administration
Charles R. Jonas Federal Courthouse
Annex & Alteration
Charlotte, NC

U.S. General Services Administration
Robert H. Jackson U.S. Federal Courthouse
Buffalo, NY

U.S. General Services Administration
U.S. Federal Courthouse
Cape Girardeau, MO

U.S. General Services Administration
U.S. Federal Courthouse
Mobile, AL

U.S. General Services Administration
Harrisburg Federal Courthouse
Harrisburg, PA

Queens Community Center and Parking Garage
Queens, NY

U.S. General Services Administration
U.S. Federal Courthouse
Nashville, TN

U.S. General Services Administration
U.S. Federal Courthouse
Bakersfield, CA

State of Connecticut Judicial Branch
New London Courthouse
Hartford, CT

State of Connecticut Judicial Branch
Stamford Courthouse
Hartford, CT

State of Connecticut Judicial Branch
New Britain Courthouse
New Britain, CT

Commonwealth of Massachusetts Trial Court
Western Worcester District Courthouse
East Brookfield, MA

Commonwealth of Massachusetts
Edward W. Brooke Courthouse
Boston, MA

Commonwealth of Massachusetts
Massachusetts Correctional Institute, Phase I
Milford, MA

SITE, CIVIL, LANDSCAPE ARCHITECTURE - LANGAN

INTEGRATED SOLUTIONS. MEASURABLE VALUE

Langan provides an integrated mix of engineering and environmental consulting services in support of land development projects, corporate real estate portfolios, and the oil and energy industry. Our clients include developers, property owners, public agencies, corporations, institutions, and energy companies around the world.



1,900

employees



55

years in business



56

office locations

LANGAN

Our New England Practice

Langan has over 120 professionals located in offices in Boston and New Haven, providing the firm's full multidisciplinary range of services. This enables us to deliver truly integrated engineering solutions that are also design solutions. We work collaboratively across the region to ensure all client and project needs are met.

Core Services

SITE/CIVIL

TRAFFIC AND
TRANSPORTATION

ENVIRONMENTAL

GEOTECHNICAL

LANDSCAPE ARCHITECTURE

SURVEY/MAPPING

PERMITTING AND ENTITLEMENTS

DIGITAL SOLUTIONS/GIS





MOAKLEY UNITED STATES COURTHOUSE, BOSTON, MA

LANGAN OVERVIEW – COURTHOUSE EXPERIENCE

Langan has supported growth and expansion plans for numerous courthouses across the country. From county to state and federal facilities, Langan brings the skills and experience needed to help planners and architects achieve their goals. We have worked extensively with design and construction partners, including JCJ Architecture, RAMSA, and Consigli, who teamed up to support Greatland Realty Partners in pursuit of the Springfield Courthouse project. Select projects include:

COURTHOUSES

Moakley United States Courthouse, Boston, MA

US Federal Courthouse, White Plains, NY

Brient Courthouse, White Plains, NY

Rockland County Courthouse, New City, NY

Bronx County Courthouse, Bronx, NY

Tweed Courthouse & City Hall, Manhattan, NY

Daniel Patrick Moynihan US Courthouse, NY, NY

Manhattan Family Court, Manhattan, NY

Emanuel Celler Courthouse, Brooklyn, NY

Theodore Roosevelt Federal Courthouse,
Brooklyn, NY

Queens Family Courthouse, Jamaica, NY

Queens Civil Courthouse, Queens, NY

Richmond County Supreme Courthouse,
Staten Island, NY

Alfonse D'Amato U.S. Courthouse, Central Islip, NY

Buffalo Courthouse Annex, Buffalo, NY

US Federal Courthouse, Buffalo, NY

Frank J. Guarini Justice Complex, Jersey City, NJ

Mercer County Criminal Courthouse, Trenton, NJ

CS Fisher Courthouse, Trenton, NJ

Ocean County Courthouse Addition, Toms River, NJ

Nealon Courthouse, Scranton, PA

Monroe County Courthouse, Stroudsburg, PA

United States Court of Appeals of the Armed Forces,
Washington D.C.

Whittaker Courthouse, Kansas City, MO

U.S. Courthouse, Huntsville, AL

Broward County Courthouse, Fort Lauderdale, FL

Glenn County (Willows) Historic Courthouse, Willows, CA

Lakeport Courthouse, Lakeport, CA

Plumas County (Quincy) Courthouse, Quincy, CA

Monterey County Courthouse, Greenfield, CA

Yuba City Courthouse, Yuba City, CA

Los Angeles U.S. Courthouse, Los Angeles, CA

Old Solano County Courthouse, Fairfield, CA

Civic Center Courthouse, San Francisco, CA

U.S. Federal Courthouse and Federal Building,
Sacramento, CA

SITE, CIVIL, LANDSCAPE ARCHITECTURE - LANGAN



FRANK J. GUARINI JUSTICE COMPLEX , JERSEY CITY, NJ

LANGAN OVERVIEW

PUBLIC

West Columbus Avenue Urban Renewal Plan (Naismith Memorial Basketball Hall of Fame), Springfield, MA*

Memorial Industrial Park II (Smith & Wesson Site Redevelopment) Master Plan, Springfield, MA*

Indian Orchards Urban Renewal Plan, Springfield, MA*

UMass Lowell Landscape & Site/Civil Design House Doctor Contract, Lowell, MA

UMass Amherst Architectural House Doctor Contract, Amherst, MA

UMass Boston MEP/FP Improvements House Doctor Contract, Boston, MA

Eversource Engineer of Choice Program, Various Locations Throughout MA, CT, NH

Melrose Fire Station, Melrose, MA

Melrose Police Station, Melrose, MA

Westwood Fire Station, Westwood, MA

Freetown Fire Station, Freetown, MA

Stoughton Fire Station, Stoughton, MA

Stoughton Police Station, Stoughton, MA

Fire Station Feasibility Study, North Attleboro, MA

Fire Station Feasibility Study, Swansea, MA

Boston Public Garden Tool Shed Renovation & New Building, Boston, MA

**COMPLETED BY KEY LANGAN PERSONNEL PRIOR TO JOINING LANGAN*

MIXED-USE AND MULTIFAMILY

Brockton Yards Redevelopment
Brockton, MA

Maurice's Campground Affordable Housing Master Plan, Wellfleet, MA

Cambridge Housing Authority – Roosevelt Towers, Cambridge, MA

Faneuil Gardens Affordable Housing Development, Brighton, MA

Merrick at the Square Affordable Housing Development, Worcester, MA

Plumley Village Affordable Housing Development, Worcester, MA

Aurora Apartments, Worcester, MA

237 Pleasant Street Affordable Housing Development, Franklin, MA



470 ATLANTIC AVENUE, BOSTON, MA

LANGAN OVERVIEW

LIFE SCIENCES AND MANUFACTURING

Innovation Square Phase III
Boston, MA

470 Atlantic Avenue Utility Upgrades
Boston, MA

2 Financial Center Utility Upgrades
Boston, MA

AbbVie Pharmaceuticals Campus
Expansion, Worcester, MA

Manufacturing Facility Campus
Improvements, Gloucester, MA

Manufacturing Facility Campus
Expansion, Northborough, MA

E-COMMERCE & INDUSTRIAL

UPS Industrial Distribution Center,
Grafton/Shrewsbury, MA

Fulfillment Center
North Andover, MA

Fulfillment Center
Charlton, MA

Fulfillment Center
Fall River, MA

Fulfillment Center
Plymouth/Kingston, MA

Stoughton Logistics Park
Stoughton, MA

East Boston Industrial Development
East Boston, MA

K-12 & HIGHER EDUCATION

Springfield College Parking
Improvements, Springfield, MA

Northeastern University Utility
Improvements, Boston, MA

Fall Brook Elementary School
Leominster, MA

Andover High School
Andover, MA

Belmont Hill School Master Plan Enabling
Project
Belmont, MA

The Fessenden School Dining Hall
West Newton, MA

Ursuline Academy
Dedham, MA

The Roxbury Latin School
Boston, MA

LANGAN

RELEVANT EXPERIENCE

8

DEVELOPER - GREATLAND REALTY PARTNERS



Massachusetts State Police - MA POL Crime Lab

MARLBOROUGH, MASSACHUSETTS

SUBMARKET: Marlborough

SIZE: 180,000 square feet

USE: Lab/Office

BUILDINGS: 1

YEAR ACQUIRED: 2020





Revolution Labs

LEXINGTON, MASSACHUSETTS

SUBMARKET: Lexington

SIZE: 180,000 square feet

USE: Lab

BUILDINGS: 1

YEAR ACQUIRED: 2019



GREATLAND REALTY PARTNERS



Riverside Labs

WESTON, MASSACHUSETTS

SUBMARKET: Weston

SIZE: 340,229 square feet

USE: Lab

STATUS: Currently under development
(phased delivery)



GREATLAND
REALTY PARTNERS

PROJECT NUMBER 202410900 | MASSACHUSETTS TRIAL COURT

RESPONDENT: GREATLAND REALTY PARTNERS



Suffolk County Jail Energy Infrastructure Upgrades

BOSTON, MASSACHUSETTS (MASSACHUSETTS DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE)

This design-build project delivers comprehensive mechanical, electrical and controls upgrades at the occupied Nashua Street Jail (NSJ) and House of Correction (HOC). The scope includes the implementation of energy conservation measures (ECMs) to reduce greenhouse gas emissions, energy and water use, and enhance occupant comfort and system reliability.

The project will replace failing plumbing piping, upgrade HVAC systems, improve interior lighting and enhance building automation controls. High-efficiency motors, fans and Variable Frequency Drives (VFDs) will also be installed to optimize energy performance. All work is being carefully planned and executed with a strong focus on safety, security, and coordination with jail staff to minimize disruption.

PROJECT HIGHLIGHTS

- Extensive coordination to minimize disruption to daily operations of fully operational, high-security jail **Exemption (n) - security**
- Implementation of advanced energy strategies to reduce energy consumption, boost performance and lower long-term operating costs
- Replacement of aging systems with modern, high-efficiency plumbing to improve water reliability, reduce waste and support sustainability

SIZE, SCOPE: NSJ: 254,965sf / HOC: 570,298 sf

DELIVERY: Design-Build

CLIENT: Division of Capital Asset Management & Maintenance

DURATION: 15 Months

PROJECT NUMBER 202410900 | MASSACHUSETTS TRIAL COURT



CONSIGLI
Est. 1905

RESPONDENT: **GREATLAND REALTY PARTNERS**



State of Maine Judicial Branch

BIDDEFORD, MAINE

The new York County Judicial Center, the largest judicial center in the State of Maine at the time of its construction, consolidates four District and Superior courthouses. With overcrowded existing court facilities in Alfred, Springvale, Biddeford and York, the new construction provides the space needed to efficiently manage cases, along with much needed upgrades to the security and technology systems.

Consigli worked collaboratively during a one-year design and pre-construction phase in order to effectively plan the courtrooms' features, layouts and integrated technology. The three-story Judicial Center, built on a 12-acre site, features nine courtrooms, lobby and waiting areas, mediation rooms, clerk transaction spaces, resource center, jury deliberation rooms and detention areas.

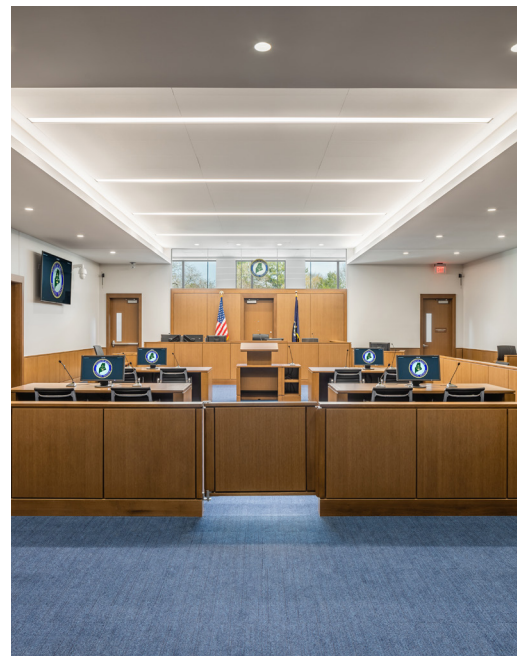
As an all-electric building, the highly efficient courthouse utilizes geothermal heating and cooling with a photo-voltaic rooftop array and a large mechanical penthouse on the roof level.

SIZE, SCOPE: 120,000 sf New Construction

DELIVERY: Construction Manager at Risk

CLIENT: York County Judicial Center

DURATION: 28 Months





State of Maine Judicial Branch

BANGOR, MAINE

The State of Maine's Bureau of General Services made an important investment in their judicial system with the creation of the Penobscot Judicial Center, which consolidated multiple courts into one modern, sustainable building in downtown Bangor. This facility serves as the model for all future judicial centers in the State of Maine.

During a 12-month pre-construction effort, the team addressed the challenge of integrating the needs of multiple stakeholders—including judges, clerks, marshals, attorneys and the general public—within the State's fixed budget. 4D models were created using BIM software to identify and resolve potential conflicts before construction started. The facility was built to LEED Silver standards, with features such as a white TPO membrane roof and energy-efficient lighting.



SIZE, SCOPE: 86,000 sf New Construction

DELIVERY: Construction Manager at Risk

CLIENT: State of Maine Bureau of General Services

DURATION: 24 Months

PROJECT NUMBER 202410900 | MASSACHUSETTS TRIAL COURT



CONSIGLI
Est. 1905

RESPONDENT: **GREATLAND REALTY PARTNERS**

ARCHITECT OF RECORD - JCJ ARCHITECTURE



State of Connecticut Superior Courthouse

WATERBURY, CONNECTICUT

The design of the criminal courthouse in Waterbury combines the adaptive reuse of the landmark Anaconda American Brass Company Building and an addition. The resulting complex presents an outstanding example of recycling a historic building into a state-of-the-art facility.

The style of the new building is beaux art that extrapolates some of the existing forms of the Anaconda building. The Anaconda interior was completely renovated, so that the interior architectural theme could be entirely created and formed to fit the program. The existing lobby was refurbished to look as stately as it did originally with its brass framed glass doors, marble walls and coffered vaulted ceilings.

This design/build project was constructed on an aggressive fast-track schedule and completed two months ahead of schedule without any change orders. As the "gateway" to the city's Government Center, the facility brings together Waterbury's proud past and exciting future.

SIZE, SCOPE: \$24million, 120,000 sf New Construction, Adaptive Reuse

DELIVERY: Fast Track, Design-Build

CLIENT: State of Connecticut

COMPLETION: 2000





State of Connecticut Superior Court - Juvenile and Family

BRIDGEPORT, CONNECTICUT

JCJ Architecture, in partnership with Ricci Green Associates, led design of this court and detention facility on a remediated brownfield site. Constructed on the banks of the Housatonic River, the project was erected on the plot formerly serving the Bridgeport Electric Trolley Yard. The complex comprises two separate buildings linked by a vehicular sallyport, an outdoor recreation area, a courthouse with two courtrooms and a hearing room, and fully equipped detention facility that includes recreation area, food service, education wing with library plus full medical and mental health care facilities.

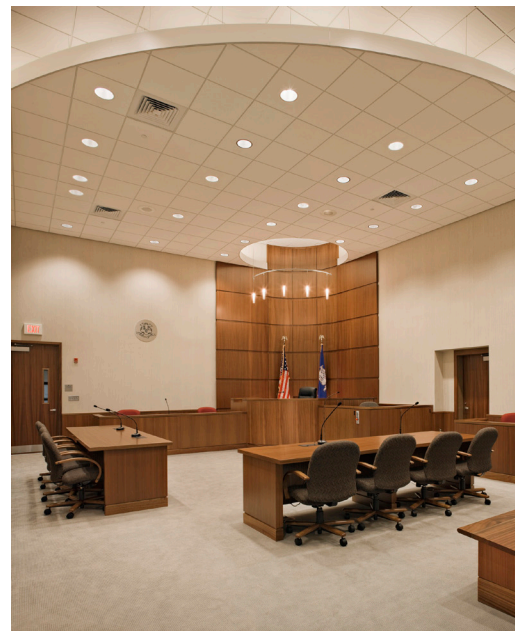
The project's completion has been met with resounding enthusiasm. The previous facility was substandard, overcrowded and overdue for repair. This facility replacement project now serves the community more holistically and has been recognized as another step towards the revitalization of downtown Bridgeport. The site is framed by a firehouse on one side, the city's newly completed transportation center on the other, a UI substation, historic drawbridges, railways, and I-95 in the backdrop.

SIZE, SCOPE: \$34.8 million, 94,000 sf New Construction

DELIVERY: Fast Track, Design-Build

CLIENT: State of Connecticut

COMPLETION: 2008



JCJARCHITECTURE

RESPONDENT: **GREATLAND REALTY PARTNERS**

ARCHITECT OF RECORD - JCJ ARCHITECTURE



New Haven County Courthouse

NEW HAVEN, CONNECTICUT

The New Haven County Courthouse commands the northeast corner of the historic Green in downtown New Haven. The Beaux Art structure, with Neo-Classical ornamentation, was designed by the firm Allen and Williams, selected winner of the “City Beautiful Movement” competition. The City Beautiful movement swept through the country in the 1890s and 1900s and aspired to encourage the urban design of monumental grandeur through architecture.

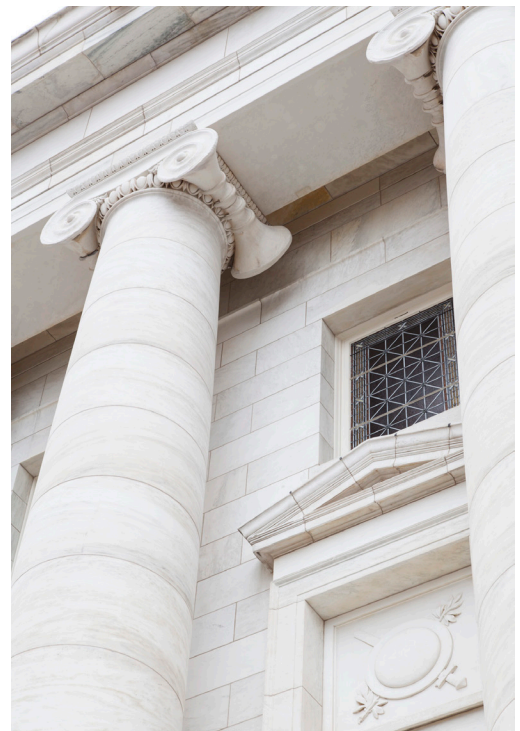
Completed in 1914, the Courthouse is on the National Register of Historic Places, and part of the New Haven Green Historic District, a National Historic Landmark District. Its neighbor, the New Haven Free Public Library was designed by Cass Gilbert and erected in 1911. Along with the churches that line Trumbull Street, these structures and the Green are significant to New Haven’s identity and civic fabric. By the turn of the 21st century, the effects of pollution, sporadic maintenance, occupant-driven alterations, and the passage of time left this graceful structure in a dramatic state of deterioration. The courthouse had not been repaired since its completion in 1914.

SIZE, SCOPE: \$11 million, Exterior Facade Stabiization and Restoration

DELIVERY: Phased, Construction Manager at Risk

CLIENT: State of Connecticut

COMPLETION: 2014 (with additional work ongoing)



PROJECT NUMBER 202410900 | MASSACHUSETTS TRIAL COURT

RESPONDENT: GREATLAND REALTY PARTNERS



Charles R. Jonas Federal Building & U.S. Courthouse

CHARLOTTE, NORTH CAROLINA

The renovation of the historic Charles R. Jonas Federal Courthouse in Charlotte and the addition of a new eight-story annex provide modern facilities for today's court proceedings. Our goal was to create a secure and seamless courthouse complex. Clad in precast concrete to match the original limestone, the annex defers to the historic building at street level, preserving its ceremonial entrance on West Trade Street. A new gallery, lit from adjacent courtyards, connects the updated secure screening area to a skylit, double-height stair hall showcasing the existing Jonas façade and the new annex gallery. This space unites old and new, offering direct access to Magistrate and Bankruptcy courtrooms, with elevators leading to District courtrooms on the fourth and fifth floors. Judges' chambers occupy the sixth and seventh floors, opening onto double-height loggias that overlook the city and echo the Trade Street colonnade. The top floor houses a Special Proceedings Courtroom and Library. The annex reinforces the Federal Courts' civic presence and gives the Jonas Courthouse a place on Charlotte's skyline. Delivered ahead of schedule and on budget, the project succeeded through early design consensus, regular cost checks, and coordinated early bid packages.

SIZE, SCOPE: \$165 million, 315,000 GSF, Architecture, Interior Design

DELIVERY: Construction Manager at Risk

CLIENT: U.S. General Services Administration

COMPLETION: 2022



RAMSA

RESPONDENT: GREATLAND REALTY PARTNERS



Nathan Deal Judicial Center

ATLANTA, GEORGIA

Georgia's new Judicial Center, accommodating the State Supreme Court and the Court of Appeals, faces the State Capitol (Edbrooke and Burnham, 1889) across a complex intersection. Our challenge was to design a new courthouse on a site that was separated from the Capitol district by a major highway. Using the classical vocabulary we tied the building back to the Capitol District, satisfying a Judiciary requirement that the courthouse reflect the importance of the Supreme and Appellate Courts in Georgia's Judicial System. The curved precast clad massing addresses the existing State Capitol (Eldbrooke and Burnham, 1889). The main entrance, surmounted by a colonnaded screen that is the centerpiece of the composition, opens to a single-story lobby and ground-floor Clerk's offices. A double stair ascends to a second floor atrium. The Court of Appeals is on the second floor and the Supreme Court is on the sixth floor; both dignified spaces with vaulted ceilings and stained oak paneling. Twenty-four chambers for the judges and justices wrap the light filled atrium and fill the intervening third thru fifth floors. A terrace on the second floor offers unique views of the Capitol; adjacent secure galleries provides judges and justices a place for contemplation

and conversation. Taking advantage of the north-south sloping site, additional Clerk's office space is located on a lower level adjacent to an on grade staff parking lot. Landscaped walls work in conjunction with the slope to conceal service and secure parking entrances. Close attention was paid to provide separate and secure circulation for both the public and Judiciary.

SIZE, SCOPE: \$131 million, 224,045 GSF, Architecture, Interior Design

DELIVERY: Construction Manager at Risk

CLIENT: State Property Office

COMPLETION: 2020





General Assembly Building

RICHMOND, VIRGINIA

The new General Assembly Building anchors the northwest corner of Capitol Square in downtown Richmond, replacing a collection of outdated structures with a unified, dignified presence beside Jefferson's Virginia Statehouse. Two historic façades from the 1912 Life Insurance Company of Virginia building are preserved and integrated, their cornice and datum lines carried across the new façades to frame a tripartite portico facing the park and a matching entrance on Broad Street. The 415,000-square-foot project, now nearing completion, provides modern facilities for both the State Senate and House of Representatives while respecting the historic character of its setting. The design balances security with openness, featuring a double-height elliptical lobby connecting both entrances, leading to a business center and cafeteria with north and south dining areas. A monumental stair rises to committee rooms on the second and third floors, with offices for assembly members and additional committee rooms above. The uppermost floors house suites for Assembly leadership, including members of the Senate Finance and House Appropriations committees.

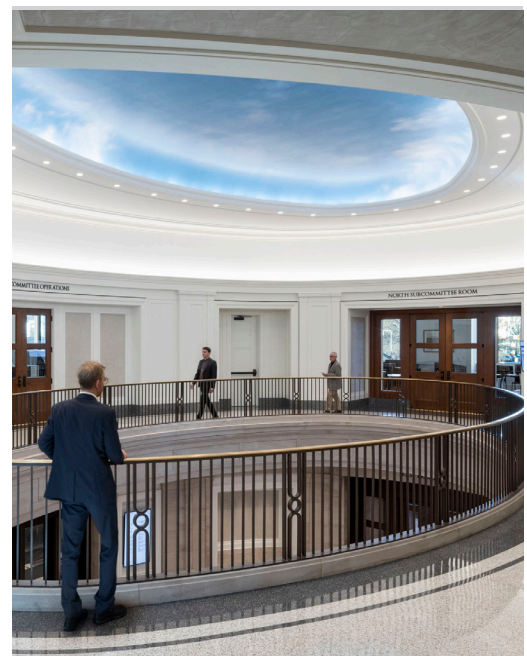
SIZE, SCOPE: \$292 million, 414,884 GSF,

Architecture, Conceptual Design, Programming

DELIVERY: Construction Manager at Risk

CLIENT: Virginia Department of General Services

COMPLETION: 2022



RAMSA

RESPONDENT: **GREATLAND REALTY PARTNERS**

MEP ENGINEER - SALAS O'BRIEN



Litchfield Judicial District Courthouse & Garage

TORRINGTON, CONNECTICUT

Today's well-designed courthouse facilities should provide accessibility and security while allowing the judicial process to move forward with efficiency.

Opened in 2017, the new 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.

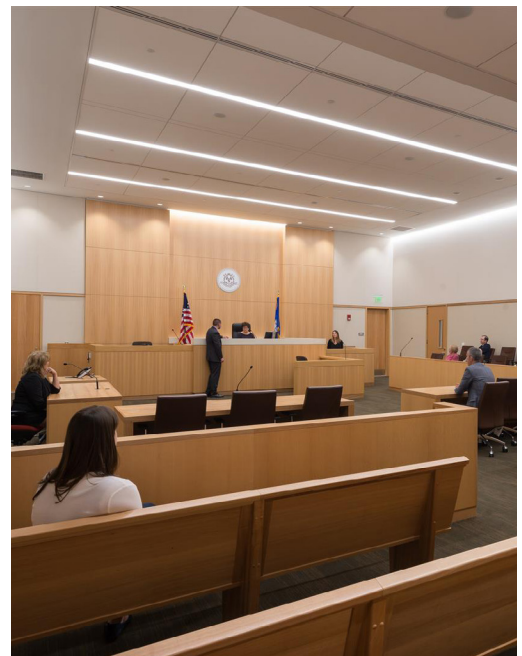
The design-build courthouse features an attached two-story, 29,200 SF parking structure that accommodates 386 vehicles, and was designed to achieve LEED Silver Certification as well as the State of Connecticut's High-Performance Building standards. Post completion, the building was awarded First Place for New Construction and Project Team of the Year for the Connecticut Building Congress's Project Team awards.

SIZE, SCOPE: 183,600 square feet, \$67.8 million

DELIVERY: Design-Build

CLIENT: State of Connecticut

COMPLETION: 2017





Salem Probate & Family Courthouse

SALEM, MASSACHUSETTS

The Salem Probate and Family Courthouse underwent a comprehensive renovation aimed at improving operational efficiency and enhancing the health and safety of its occupants, while preserving the historic character of the building. Originally constructed in 1912 and listed on the National Register of Historic Places, the courthouse is a significant architectural landmark. The project involved a full gut renovation of the existing 50,000-square-foot, two-story structure, along with the redesign of a 20,000-square-foot addition to better align with the scale and style of the original building.

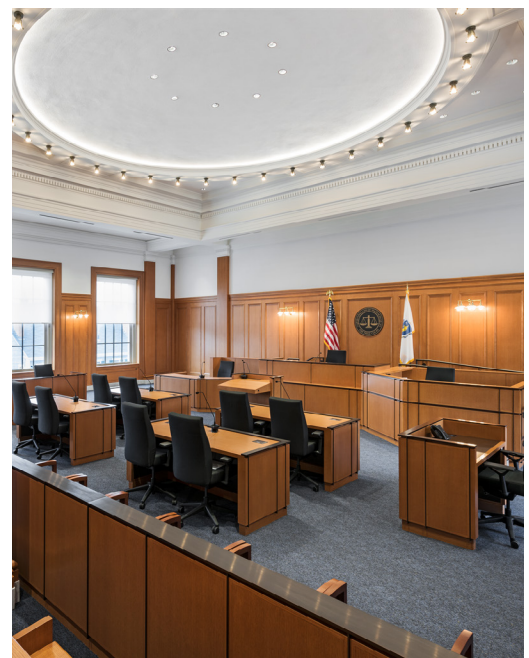
Inside, the layout was completely reprogrammed to meet modern courthouse circulation standards, ensuring secure and efficient movement throughout the facility. All major building systems were upgraded, including installation of a new fire protection system, high-efficiency gas boilers and water heaters, VAV air handling systems with DDC controls, updated electrical service, and a backup generator. These improvements not only modernized the infrastructure but also supported sustainability goals. The project achieved LEED Gold Certification.

SIZE, SCOPE: 70,000 square feet, \$36 million

DELIVERY: Construction Manager at Risk

CLIENT: Massachusetts Division of Capital Asset Management & Maintenance

COMPLETION: 2017



RESPONDENT: GREATLAND REALTY PARTNERS



Connecticut State Office Building Redevelopment

HARTFORD, CONNECTICUT

A catalyst for neighborhood renewal in downtown Hartford, the renovations to the State Office Building are the first major rehabilitation of the structure built in 1931, listed on the National Register of Historic Places. Salas O'Brien provided comprehensive services on restoring and renovating the building exterior, central exterior courtyard, and building entrances.

The first phase of this renovation involved the demolition of the Buckingham Street garage and replacing it with a 900-plus parking garage and retail space. Designed to LEED Silver standards, renovations include gutting interior masonry walls and partitions and replacing all mechanical and electrical systems. Also, we reconfigured existing offices into contemporary open spaces, replaced 750 window air conditioners with a modern heating and cooling system, designed new mechanical systems with the latest energy efficiency, and installed fire alarms, fire protection systems, and telecommunication systems according to current codes.

SIZE, SCOPE: 321,500 square feet; \$200 million

DELIVERY: Construction Manager at Risk

CLIENT: State of Connecticut

COMPLETION: 2020

PROJECT NUMBER 202410900 | MASSACHUSETTS TRIAL COURT



RESPONDENT: GREATLAND REALTY PARTNERS



FRANCIS DZIKOWSKI/OTTO (DESIGNED BY ROBERT A.M. STERN ARCHITECTS)

Charles R. Jonas Federal Courthouse Annex & Alteration

CHARLOTTE, NORTH CAROLINA

Structural and blast engineering services for the renovation of the 134,000-square-foot courthouse built in 1918 and expanded in 1933, and a new 213,000-square-foot addition.

Scope involved developing practical and economical protective design measures while minimizing adverse impacts on the historic structure. The new addition uses structural steel moment frames with sideplate connections to comply with both the lateral and progressive collapse design criteria. The Design Excellence project provides 10 new courtrooms and seeks LEED Gold certification.

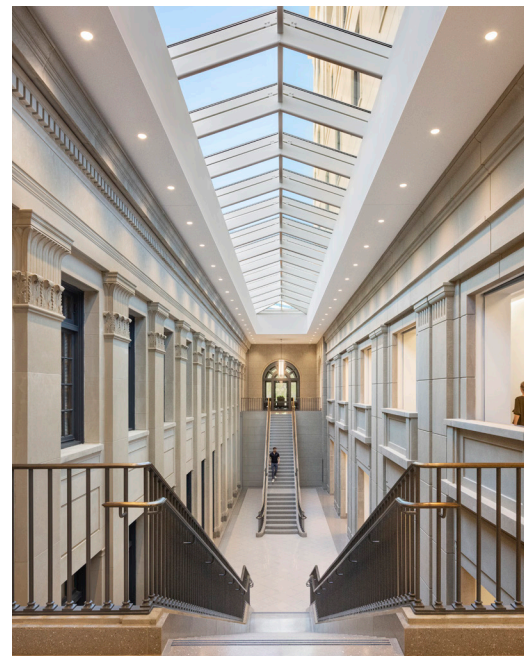
SIZE, SCOPE: \$164.7 million, Structural, Blast Engineering

DELIVERY: Construction Manager as Constructor

CLIENT: General Services Administration

CLIENT / DESIGN ARCHITECT: Robert A.M. Stern Architects

COMPLETION: 2022

FRANCIS DZIKOWSKI/OTTO
(DESIGNED BY ROBERT A.M. STERN ARCHITECTS)

Thornton Tomasetti

STRUCTURAL ENGINEER - THORNTON TOMASETTI



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Sylvia H. Rambo U.S. Courthouse

HARRISBURG, PENNSYLVANIA

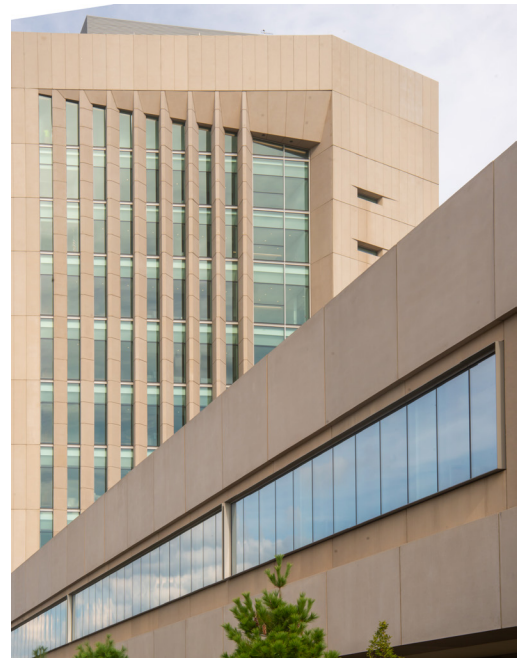
Thornton Tomasetti provided structural engineering, protective design and façade engineering services for a 150,000-square-foot courthouse consisting of a 12-story tower and three-story podium.

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

SIZE, SCOPE: \$143 million, Structural, Façade Engineering; Protective Design and Security Consulting

CLIENT: General Services Administration

COMPLETION: 2018



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John Joseph Moakley U.S. Courthouse Renovation and Modernization **BOSTON, MASSACHUSETTS**

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

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

To support the mechanical system replacement and modernization, our engineers are evaluating the impacts of new rooftop equipment on the

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

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

SIZE, SCOPE: \$150 million, Structural Engineering; Protective Design;
Façade Access; Acoustics Consulting

CLIENT: General Services Administration

COMPLETION: 2027

PROJECT NUMBER 202410900 | MASSACHUSETTS TRIAL COURT

Thornton Tomasetti

RESPONDENT: **GREATLAND REALTY PARTNERS**



Moakley United States Courthouse

BOSTON, MASSACHUSETTS

Langan provided geotechnical engineering services to support the assessment of distressed landscaping around the John Joseph Moakley United States Courthouse in Boston, Massachusetts.

Our geotechnical engineers performed test pit explorations and in-situ infiltration testing to evaluate drainage potential of the existing soils, and installed observation wells to monitor groundwater conditions. We provided geotechnical recommendations for landscape support and restoration. Significant coordination was required to perform this exploration work in a limited space and tight schedule.



Staten Island Courthouse and Memorial Green Park

ST. GEORGE, STATEN ISLAND, NEW YORK

This location was once the site of the New York Marine Hospital and Quarantine Station, one of the nation's first public health institutions (1799–1858). Construction of the new 5-story 184,000 SF courthouse included 14 courtrooms, a children's center, law library, press office, judge's chambers, 700 space parking garage and the Memorial Green Park.

Langan's geotechnical engineers conducted an extensive subsurface investigation and provided foundation solutions for the proposed development. Langan also designed a permanent soil-nail wall to allow for a nearly vertical excavation without disturbing the buried human remains. This earth retention system was designed to resist the unbalanced earth pressures on the sides of the new building and this resulted in a more economical foundation system for the development.

Langan provided site/civil engineering services for the three phases of the project, the parking garage, courthouse and the Memorial Green Park. Our services included preparing construction documents for site removals, erosion and sediment control, storm drainage, and utility service connections. We also prepared permitting documents and obtained approvals or certification from the New York City Department of Environmental Protection for storm and sanitary sewer connections including

SIZE, SCOPE:: 184,000 sf, New Construction

CLIENT: Dormitory Authority State of New York (DASNY)

LANGAN



Frank J. Guarini Justice Complex

JERSEY CITY, NEW JERSEY

The Frank J. Guarini Justice Complex replaces the 60-year-old County Administrative Building, which has been facing costly problems for the past 20 years. The courthouse will support 24 new courtrooms, grand jury and jury assembly spaces, administration offices, the Hudson County Prosecutor's Office, the Hudson County Surrogate's Office, and the Sheriff's Department.

Langan was instrumental in advancing the master plan into a schematic design and preparing bridging documents to be advanced into full construction documents by the winning design-build team. The design addressed issues such as site layout, grading, earthwork, drainage, stormwater management, utility connections, on-site vehicular and pedestrian circulation, public right-of-way improvements, and agency permitting. Our landscape architecture and planning

department prepared a thoughtful design for the streetscape surrounding the project site, raised building entry, two pocket seating areas, and a large pedestrian corridor between the new courthouse building and parking deck. Custom pavement patterns, continuous street tree beds, raised landscape beds with accent lighting, and other site furnishings complete the design. Langan created a foundation support system, as well as a seismic design parameter to meet Building Code.

LANGAN



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