

April 11, 2026

Peter Woodford, Senior Project Manager
Division of Capital Asset Management & Maintenance
Office of Leasing and State Office Planning
One Ashburton Place, 15th Floor, Boston, MA 02108

Re: Request for Proposals for Massachusetts Trial Court (TRC), Springfield, MA, (the RFP) – 125 Liberty Street.

Dear Mr. Woodford,

Thank you for your continued interest in 125 Liberty Street and the Liberty Junction team for the Massachusetts Trial Court project in Springfield, MA. Please find our responses *italicized* below in response to your letter dated April 6, 2026.

- 1) Please provide additional detail on the development team's experience developing multi-block, mixed-use developments as you've proposed here.

Response: *The Liberty Junction Team is extremely excited about the development potential for Parcels 2 and 3 and the tremendous economic impact it will have for the "North End" of the City of Springfield. The proposed Springfield Regional Justice Center will be a catalyst for economic growth and will draw an array of new businesses and professional services to the mixed-use commercial "spine" envisioned in the City of Springfield's Northeast Downtown District Master Plan and the Metro Center Neighborhood Investments Plan. **The Liberty Junction Team has the proven track record of multi-block, mixed-use developments (residential, office, retail, parks, and workforce housing) to execute this vision and maximize economic impact for the neighborhood and the City of Springfield, as a whole.***

In Attachment A, and in the table on the next page, we have provided examples of the combined Liberty Junction team's past experience with multi-block and multi-use developments that will be drawn upon in the visioning and execution of future development on Parcels 2 and 3. The following featured projects are directly analogous to the proposed developments on Parcels 2 and 3.

15 Supertest Street Boston, Massachusetts: John Barros, co-founder of CoJo Partners, is currently developing a 32-unit mixed-use building at 15 Supertest Street in the Charlestown neighborhood of Boston. This new project will be part of a development plan within Hood Park. Hood Park is a 20-acre site located between Rutherford Avenue and the Interstate Route 93 highway in Charlestown. 15 Supertest Street will include residential units with ground floor retail, grocery, and parking. Of the 32 total residential units, 26 will be developed as affordable units.

495 Dorchester Avenue

John Barros, co-founder of CoJo Partners, is the lead developer on 495 Dorchester Avenue which will create 334 new units in the Andrew Square neighborhood of South

Boston. It will also provide 94 units of much-needed affordable senior housing. In addition to the resident living space and supportive services provided by Rogerson Communities, it will include ground floor retail activation, amenity space for the residents, and publicly accessible open space. It will also be the first building to commence construction within Phase 1A of “On the Dot”, a 21-acre Master Plan proposed by Core Investments, Inc. This overall Master Plan development represents the realization of the vision outlined in the Boston Planning & Development Agency’s PLAN: South Boston Dorchester Avenue planning initiative.

Dudley Street Neighborhood Initiative

As the former Executive Director of the Dudley Street Neighborhood Initiative, John Barros, co-founder of CoJo Partners, managed the largest urban community land trust in the country by acquiring over half of the 1,300 vacant lots in the Roxbury and Dorchester neighborhoods of Boston. John led the organization to develop 14 of the 36 acres it owns, building over 100 homes, affordable units, small business retail spaces, gardens, parks, and playgrounds. He managed a complex and innovative resident-led neighborhood revitalization nonprofit and used urban renewal tools like eminent domain and demonstration-projects in a partnership with the City of Boston to rebuilding the once-devastated Dudley neighborhood of Boston into a vibrant Urban Village.

The Collection in Chevy Chase, Maryland: *Claiborne Williams, principal of FD Stonewater, brings extensive experience delivering numerous mixed-use developments over the course of his career, including serving as the lead development project manager for “The Collection” development in Chevy Chase, Maryland on the border of DC. This \$160 million-dollar 425,000 square foot mixed-use project encompassed 200,000 square feet of Class A office space, 225,000 square feet of retail, three public parks, and the construction of a 1,400-space underground parking garage. With direct proximity to the Friendship Heights Metro and public bus routes, this project was designed to be a transit-oriented development.*

<i>Project Name</i>	<i>SF</i>	<i>Uses</i>	<i>Location</i>
15 Supertest Street (John Barros, CoJo Partners)	49,800	Multi-Family / Retail (Grocery)	Boston, MA
495 Dorchester Avenue (John Barros, CoJo Partners)	326,000	Multi-Family (Market and Affordable) / Retail	Boston, MA
Dudley Street Neighborhood Initiative (John Barros, CoJo Partners)	14 ac	Residential (Affordable) / Retail / Parks	Boston, MA
The Collection (Claiborne Williams, FD Stonewater)	425,000	Retail / Office / Public Parks	Chevy Chase, MD (DC)
One North State (FD Stonewater)	525,000	Office / Retail Redevelopment	Chicago, IL
The Edition on Rosemary (FD Stonewater)	120,000	Multi-Family / Amenities	Chapel Hill, NC
Signature on Grand (FD Stonewater)	300,000	Multi-Family / Amenities	Knoxville, TN
Signature on Varsity (FD Stonewater)	475,000	Multi-Family / Amenities	Raleigh, NC
Bridgewater Court (FD Stonewater)	100,000	Multi-Family (Workforce Housing) Redevelopment	Bridgewater, NJ
Ora (Suffolk Construction)	325,000	Multi-Family / Office / Retail	Boston, MA
Orient Heights Redevelopment Phase I (Suffolk Construction)	135,000	Multi-Family (Workforce Housing)	East Boston, MA
Orient Heights Redevelopment Phase II (Suffolk Construction)	96,000	Multi-Family (Workforce Housing)	East Boston, MA
Bunker Hill Redevelopment Phase I (Suffolk Construction)	375,000	Multi-Family / Office / Retail	Charlestown, MA
401 Park Phase 1, 2, & 3 (Suffolk Construction)	1,600,000	Multi-Family / Office / Retail	Boston, MA
Millennium Tower (Suffolk Construction)	1,100,000	Multi-Family / Office / Retail	Boston, MA

- 2) Describe the design team's experience, if any with embodied carbon as part of construction. Have any measures been contemplated as part of your proposal?

Response: *The Liberty Junction Team has extensive experience identifying opportunities to reduce embodied carbon across our projects. As part of the design process, we will explore opportunities to reduce the embodied carbon footprint of the Springfield Regional Justice Center. While the opportunities below are not currently in our project budget, we are happy to work alongside DCAMM to evaluate both carbon impact and cost, seeking to optimize the sustainable impact and value of the project.*

Led by our architect, LWA, we will explore multiple strategies, including structural materials, exterior envelopes, and interior finishes. The precedent studies that follow demonstrate our experience and ongoing commitment to the exploration of the reduction of the embodied carbon footprint of our work.

*Many of our projects incorporate **sustainably sourced, carbon-sequestering mass timber** instead of conventional steel and concrete as a primary structural material. On the Springfield Regional Justice Center project, the optimal structural bay size (40' clear for courtrooms) limits the practicality of a mass timber structure. However, a **hybrid structural system** with cross-laminated timber (CLT) floor/roof panels on a structural steel frame warrants further consideration during the design phase.*

Other embodied carbon reduction opportunities we will explore alongside DCAMM for the Springfield Regional Justice Center project include:

- **Concrete** | *Minimize sub-grade construction; Optimize concrete mixes with increased use of fly ash, slag, or limestone to reduce carbon intensive clinker content*
- **Steel** | *Use recycled steel, prioritize electric arc furnace production and North American manufacturing*
- **Exterior Envelope** | *Limit the use of carbon-intensive XPS insulation to below-grade locations; Use timber curtain wall instead of aluminum curtain wall system*
- **Interior Finishes** | *Specify carbon-neutral carpet tile products with solution-dyed yarn and high recycled plastic content*
- **General** | *Design with durable materials that maximize lifespan and minimize replacement*

We have provided further information regarding embodied carbon reduction opportunities in Attachment B.

- 3) Discuss the energy model that would be used, and if it includes whole building project inputs. What anticipated outputs do you currently anticipate for EUI performance standards?

Response: *The project team will use iterative Whole Building Energy modeling (eQuest or Design Builder) to confirm compliance with Executive Order 594, LEED, ASHRAE 90.1 and MA State Specialized Stretch Energy code requirements. The team will use the model to assess the building envelope and building systems being considered for the project with a goal to reduce overall annual energy demand and set a target EUI that is most appropriate for this unique building.*

Because the project is targeting Net Zero, it is likely the EUI will be in the 30-40 range and will ultimately be determined during early design and influenced by the building's operations schedule, so that remains an estimate.

- 4) Does your proposal contemplate any incentive programs such as Mass Save? If so, have you already contemplated the rebates in your rent structure?

Response: *As we noted in the Lease Proposal Form Section 2.4, we are exploring cost savings through the Mass Save incentive program. Any savings realized through this program will be provided to DCAMM as a cash concession above and beyond what was included in our offer. Our green consultant, The Green Engineer, recommends engaging Mass Save at the outset of schematic design, immediately following award, to maximize available Path 1 program incentives. The design will be optimized to achieve the EUI performance target stipulated by the program.*

- 5) The rent schedule proposes a \$5 million rent concession in year 1. How was this amount determined, and can it be negotiated to spread over the lease term? The same questions apply to the energy rebate savings.

Response: *The cash concession of \$5 million was proposed at the beginning of the lease term as an incentive to DCAMM and was sized appropriately to fit within our project budget. The cash concession can be flexibly utilized as free rent, to fund a Capital Repair Allowance, or any other use deemed by DCAMM as appropriate. Both the cash concession and the energy rebate savings can be spread over the lease term.*

- 6) The Proposal states that extensive environmental testing has been done, and no reportable hazards exist. If hazards are later found, will the cost of removal will be borne by the Landlord?

Response: Yes.

- 7) Regarding the site acquisition cost, does the \$6,803,776 value only include Parcel 1 and not parcels 2&3?

Response: *Yes, the site acquisition cost of \$6,803,776 included in our budget is only attributable to the Springfield Regional Justice Center development. The total acquisition cost for Parcel 2 and 3 is \$13.2 million and is not included in our Springfield Regional Justice Center development budget.*

- 8) Does the proposal include upgrades to surrounding municipal infrastructure? If so, please provide details.

Response: Yes.

Based on our traffic and civil engineer's (VHB) extensive local experience, we have already anticipated the below infrastructure upgrades within our budget. As part of the Liberty Junction Team's overall development plan on the three parcels, we will work with DCAMM and the City of Springfield to determine the full extent of upgrades to the surrounding municipal infrastructure as determined by the final encompassing development density:

1. *Improved ADA features and upgraded crosswalks surrounding the Springfield Regional Justice Center development, including safe access to/from parking garages and public transportation to the courthouse site*
2. *New signal at the intersection of Dwight Street & Frank B. Murray*
3. *Updated signal timings at the intersection of Dwight Street & Liberty Street to maximize performance*
4. *Frank B. Murray Street will be completely reworked by milling and overlaying the roadway surface*
5. *Miscellaneous Right-of-Way upgrades such as street lighting, sidewalks, landscaping, etc. Should additional roadway improvements be required by the City of Springfield or other jurisdictions, the costs will be paid for by the Landlord and not DCAMM.*

For utility upgrades, the utility infrastructure located in the street network surrounding the project is adequate to support the project and new service connections. No upgrades to the public systems (water, sewer, drainage) or private systems (cable, electric, telephone) are planned at this time. Should any utility infrastructure improvements be required, the costs will be paid for by the Landlord and not DCAMM.

- 9) The Suffolk Construction portion of your presentation references an extensive 149A experience. Please confirm that the team is aware this is not a 149A project.

Response: *Confirmed. The team is aware that this project is not a 149A project. The Suffolk team included examples of previous 149A projects to demonstrate their ample experience with DCAMM and the Commonwealth of Massachusetts prevailing wage requirements.*

- 10) You note solar-ready rooftop areas; did you consider installing solar? Why wasn't it included in the initial build-out?

Response: *We plan to pursue a Power Purchase Agreement (PPA) with a 3rd party vendor who will install solar panels on our solar-ready areas. This approach captures the benefits of renewable energy generation and allows DCAMM to capitalize on it by purchasing power at a likely discounted rate without added capital costs incurred by the Landlord or DCAMM. Any savings that are realized through reduced utility costs from the PPA will be passed on to DCAMM and the Commonwealth of Massachusetts via operating expenses.*

- 11) Your proposal and subsequent clarification include estimates for annual expenses to be billed on a modified gross basis. Are there any additional expense categories the Commonwealth should expect to be billed for that are not detailed within your most recent breakdown from the last clarification?

Response: *No.*

- 12) How were your real estate tax estimates calculated? If they include any abatements, please also provide estimates without them.

Response: *Our real estate tax estimates were calculated with input from our operator, Cushman and Wakefield. They have experience in the Western Massachusetts area and engaged a tax consultant, who had conversations with the City of Springfield. We compared larger office and hospitality buildings in the Springfield area, and applied contingency to account for the courthouse use. That contingency was determined by comparing other regional courthouses and office buildings that Cushman and Wakefield currently have under management.*

The current real estate tax estimate does not include any abatements. We plan to pursue a tax abatement for the project which, if secured, would be passed through to DCAMM through the proposed lease structure.

If there are any further questions or clarifications, please contact Claiborne Williams at cwilliams@fdstonewater.com

Sincerely,

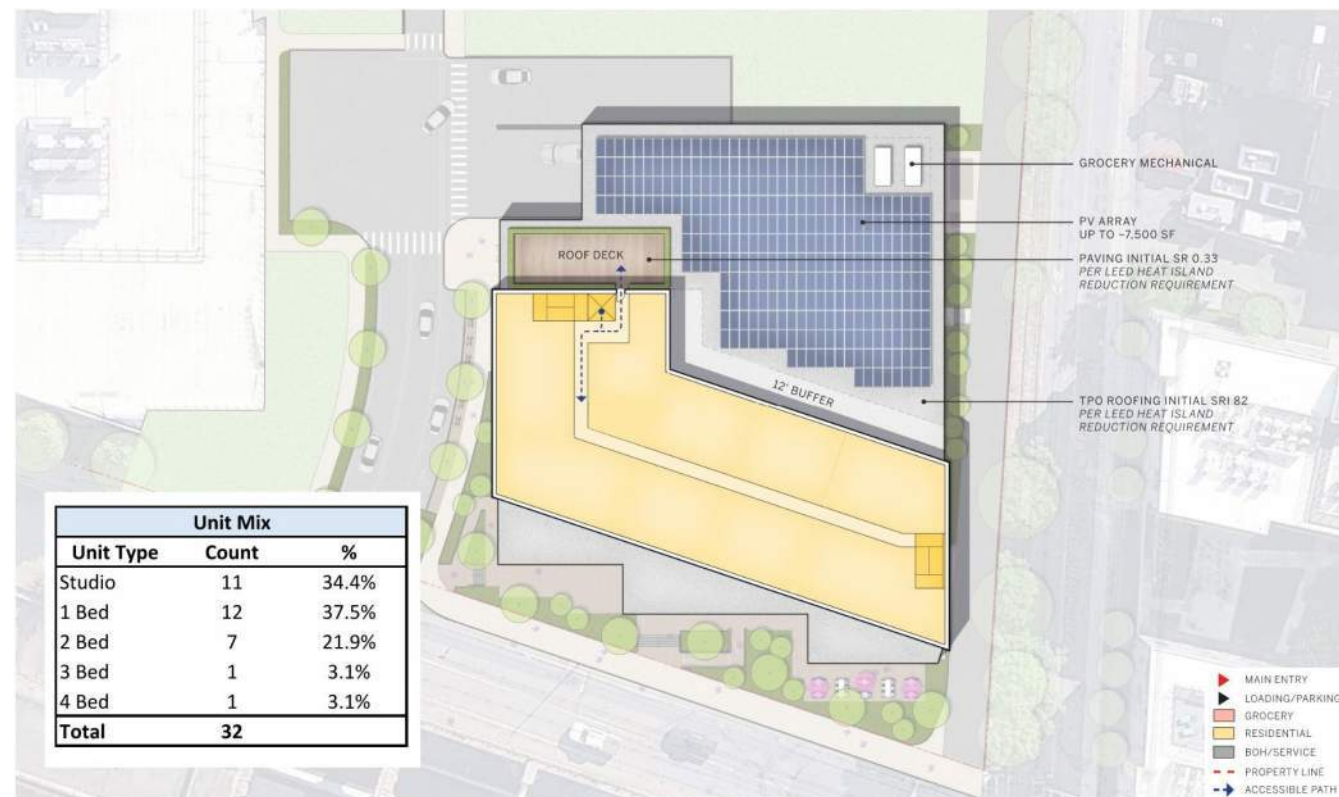


Claiborne Williams
Authorized Signatory



Springfield Regional Justice Center

Attachment A



Unit Mix		
Unit Type	Count	%
Studio	11	34.4%
1 Bed	12	37.5%
2 Bed	7	21.9%
3 Bed	1	3.1%
4 Bed	1	3.1%
Total	32	

Conceptual Site Plans

15 Supertest Street

John Barros, co-founder of CoJo Partners, is currently developing a 32-unit mixed-use building at 15 Supertest Street in the Charlestown neighborhood of Boston. This new project will be part of a development plan within Hood Park. Hood Park is a 20-acre site located between Rutherford Avenue and the Interstate Route 93 highway in Charlestown. Hood Park is the subject of an existing Master Plan with the Boston Planning and Development Agency and currently occupies approximately 1,065,150 square feet of existing and permitted structures.

15 Supertest Street sits adjacent to Hood Green, a planned community green space. A new hotel is planned for the parcel on the other side of Hood Green. 15 Supertest Street will include residential units with ground floor retail, grocery, and parking. Of the 32 total residential units, 26 will be developed as affordable units.

Location

Boston, MA

Size & Cost

49,800 SF

32-unit mixed-use development with ground floor retail

Scope

Entitlement and development management

COJO PARTNERS





Building Details



SPECS
+/- 348,000 GSF
Podium 77' FT (6 Levels)
Tower 195' FT (16 Levels)
331 Residential Units
Mix of S, 1 Br, 1.5 Br, 2 Br, 3 Br Units
Retail: 10,000 SF with F&B on corner
90 Parking Spots in Below Grade Garage
PROJECT VALUES
Diverse Housing Opportunities
Retail & Active Ground Floor
Holistic Diversity Equity & Inclusion
Overall Economic Viability
Sustainability & Resiliency
SUSTAINABILITY & RESILIENCY
Low Rise Mass Timber Structure -
All-Electric, LEED Gold, Passive House Targets
Resiliency: Finish grade +20 (2' above BFE)

495 Dorchester Avenue

John Barros, co-founder of CoJo Partners, is the lead developer on 495 Dorchester Avenue which will create 334 new units in the Andrew Square neighborhood of South Boston. It will also provide 94 units of much-needed affordable senior housing. In addition to the resident living space and supportive services provided by Rogerson Communities, it will include ground floor retail activation, amenity space for the residents, and publicly accessible open space. It will also be the first building to commence construction within Phase 1A of "On the Dot", a 21-acre Master Plan proposed by Core Investments, Inc. This overall Master Plan development represents the realization of the vision outlined in the Boston Planning & Development Agency's PLAN: South Boston Dorchester Avenue planning initiative.

Location
Boston, MA

Size & Type
237 units + 94 affordable senior housing units; Mixed-use development

Scope
Development management

COJO PARTNERS



Dudley Street Neighborhood Initiative

As the former Executive Director of the Dudley Street Neighborhood Initiative, John Barros, co-founder of CoJo Partners, managed the largest urban community land trust in the country by acquiring over half of the 1,300 vacant lots in the Roxbury and Dorchester neighborhoods of Boston. John led the organization to develop 14 of the 36 acres it owns, building over 100 homes, affordable units, small business retail spaces, gardens, parks, and playgrounds. He managed a complex and innovative resident-led neighborhood revitalization nonprofit and used urban renewal tools like eminent domain and demonstration-projects in a partnership with the City of Boston to rebuilding the once-devastated Dudley neighborhood of Boston into a vibrant Urban Village.

Location
Boston, MA

Size & Type
14 of 36 total acres; Mixed-use development

Scope
Urban renewal and neighborhood revitalization

COJO PARTNERS



The Collection at Chevy Chase

FD Stonewater principal and co-founder Claiborne Williams served as the lead development manager for The Collection at Chevy Chase, a \$160 million redevelopment of Chevy Chase Center that transformed a 99,000 square foot legacy property into a 425,000 square foot mixed-use destination in Chevy Chase, MD. The project includes a 200,000 square foot Class A office building, 225,000 square feet of retail, and a 1,400-space underground parking garage, strategically located near the Friendship Heights Metro station.

To enable the landlord to retain long-term ownership without an equity partner, key pre-leases for the office and grocery components were negotiated to unlock project financing. Claiborne Williams and his team led entitlements, development management, leasing, and financing, to deliver a premier retail environment featuring luxury brands alongside neighborhood-serving retail, restaurants, and new public spaces.

Location

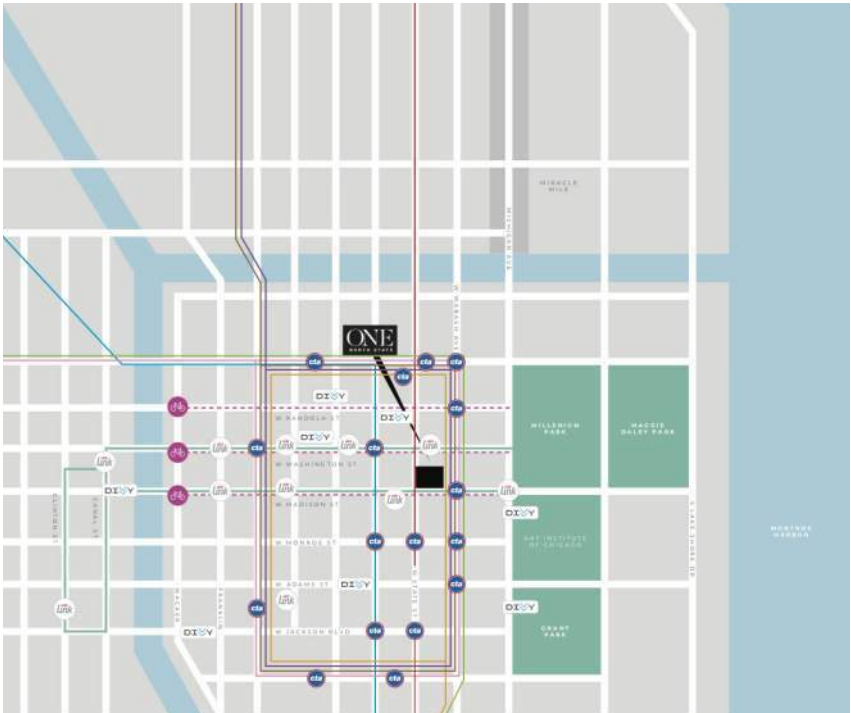
Chevy Chase, MD

Size & Cost

425,000 SF mixed-use development; \$160 million

Scope

Entitlement, development management, leasing, and financing



One North State

FD Stonewater acquired One North State from a large institution within the firm’s multi-tenant, value add strategy. This 525,000 square foot, historic office property includes ground floor retail and is located in Chicago’s Central Business District, surrounded by world-class amenities and myriad modes of public transit. The location on State Street provides excellent access to Chicago’s CTA by both bus and elevated trains. The property has access to all suburbs and neighborhoods by Metra and interstate highways.

FD Stonewater’s development team led a \$10 million repositioning to meet market demands and execute specific building improvements per Chicago’s Class L tax incentive ordinance. The scope of work included lobby renovations, speculative suites, a new roof system (including rooftop deck and 13,000 square feet of green roof space), bike room, core restroom upgrades, and stairwell upgrades. FD Stonewater sold the asset to a national institutional fund operator after the asset’s business plan was successfully executed despite challenging economic conditions.

Location
Chicago, IL

Size
525,000 SF

Scope
Comprehensive repositioning of this historic office property with ground floor retail

FD | STONEWATER



The Edition on Rosemary

FD Stonewater entered into a joint-venture with The Preiss Company to develop new campus-adjacent residential facilities at the University of North Carolina at Chapel Hill. With luxury apartment features, exclusive community amenities, and a location just steps from campus, The Edition on Rosemary offers a premier off-campus living experience for residents. The new development includes a resident clubhouse, outdoor terrace lounge that overlooks Rosemary Street, business center, and courtyards with grilling stations, picnic and seating areas, and fire pit with outdoor entertainment. The Edition also provides bike storage, garage parking, and surface parking options. The project was designed to meet current sustainability standards with low-flow plumbing fixtures, LED lighting, Energy Star appliances, smart thermostats, submetering, and utility benchmarking.

Location
Chapel Hill, NC

Size
120,000 GSF
82,782 Residential SF
232 Beds, 58 Units
Unit mix 1x1, 3x3, 4x4, 5x5

Architect & General Contractor
BSB Design
Resolute Building Company

FD | STONEWATER



Signature on Grand

FD Stonewater entered a joint venture with The Preiss Company to build new campus-adjacent apartments at the University of Tennessee. Due to enrollment growth, there are four off-campus projects with a total of 2,400 beds and an on-campus dorm with 1,300 beds projected to be built over the next four years. The market is supply-constrained with 33% of students living in non-purpose-built student housing beds. The Signature on Grand will provide an elevated living experience with all units featuring modern, high-end finishes.

The Signature on Grand will include high-end amenities to support a positive resident experience and distinguish the project from other purpose-built housing in the area. The extensive amenity package will include resort-style pools, state-of-the-art fitness centers, multiple lounges, and vibrant social spaces designed to foster connection and convenience. The property is located less than a mile from campus on a University bus route.

Location
Knoxville, TN

Size
310,246 GSF
528 Beds, 158 Units
Unit mix 1x1, 2x2, 3x3, 4x4, 5x5

Architect & General Contractor
Visionary Consulting
Rabren General Contractor

FD | STONEWATER



Signature on Varsity

FD Stonewater entered into a Joint Venture with The Preiss Company to build new campus-adjacent apartments at North Carolina State University. The new development includes a five-story residential building thoughtfully positioned around a central parking deck, creating a cohesive and walkable environment. The Signature on Varsity will include high-end amenities to support a positive resident experience and distinguish the project from other purpose-built housing in the area and will be designed to meet current sustainability standards.

The Signature on Varsity will include an extensive amenity package with a resort-style pool, state-of-the-art fitness center, multiple lounges, and vibrant social spaces designed to foster connection and convenience. The layout prioritizes walkability, accessibility, and a strong sense of place, just steps away from campus and the surrounding Innovation District.

Location

Raleigh, NC

Size

474,334 GSF
679 Beds, 221 Units
Unit mix 1x1, 2x2, 3x3, 4x4, 5x5

Architect & General Contractor

Passero Associates
Thomas General Contractor



Bridgewater Court

Bridgewater Court is a 128-unit apartment community in Bridgewater, NJ, acquired by FD Stonewater in 2023 and redeveloped into modern workforce housing. Completed in 2024, the six-building campus now offers a mix of one, two, and three-bedroom apartments with full kitchens and updated finishes. The development is located off of 287 and close to the Bridgewater Commons Mall, high-end retail stores, quality healthcare services, and myriad amenities. Bridgewater Court is also close to reliable mass transit options for easy access to New York City.

Delivered through a public-private partnership with Bridgewater Township, the project provides a mixed-income housing solution with units ranging from 30% to 60% of AMI alongside market-rate offerings. The community features a robust amenity package, including a pool, green space, sport courts, playground, and EV charging, repositioning the asset to meet growing regional housing demand.

Location

Bridgewater, NJ

Size

128 Units
Unit mix 1x1, 2x2, 3x3



Location

Boston, MA

Size & Value

325,000 SF
\$167,900,000

Schedule

Start: January 2018
Finish: April 2020

Owner

Lincoln Property
Company

Architect

Arrowstreet

Ora

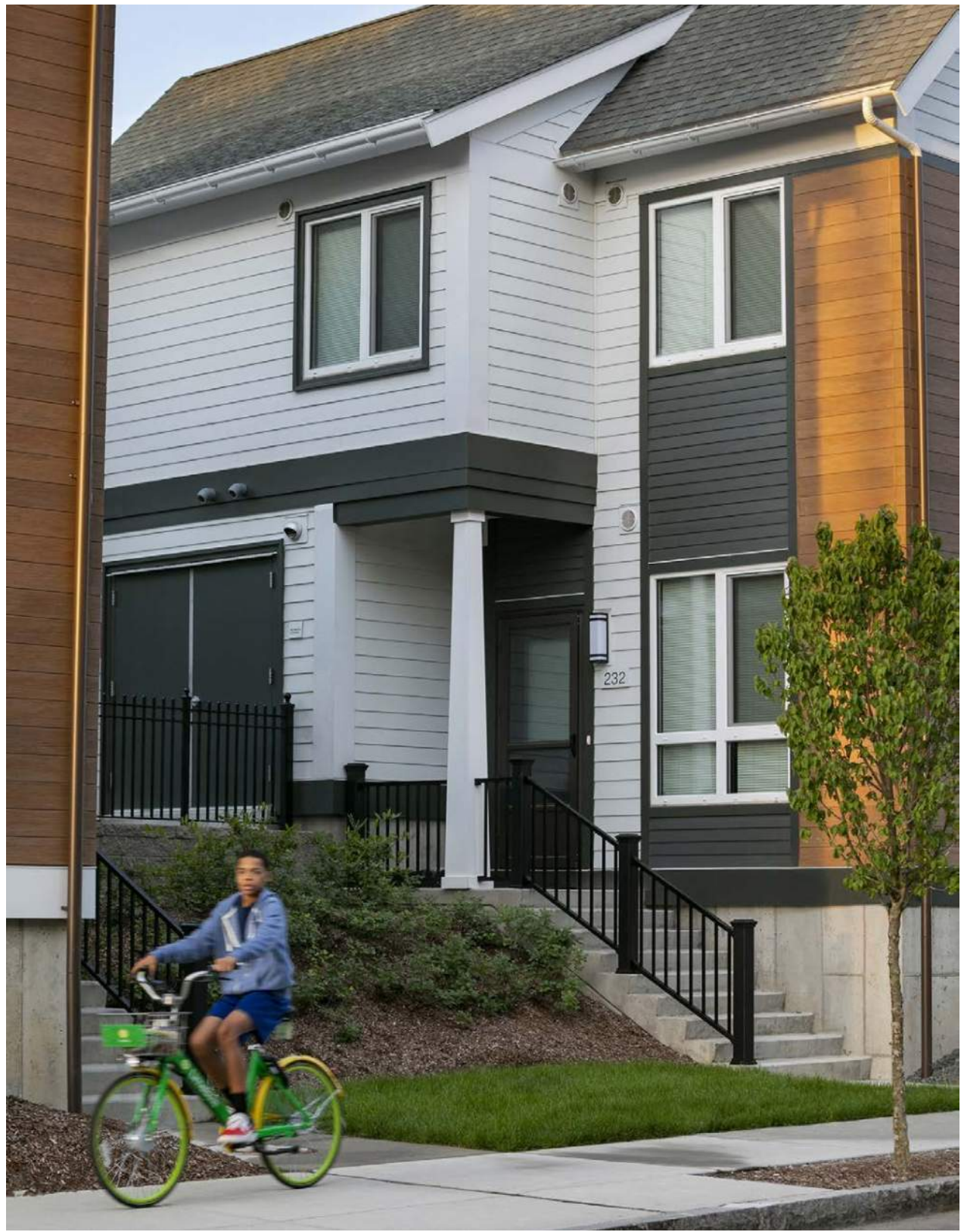
Suffolk delivered the 325,000 square-foot Ora, a residential building located on Massport's 2.5-acre Parcel K in Boston's Seaport district. Sweeping water views are available from "innovation units," studios, and one- and two-bedroom apartments. The 12-story residential tower features amenity spaces including an outdoor terrace, roof deck, and pool. Additional features include a clubroom, 450-space underground parking garage, 12,000 square feet of office space, and 18,000 square feet of retail and restaurant space.

Concurrently as part of the Parcel K development, Suffolk also constructed a 180,000 square-foot Hyatt Place Boston hotel with 294 rooms. A central, shared courtyard connects residents, workers, and visitors.

LEED Silver Certification

Site & Landscape Award - Built Environment
Plus, 2021 Green Building Showcase

SUFFOLK



Location
East Boston, MA

Size & Value
135,000 SF
\$40,000,000

Schedule
Start: November 2016
Finish: May 2018

Owner
Trinity Financial

Architect
ICON Architecture

Construction Type
Wood Frame

Orient Heights Redevelopment Phase One

Orient Heights is a 331-unit housing development originally built in the 1950s. Suffolk provided preconstruction and construction management services for the first phase, which included demolition and abatement of five existing buildings and construction of 120 new rental housing units which are spread throughout four residential townhouses and one mid-rise building of affordable units. The highly sustainable, three-story townhouses and four-story mid-rise building are wood frame, slab-on-grade. This project was designed to LEED Platinum standards.

The project also included extensive regrading to prepare the site for new buildings and open spaces, as well as street and sidewalk improvements. The project was designed by ICON Architecture.

LEED Platinum Certification





Photos courtesy of Anthony Crisafulli Photography

Location

East Boston, MA

Size & Value

96,000 SF
\$37,000,000

Schedule

Start: November 2018
Finish: June 2020

Owner

Trinity Financial

Architect

ICON Architecture

Construction Type

Wood Frame

Orient Heights Redevelopment Phase Two

Following the successful results of phase one, Suffolk was selected to complete the second phase of the Orient Heights Redevelopment project. The 15-acre site located in East Boston previously housed 331-units managed by the Boston Housing Authority. In June 2018, the first phase was completed and 120 newly constructed units were occupied.

Phase two work included demolition and abatement of four existing buildings, partial regrading of existing topography for new building sites and open spaces, street improvements, construction of 88 rental housing units in two eight-unit townhouses and in one four-story mid-rise building, new surface parking lots and drives, and restoration of existing retaining walls.

This redevelopment project, which will be completed in three phases total, helps preserve Boston's affordable housing and transforms the site into a modern, mixed-income community.

SUFFOLK



Rendering Courtesy of BPDA/Stantec

Location

Charlestown, MA

Size & Value

400,000 SF
\$180,000,000

Schedule

Start: September 2022
Finish: May 2024

Owner

Bunker Hill
Redevelopment
Company LLC

Architect

Stantec
Copley Wolff Design
Group (landscape)

Bunker Hill Redevelopment Phase One

Phase One of the multi-phased Bunker Hill Housing Redevelopment project, formerly known as One Charlestown, will consist of the demolition of six building structures and the construction of two new residential buildings - Building M and Building F.

Buildings M and F will provide approximately 375,000 SF of new residential space, including 358 mixed-income units - 158 of which will be public housing, 148 parking spaces, and open area space.

Phase One is part of an overall Master Redevelopment Plan, set to provide 15 new residential buildings woven throughout seven acres of open space.

SUFFOLK



Location

Boston, MA

Size & Value

1,500,000 SF
\$92,000,000

Schedule

Start: September 2017
Finish: April 2019

Owner

Samuels and Associates

Architect

Elkus Manfredi

401 Park Phase 1, 2 & 3

The 404,000 square-foot 401 Park is Phase 1 of the two-phase, mixed-use expansion project, formerly called Landmark Center, that upon completion will be 1,500,000 square feet. Phase 1 includes remediation of the existing parking garage, with one level of below grade parking and four levels of above grade parking, 216,000 square feet of new retail, including outdoor independent retail space, 404,000 square feet of new residential (421 units) housed in three multi-story towers, and an outdoor open park area complete with a working fountain.

The existing retail and office structure will be modified to create a two-story atrium shopping destination that will ultimately house restaurants, a supermarket, and major retail tenants.

2022 Boston Preservation Alliance Award

2020 BOMA Boston TOBY& Industry Award, Renovated Building

2021 Boston Society of Architects/AIA, Interior Architecture and Design

2021 Building Design & Construction Magazine, Reconstruction, Silver Winner

2021 Retrofit Magazine, First Place, Mixed Use, Metamorphosis Awards

SUFFOLK



Location

Boston, MA

Size & Value

1,100,000 SF
\$400,290,000
(Millennium Tower)
350,000 SF
\$77,000,000
(Burnham Building)

Schedule

Start: May 2013
Finish: December 2017

Owner

MP Boston

Architect

Handel Architects LLP

Millennium Tower / Burnham Building

The 60-story, 1.1 million square-foot, mixed-use Millennium Tower is an impressive addition to the Boston skyline and includes 340 luxury apartments and condominiums as well as an extensive retail component. The 40-foot deep hole excavation accommodates three levels of below-grade parking for 463 vehicles.

In addition to the tower, Suffolk restored the adjacent Burnham Building, a historic 1911 Daniel Burnham designed building widely recognized as the iconic Filene's building in Boston's Downtown Crossing. The 350,000 square-foot structure has been renovated into a mixed-use space with office, retail, and underground parking.

A major component of the restoration and renovation of the Burnham building was the interior fit-out of a new, 26,000 square-foot Roche Bros. supermarket. This design-build project was completed on a very tight schedule and constrained site, and included new MEP systems, underground access to the MBTA, and access to the Millennium Tower residences, and Burnham Building workspaces.

The project sits over the second busiest MBTA station, Downtown Crossing, as well as underground tunnels connecting the MBTA Red Line and Orange Line. The station remained operational during construction and required close coordination with the MBTA.

LEED Silver Certification

SUFFOLK



Springfield Regional Justice Center

Attachment B



SUSTAINABLE DESIGN LEADERSHIP

Sustainability is of highest importance both to our clients as well as our practice. We have completed several LEED Gold projects, but more importantly, incorporated innovative technologies to advance energy saving designs. As adopters of the AIA 2030 Commitment, we are deeply immersed in sustainable design, in energy use, in site design, and in the effective use of green materials. We are leaders in sustainable design creating Harvard University's first LEED Gold building, the City of Boston's first public LEED GOLD building, the University of Connecticut's first LEED Gold certified buildings. Our leadership in innovative sustainable design is most noted in our cutting edge mass timber projects and our near net zero building at Dartmouth College. We recently finished a Living Building Challenge Petal Certified project at Williams College in Williamstown, MA.



East Boston Police Station
East Boston, MA
LEED Silver



Ann S. Bowers College of
Computing and Information
Science
Cornell University
Ithaca, NY
LEED Gold (Tracking)



Lynn District Courthouse
Lynn, MA
LEED Gold (Tracking)



Adohi Hall
University of Arkansas
Fayetteville, AR
LEED Silver v4



Area B2 Neighborhood
Police Station
Boston, MA
1st LEED Gold
building for the City of Boston



Dartmouth College
Anonymous Hall
LEED Gold
Near Net Zero



UMass Amherst
Design Building
Amherst, MA
LEED Gold



Franklin County Justice Center
Greenfield, MA
LEED Gold



Brown University
Metcalf Hall Renovation
Providence, RI
LEED Gold



University of Connecticut
Laurel Hall
Storrs, CT
1st LEED Gold Certified
new building for UConn



Salem State University
Sophia Gordon Performing
Arts Center
Salem, MA
LEED Gold



Harvard University
Library Services Building
Cambridge, MA
1st LEED Gold Certified
building for Harvard University



University of Connecticut
Oak Hall
Storrs, CT
2nd LEED Gold Certified
new building for UConn



North Chiller Plant
UMass Amherst
LEED Silver



The Ohio State University
East Regional Chiller Plant
Columbus, OH
LEED Certified



Taunton Trial Court
Taunton, MA
LEED Gold



Wentworth Institute
Center for Engineering,
Innovation and Sciences
Boston, MA
LEED Silver Certifiable



Harvard University
District Energy Facility
Allston, MA
LEED Gold



Harvard Science Center Public
Space Transformations and
Teaching Labs
Cambridge, MA
LEED Gold (Tracking)



Davis Center
Williams College
Williamstown, MA
Living Building Challenge
Petal Certified



School of Public Health and
Health Sciences HUB
UMass Amherst
Amherst, MA
LEED Gold (Tracking)



EMBODIED CARBON

The Liberty Junction Team has extensive experience identifying opportunities to reduce embodied carbon across our projects. As part of the design process, we will explore opportunities to reduce the embodied carbon footprint of the Springfield Regional Justice Center. While the opportunities below are not currently in our project budget, **we are happy to work alongside DCAMM to evaluate both carbon impact and cost, seeking to optimize the sustainable impact and value of the project.** We will explore multiple strategies, including structural materials, exterior envelopes, and interior finishes. The precedent studies that follow demonstrate our experience and ongoing commitment to the exploration of the reduction of the embodied carbon footprint of our work.

Many of our projects incorporate **sustainably sourced, carbon-sequestering mass timber** instead of conventional steel and concrete as a primary structural material. On the Springfield Regional Justice Center project, the optimal structural bay size (40' clear for courtrooms) limits the practicality of a mass timber structure. However, **a hybrid structural system** with cross-laminated timber (CLT) floor/roof panels on a structural steel frame warrants further consideration during the design phase.

Other embodied carbon reduction opportunities we will explore alongside DCAMM for the Springfield Regional Justice Center project include:

- Concrete** | Minimize sub-grade construction; Optimize concrete mixes with increased use of fly ash, slag, or limestone to reduce carbon intensive clinker content
- Steel** | Use recycled steel, prioritize electric arc furnace production and North American manufacturing
- Exterior Envelope** | Limit the use of carbon-intensive XPS insulation to below-grade locations; Use timber curtain wall instead of aluminum curtain wall system
- Interior Finishes** | Specify carbon-neutral carpet tile products with solution-dyed yarn and high recycled plastic content
- General** | Design with durable materials that maximize lifespan and minimize replacement

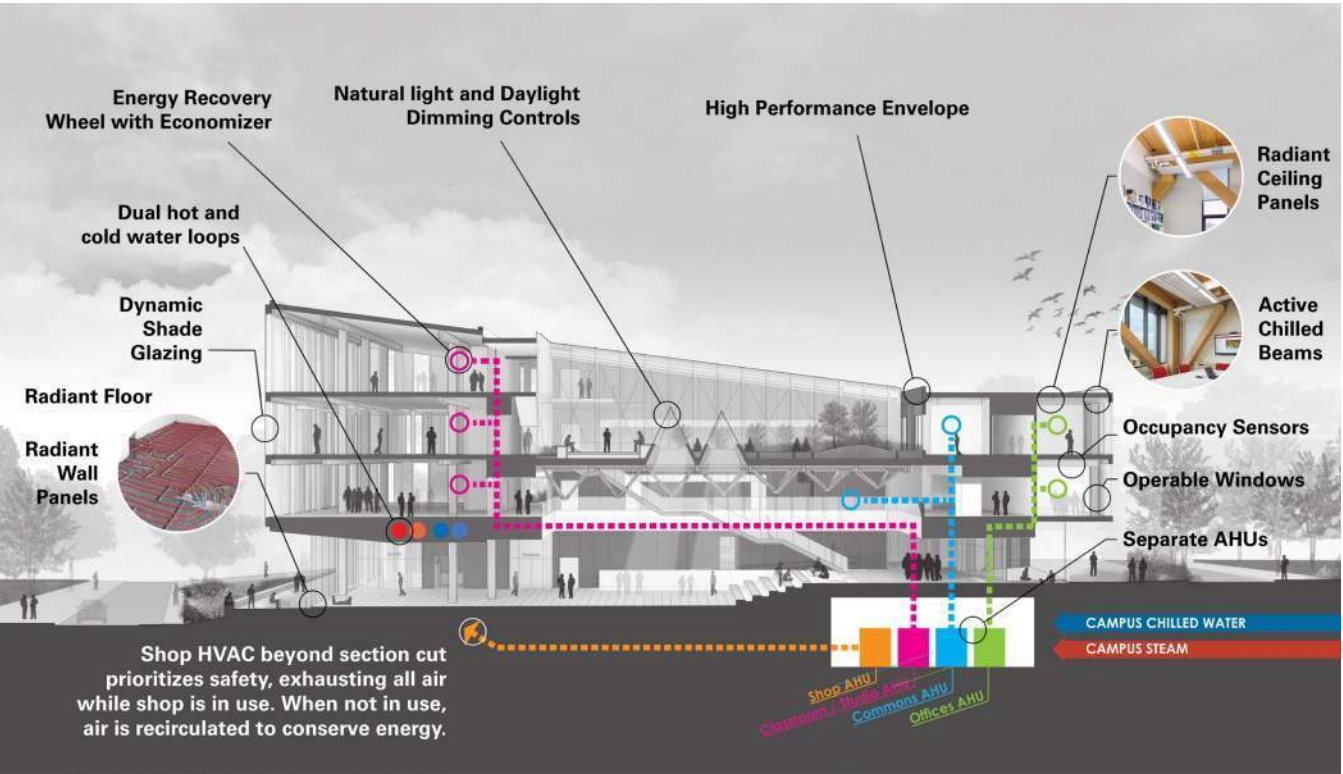
LOW EMBODIED CARBON
MASS TIMBER CONSTRUCTION

At the **UMass Design Building**, AIA COTE Award Top 2020 winner, we developed the first major academic building built from mass timber, a new technology that allows for long floor spans and larger buildings to be able to be built with a wood structure. Wood has half the embodied energy of steel and one quarter the embodied energy of concrete making it a viable alternative for the construction industry. With the carbon sequestration properties of wood, the Design Building removes 2,681 metric tons of carbon from the atmosphere. Comprehensive life cycle analysis by the Athena Institute evaluated the complete energy used by the building – production, transportation, construction, maintenance and demolition – and found mass timber construction reduced carbon emissions by 13%, CFCs by 10% and non-renewable energy use by 15% compared to conventional construction.

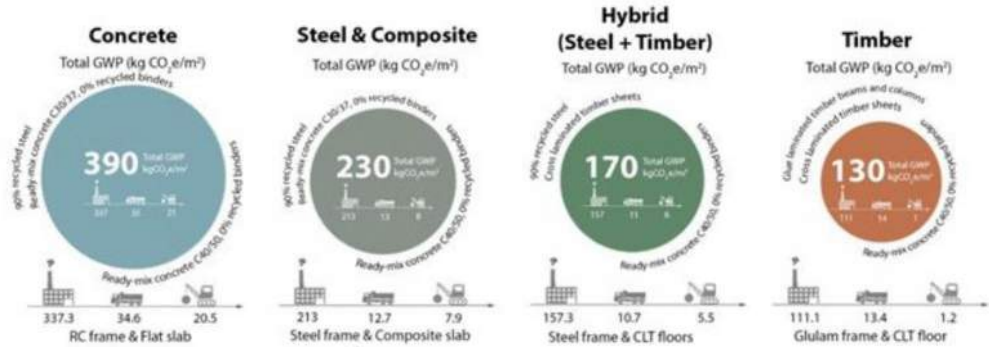


Construction detail at John W. Olver Design Building

John W. Olver Design Building , UMass Amherst



At **Cornell University Ann S. Bowers College of Computing and Information Science**, the building’s sustainability systems demonstrate Cornell’s commitment to environmental stewardship, energy conservation, and healthy environments. The LEED Gold design exceeds university standards for LEED Silver. The building pioneers the use of cross-laminated timber (CLT) on campus, using a hybrid system of steel framing with CLT floor and roof slabs that reduces embodied carbon relative to conventional construction. As the first major building using CLT at Cornell, overcoming uncertainty was paramount. To ensure a smooth project delivery, the structural steel frame was designed to accommodate CLT floor panels from three different manufacturers in North America since pre-construction coordination was not an option. This reduced construction costs by taking advantage of CLT’s faster erection times and reduced labor requirements. The structural grid is also optimized to accommodate offices and labs, which are designed on a module to accommodate changes in research groups and space allocations.



LOW EMBODIED CARBON RENOVATION + REUSE

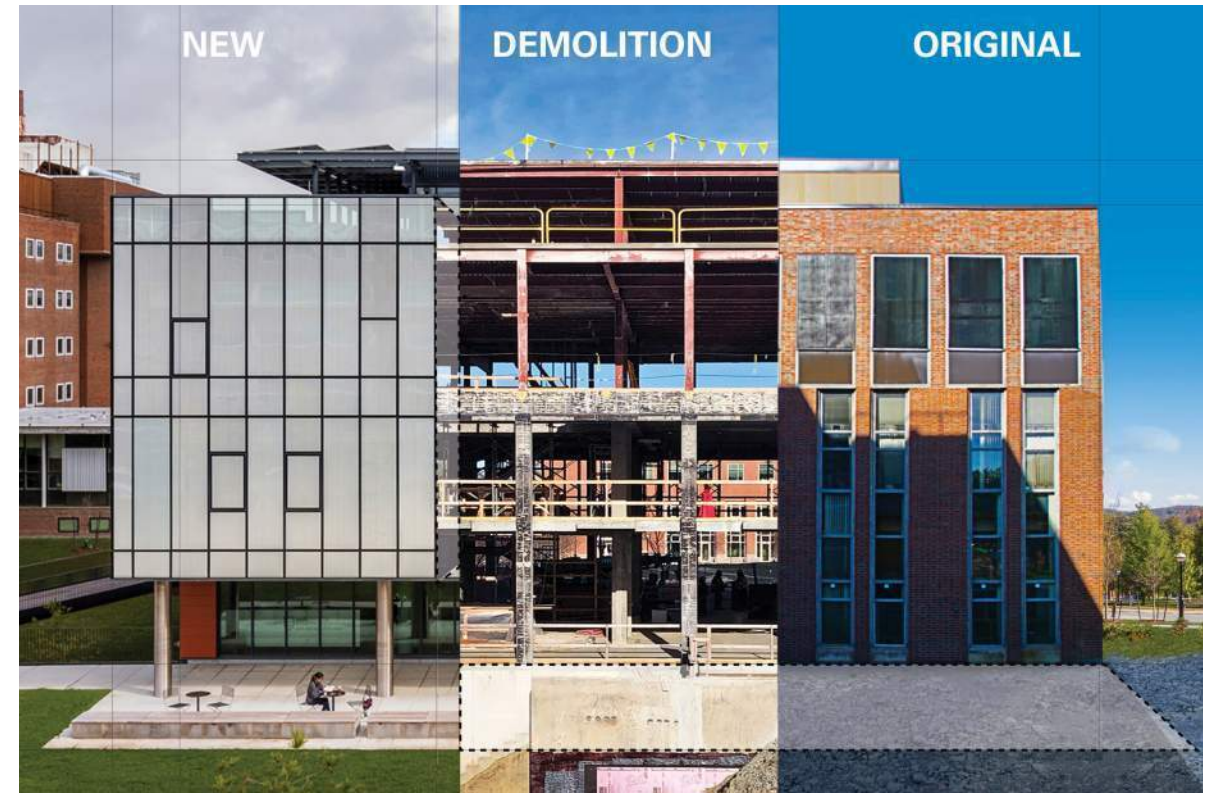
Anonymous Hall at Dartmouth College reuses an existing concrete structure and intelligently combines readily available building products to avoid the waste associated with custom fabrication. Reusing an existing structure significantly reduced the embodied energy, extended the life of the building, and enabled the removal of all toxic materials. New, lightweight materials were selected to reduce required investments in carbon-intensive structural reinforcement. The new terracotta façade is thinner and lighter than traditional systems, reducing both cost and material use. The curtain wall and windows use vacuum-insulated spandrel panels, eliminating the need for additional interior finishes.

Reducing the project's embodied carbon was a primary driver for reusing the existing building's concrete and steel structure. This decision saved a calculated 20,000 cubic feet of concrete, equivalent to 1,237 metric tons of CO2 emissions, plus the carbon savings from the reused steel. To minimize the need for additional materials and structural reinforcement, the design uses a lightweight terracotta rainscreen. On the interiors the structure is exposed as a finish material where possible, eliminating the need for significant quantities carbon-intensive finishes.

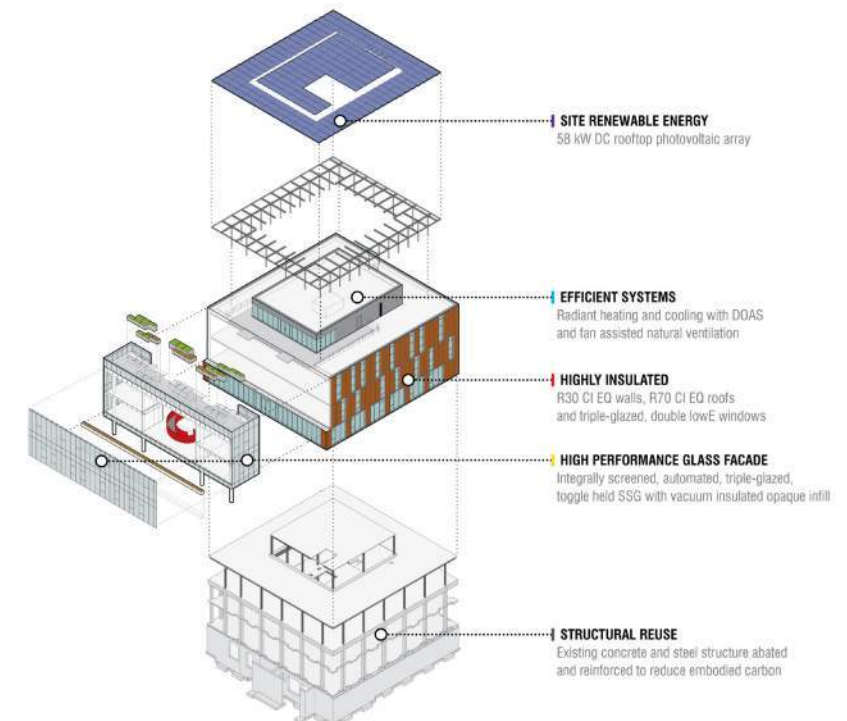
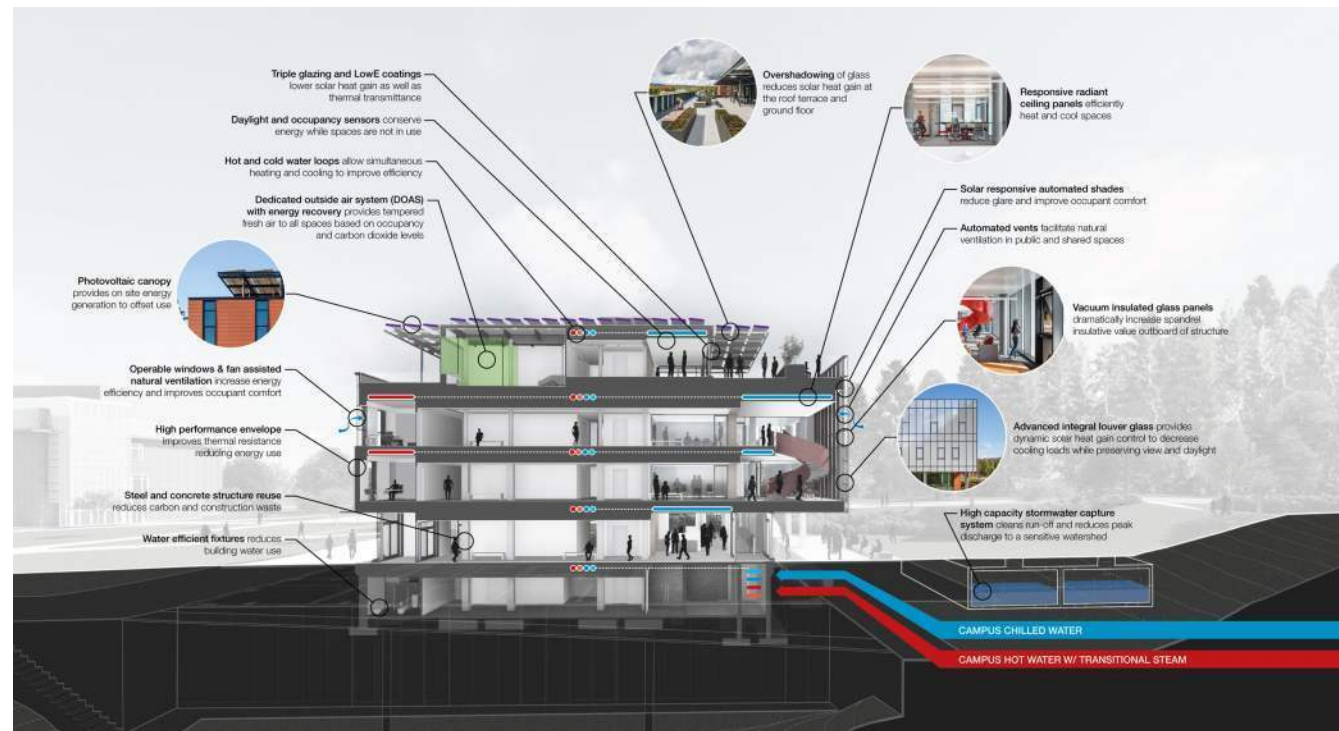


Dartmouth College, Anonymous Hall

- AIA Education Facility Design, Merit Award, 2024
- Fast Company Innovation By Design, 2022, Sustainability, Honorable Mention
- Chicago Athenaeum Green Good Design Award, 2022

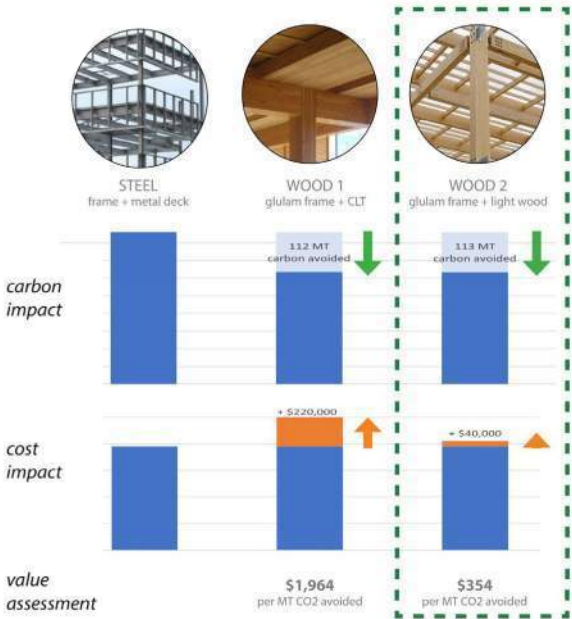


Dartmouth College Anonymous Hall



LOW EMBODIED CARBON
LIVING BUILDING CHALLENGE

With ILFI Living Building Challenge Petal Certification, the **Davis Center at Williams College** embraces a definition of sustainable design that is socially just, culturally rich, and ecologically restorative. The Living Building Challenge (LBC) establishes the most rigorous standards in the world in a variety of categories including site impacts, energy, water, materials, and resources. Perhaps most notably, it concerns itself equally with issues of beauty and inspiration, human equity, health, and happiness. Rigorous material research enabled the project to avoid Red List chemicals - the “worst in class” substances prevalent in the building industry that pose serious risks to human health and the environment. Hazards include cancer, reproductive toxicity, acute or chronic organ toxicity, endocrine disruption, persistence, ozone depletion, and others. The Davis Center is net-zero operational carbon and net-zero embodied carbon, incorporating fossil-fuel free systems, deep-energy retrofit strategies, adaptive reuse of existing buildings, low-carbon mass timber and engineered wood structure, and purchased carbon offsets.



up to **26%**
REDUCTION
TOTAL EMBODIED
CARBON



The Davis Center is net zero embodied carbon.

What is Embodied Carbon?

Embodied carbon refers to the greenhouse gas emissions arising from the manufacturing, transportation, installation, maintenance, and disposal of building and infrastructure materials. Embodied carbon is a significant percentage of global emissions and requires urgent action to address it.

Lower Carbon Material Choices

Throughout the design, this project evaluated and incorporated strategies to reduce the embodied carbon footprint of the renovation and expansion of the Davis Center.

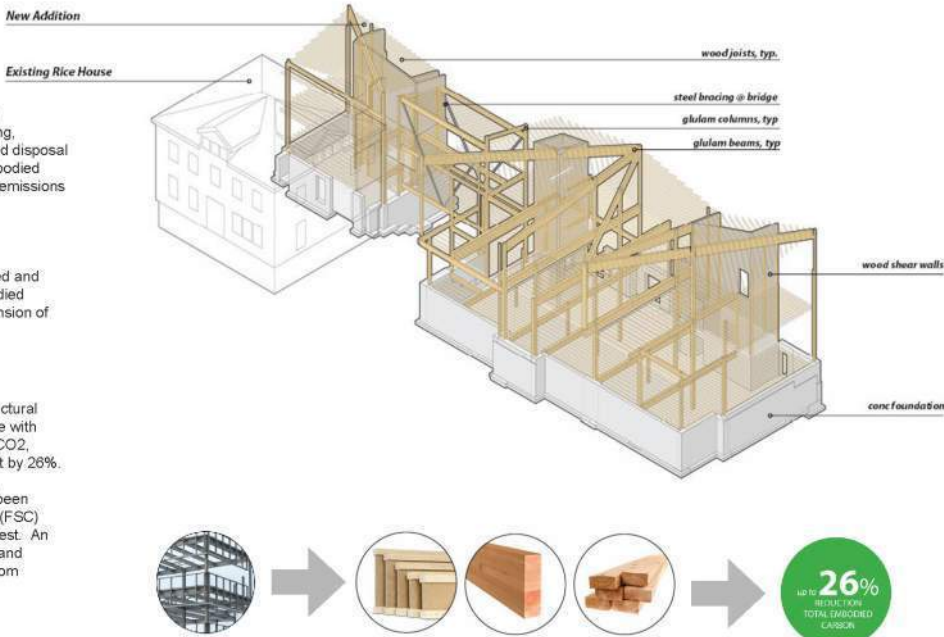
Structural Systems.

By using a glulam and light frame wood structural system instead of a conventional steel frame with metal deck, this project avoided 112 MT of CO2, reducing the total embodied carbon footprint by 26%.

96.7% of all wood used on this project has been certified by the Forest Stewardship Council (FSC) as sourced from a responsibly managed forest. An additional 0.5% of the wood was salvaged, and the remaining 2.8% of wood was sourced from documented low-risk sources.

Exterior Wall Insulation.

By using mineral wool board insulation at the exterior walls instead of extruded polystyrene (XPS) insulation, this project reduced the total embodied carbon by 3%.



After minimizing embodied carbon through reuse, salvage, and material choice strategies, the remaining footprint has been offset through a one-time purchase of carbon credits.

insulation

	CONTINUOUS EXTERIOR INSULATION				CAVITY WALL INSULATION			
	polyiso	XPS	mineral wool (board)	EPS	spray foam	mineral wool (batt)	cellulose (dense-pack)	fiberglass batt
R-value/in	6.5	4.8	4.2	3.8	6.0	3.7	3.6-3.8	3.2
R-20 wall depth (in)	3.1	4.2	4.8	5.3	3.3	5.4	5.6	6.3
Living Building Challenge Materials Petal	Red List free options available	specify HBCD-free	contains phenol formaldehyde documented exception path 110-E9 3/2013	Red List free options available	contains halogenated flame retardants (HFRs)	specify formaldehyde-free batts		
kg CO2/sf (R-20 wall)	0.4	2.7	0.3	0.40	0.9	0.3	-0.4	

LOWEST CARBON
LOWEST COST

up to **3%**
REDUCTION
TOTAL EMBODIED
CARBON



ENERGY MODELING & TARGET EUI

The project team will use iterative Whole Building Energy modeling (eQuest or Design Builder) to confirm compliance with Executive Order 594, LEED, ASHRAE 90.1 and MA State Specialized Stretch Energy code requirements. The team will use the model to assess the building envelope and building systems being considered for the project with a goal to reduce overall annual energy demand and set a target EUI that is most appropriate for this unique building.

Because the project is targeting Net Zero, **it is likely the EUI will be in the 30-40 range** but will ultimately be determined during early design and influenced by the building operations schedule.



Dartmouth College Anonymous Hall

ROOFTOP SOLAR

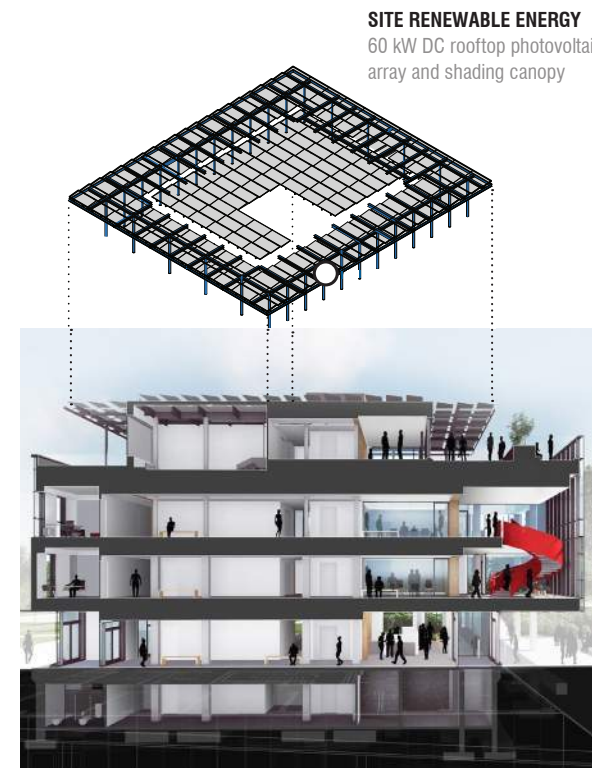
We plan to pursue a Power Purchase Agreement (PPA) with a 3rd party vendor who would install solar panels on our solar-ready areas. This approach captures the benefits of renewable energy generation to the tenant, who can purchase the power at an established discounted rate, and demonstrates a reduced carbon footprint, without added capital costs.

The precedent studies that follow demonstrate our experience and ongoing commitment to on-site renewable energy.

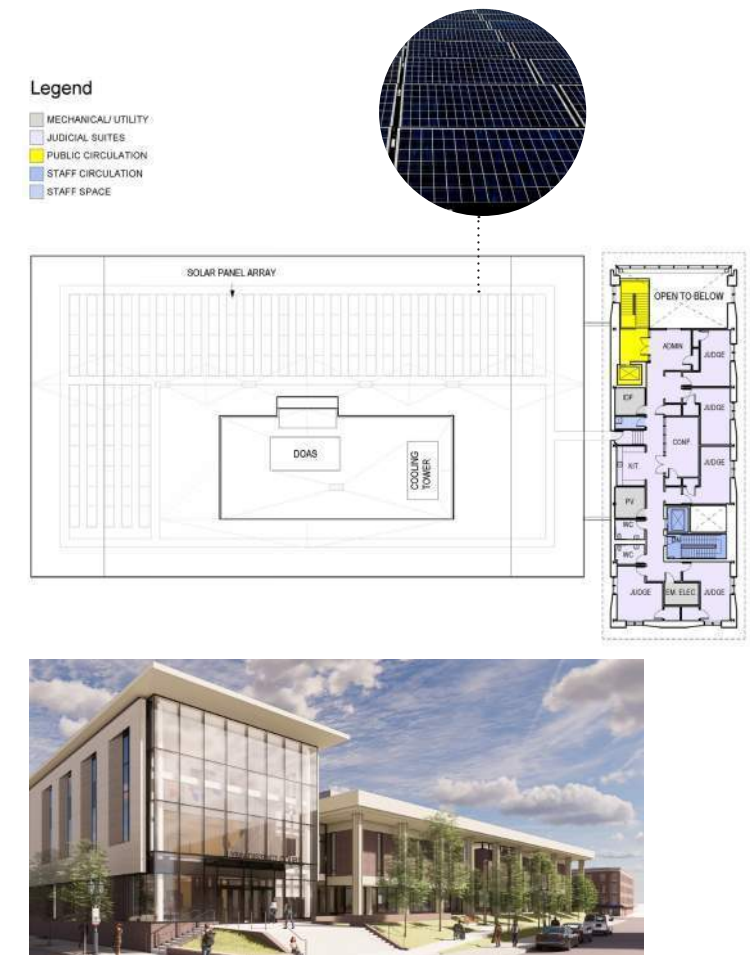
ROOFTOP SOLAR

At **Anonymous Hall at Dartmouth College**, the penthouse level features a solar-paneled canopy and a south-facing planted terrace that overlooks the iconic main campus. The rooftop solar canopy pleasantly shades the penthouse and roof terrace while generating sustainable electricity. Pairing these architectural moves with highly efficient mechanical systems and building best practices resulted in a nearly net-zero building on a modest budget.

Sustainable decisions were design decisions including the solar canopy, a photovoltaic cover of the penthouse and shade to the roof garden, where solar power generation was something to be noticed – as you approached the building. To create a teachable moment for the building's sustainability, the solar panels form a canopy over a roof deck that is open to the public. The major moves – a canopy of third party solar panels and a highly efficient envelope. In the cold New Hampshire climate, it out performs all buildings on campus.



At **Lynn District Courthouse**, the building will be fully upgraded to meet the new Massachusetts Stretch Energy Code with all new, high performing MEP systems and significant improvements to the existing exterior envelope with new insulation and upgraded glazing. Solar panels will be installed on the roof, and the building will be enrolled in a demand response system with the electrical grid, lowering its electricity use during peak energy times. The renovated and expanded building should perform much better and be more comfortable than before. The project anticipates reducing the EUI (energy use intensity) of the building to 37 compared to 125 before the upgrades. Reusing the existing structure and exterior façade reduce landfill waste and reduce the carbon footprint of the construction.



At **UMass Amherst School of Public Health and Health Sciences**, the design team studied solar-ready panels for energy efficiency. The Study observed various layouts that optimized sun angles and maximized available square footage with rooftop equipment.

Building Roof | PV panels

Main Roof: 6,635 SF
Commons Roof: 2,680 SF

Fall Equinox | September 23

