

Springfield Regional Justice Center

Gateway Justice Partners



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Introductions

Gateway Justice Partners



BIANCA STEER
Project Director
Fengate



ANDREA MCLEAN
Senior Vice President
Fengate



PETER PICKNELLY
Landowner
Opal Real Estate



MICHAEL V. O'BRIEN
Community Relations
Winn Companies



MICHAEL A. O'BRIEN
Principal-in-Charge
Gilbane



JOHN MYERS
Design Manager
Gilbane



JOE MCCOY
Chief Estimator
Gilbane



COLIN FLOCK
Property Management Lead
EllisDon Facilities Services



PETE CAMPBELL
Property Management Planner
EllisDon Facilities Services



TODD ORR
Senior Courts Architect
DLR Group



ROB FISCH
Lead Courts Planner
DLR Group



MICHELLE GRAHAM
Design Manager
DLR Group



PHILIP CHEN
Exterior Architect
Annum Architects



SARAH MICHELMAN
Sustainability Lead
The Green Engineer



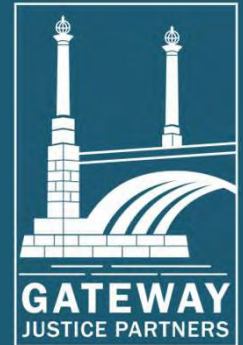
BRIONY ANGUS
Permitting Lead
Tighe & Bond



JOSEPH PERSECHINO
Civil Engineer
Tighe & Bond

Agenda

1. Introductions
2. The Site
3. The Team
4. Development Approach
5. Design
6. Construction
7. Operations
8. Closing Remarks
9. Q&A





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The Site



North End
Bridge

Avocado St

Courthouse Drive

I-291

Liberty Street

I-91

Connecticut River

The Site

- Transformative Opportunity
- Civic Campus
 - ✓ Dedicated Parking
 - ✓ Green Space
 - ✓ Access
 - ✓ Public Transportation
 - ✓ Onsite café
 - ✓ Dedicated home for food trucks



Gateway City + Economic Impact

- Courthouse development is a catalyst for further private investment in Springfield - multiplies the economic impact of the State's investment
- Future Development: Housing
- Opening access to the riverfront for the first time in 70 years
- Thoughtful Investment. Not just relocating the courthouse – ensuring the opportunity transforms downtown for generations

A 330,000 GSF Courthouse should not be your first one – a courthouse development of this scale cannot be learn-as-you-go.





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The Team

Team Selection – Lead Roles



- **Fengate** – Courthouse developer. Delivery model expert: Design-Build-Finance-Maintain. Invests on behalf of Pension Funds with a long-term view. Infrastructure fund balance sheet to support financing. Manages all phases. Equity skin in the game.



- **Gilbane** – Courthouse experience. Delivery model expert: Design-Build-Finance-Maintain. History of working together. Record of on-time completions. Tier 1 builder required for financing. Acceptance of financing terms.



- **DLR Group** – Courthouse expert. Delivery model expert: Design-Build-Finance-Maintain. History of working together. Meeting competing user requirements.



- **EllisDon** – Courthouse specialist. Highly acute operational environments. Delivery model expert: Design-Build-Finance-Maintain. Fixed 40-year O&M and Capital Replacement. Actively involved in design and construction phases. Local hire commitment. Onsite team.

Courthouse Experience



History Working Together



\$313M Clackamas County Circuit Courthouse (OR)

Oregon's first availability-payment courthouse P3, delivered through an integrated DBFM approach. The project combined complex courthouse programming with innovative financing, including an interest rate hedge that secured affordability despite volatile markets.

FENGATE

DLRGROUP
ARCHITECTURE · ENGINEERING · PLANNING · INTERIORS

\$544M Prince George's County Public Schools Blueprint Phase 1 (MD)

One of the largest education P3s in the U.S., demonstrating the team's ability to deliver six new schools simultaneously on an accelerated schedule. Fengate structured long-term financing during pandemic market disruption, while Gilbane managed community engagement, permitting, and delivery.

FENGATE

Gilbane



Multiple Courthouse & Detention P3s since 2009

More than a decade of collaboration on complex justice facilities, including the Toronto South Detention Centre and Waterloo Region Consolidated Courthouse. This long-standing partnership underscores the depth of courthouse delivery experience under P3 models.

FENGATE

EllisDon
PROFESSIONAL SERVICES INC.

\$54.5M ThirtyOne Elm Redevelopment (Springfield, MA)

Transformation of a long-vacant historic property in downtown Springfield into market-rate and workforce housing and commercial space. Demonstrates local presence, public-private coordination, and alignment with Gateway City revitalization goals.

WinnCompanies

OPAL Real Estate Group
COMMERCIAL AND RESIDENT SERVICES



Clackamas County Circuit Courthouse

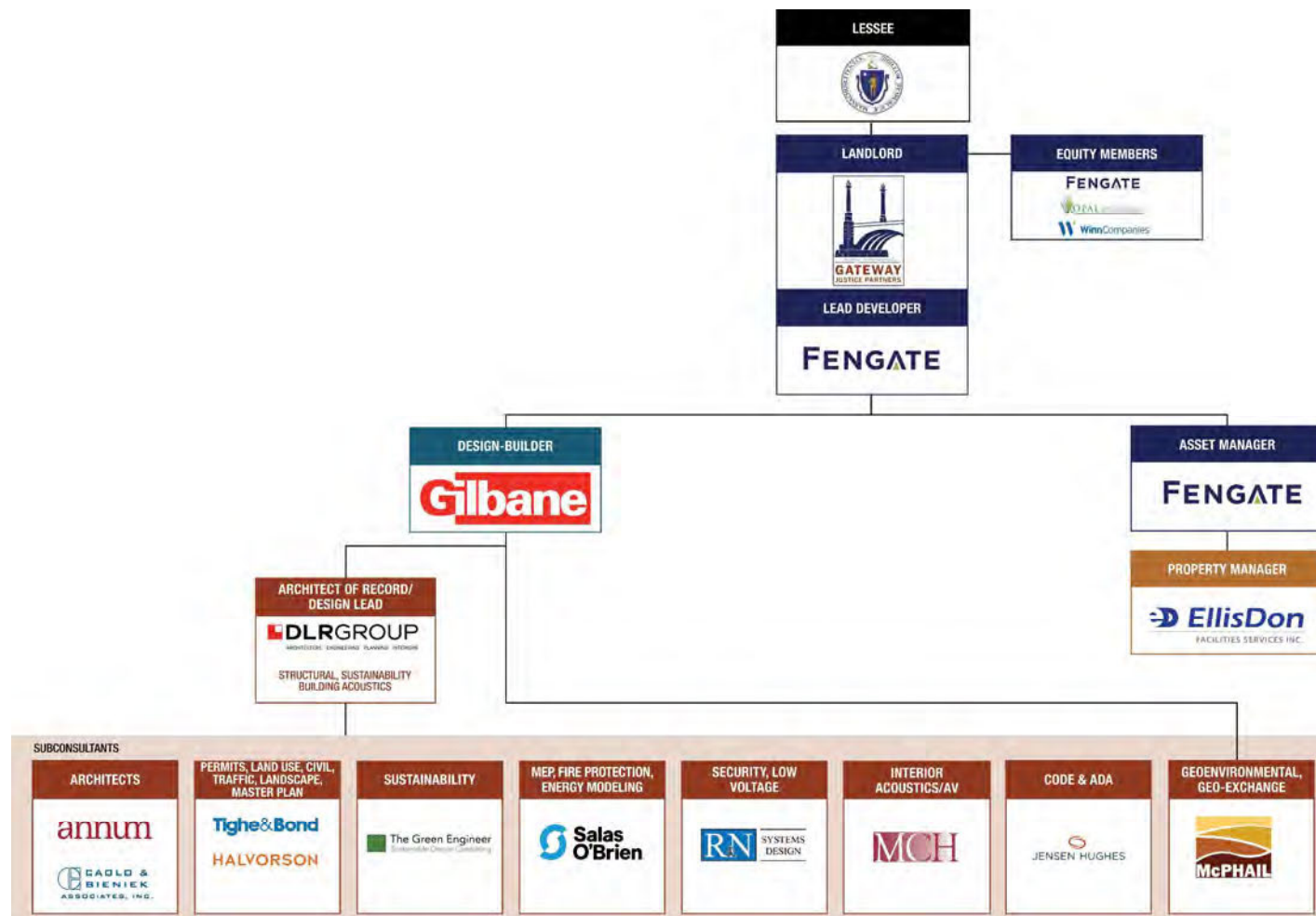


Clackamas County Circuit Courthouse

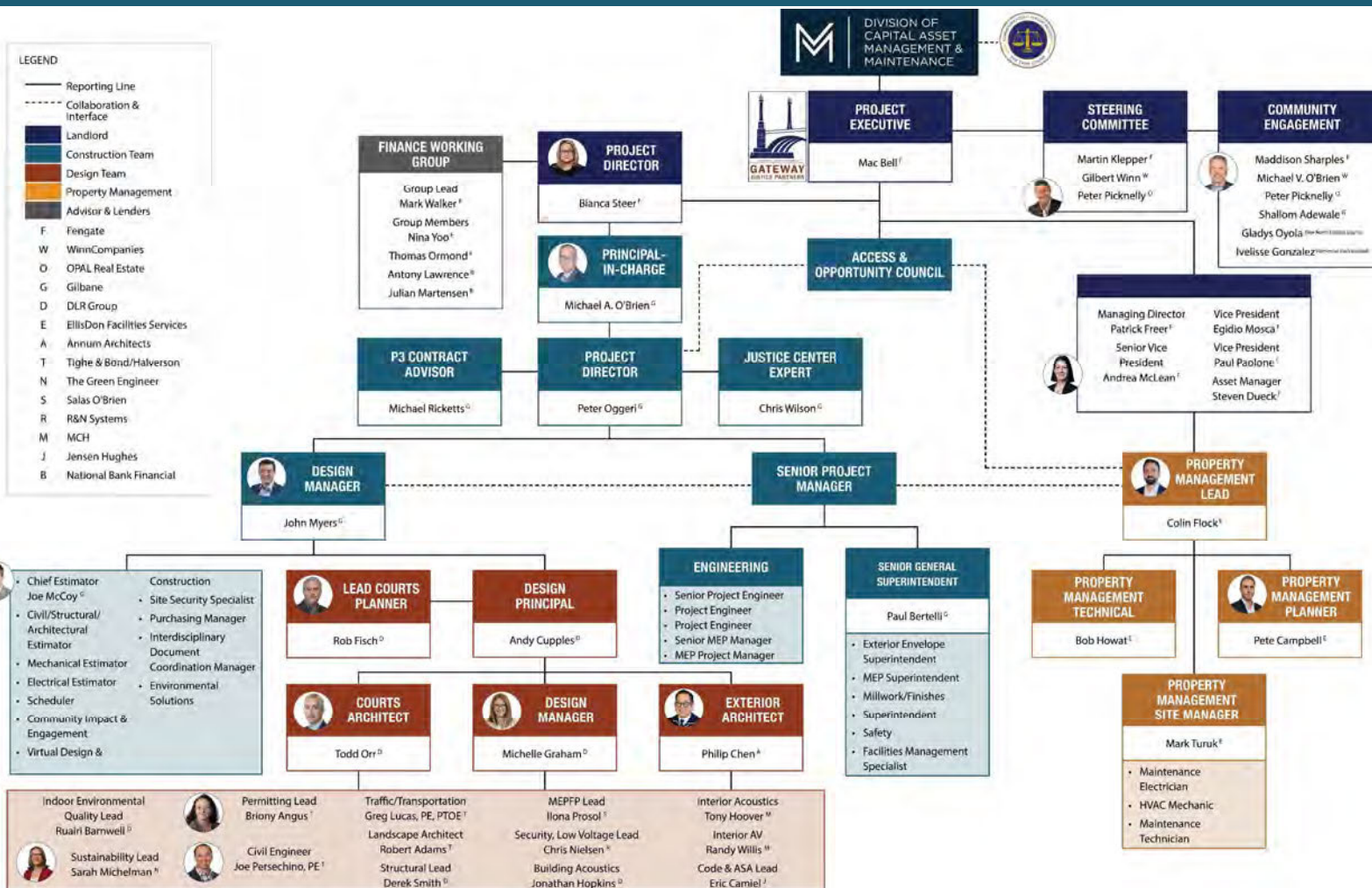
May 3, 2025



Team Structure



Key Personnel





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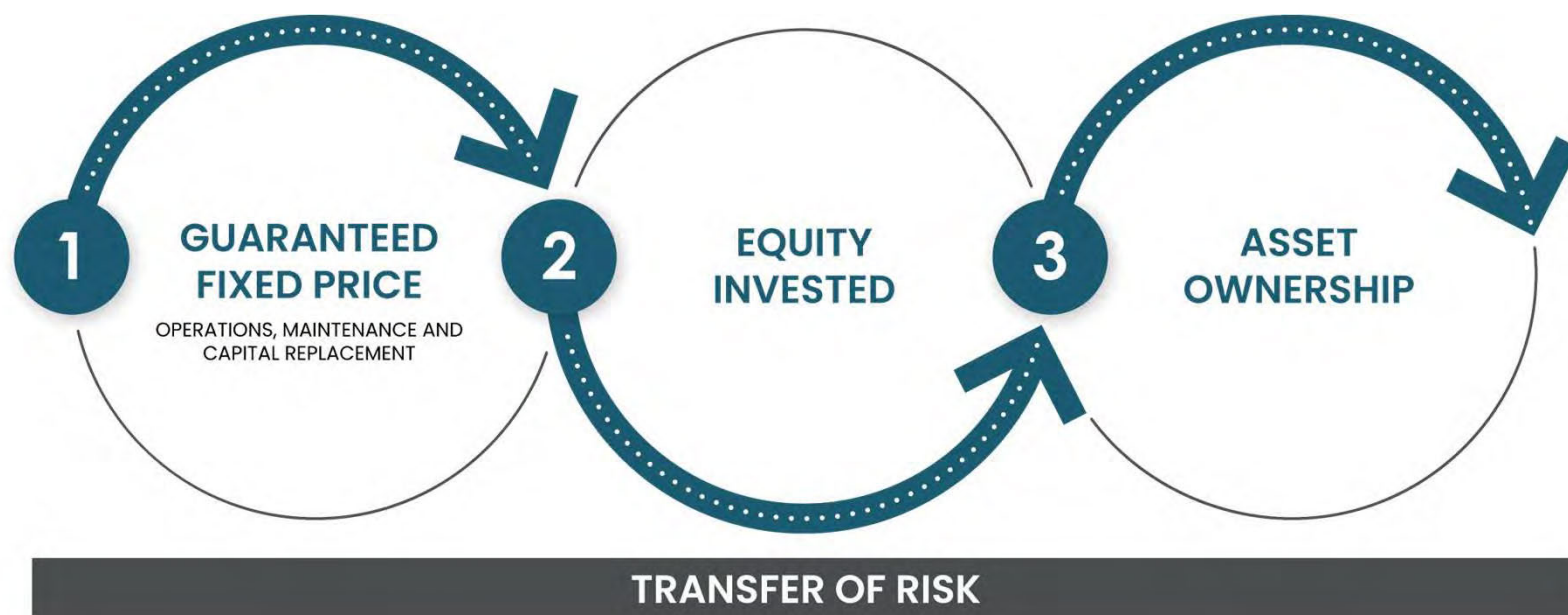
Development Approach

Development Approach



- 1 Execution Certainty
- 2 Fiduciary Duty
- 3 Schedule Acceleration
- 4 Delivery Model
- 5 Design Priorities
- 6 Financial
- 7 Commercial
- 8 Certainty in Operations

Certainty in Operations





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Design & Masterplan

Springfield

Regional Justice Center



Proposer:



FENGATE

WinnCompanies
Development | Residential | Military



Gilbane

EllisDon
FACILITIES SERVICES INC.

DLRGROUP
ARCHITECTURE ENGINEERING PLANNING INTERIORS



GATEWAY JUSTICE PARTNERS | 21



North End
Bridge

Avocado St

Courthouse Drive

I-291

Liberty Street

I-91

Connecticut River

GATEWAY JUSTICE PARTNERS



North End
Bridge

Avocado St

Courthouse Drive

I-291

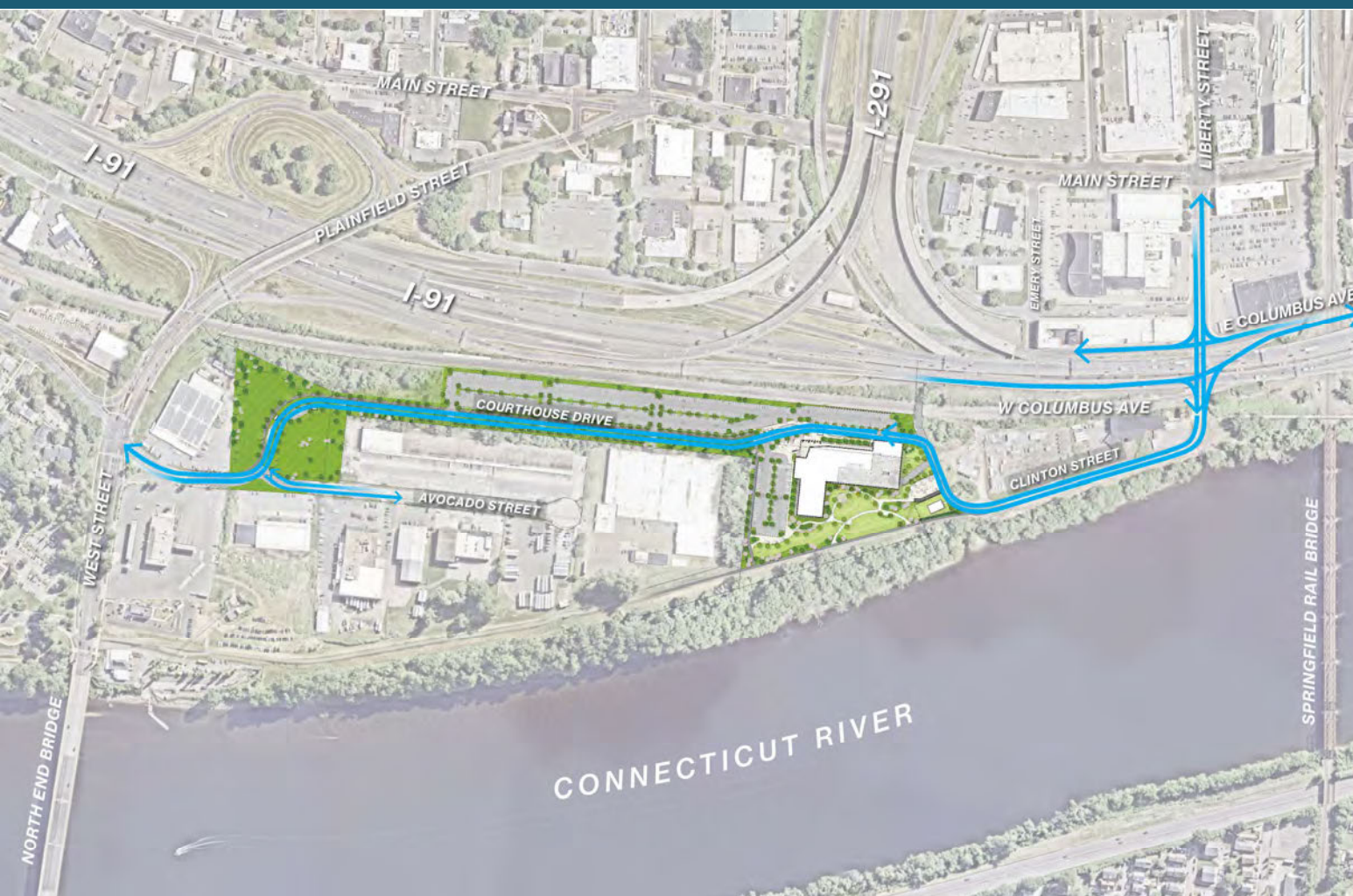
Liberty Street

I-91

Connecticut River

GATEWAY JUSTICE PARTNERSHIP

City Connection



- Convenient regional access with safe, barrier free connection to Downtown
- Direct access to public transportation
- Improved cyclist and pedestrian connectivity safety and accessibility
- Strengthening connection to riverwalk
- Catalyst for redevelopment of the North End















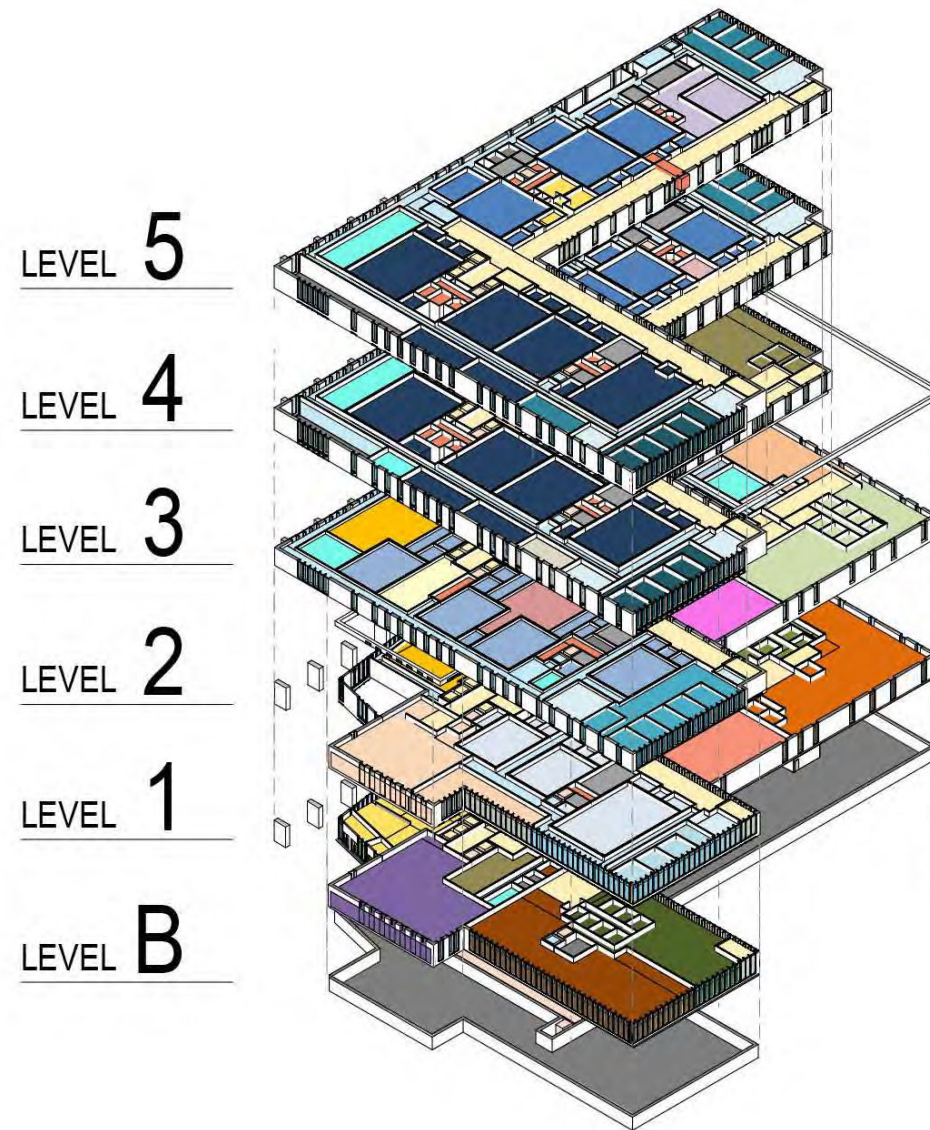


Alignment of Court & DCAMM Priorities

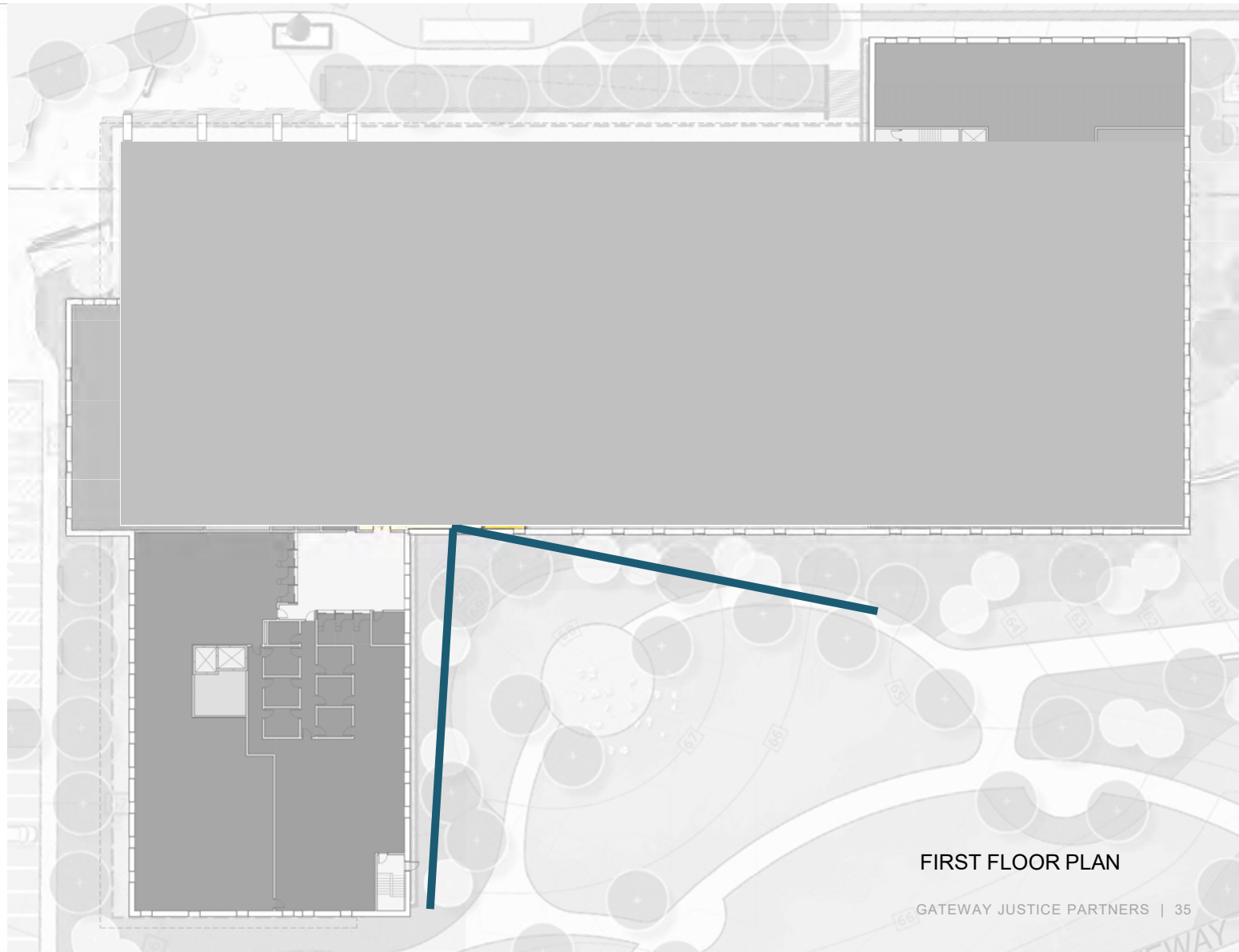
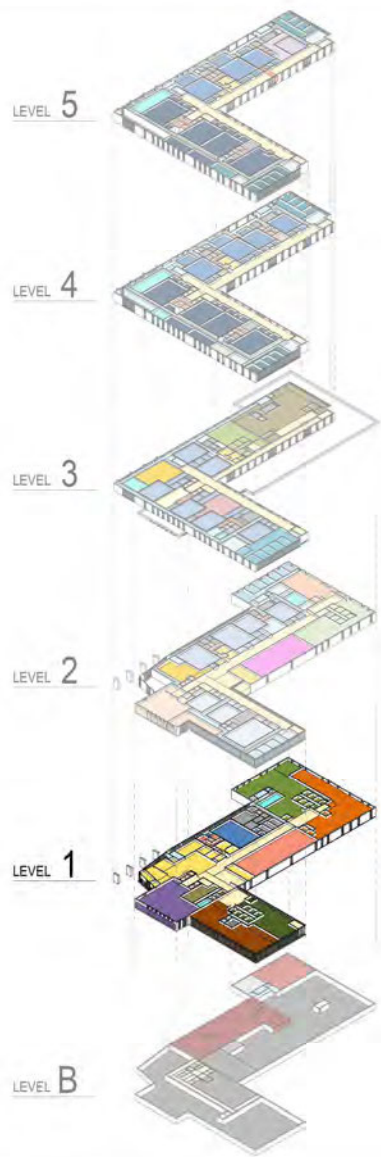


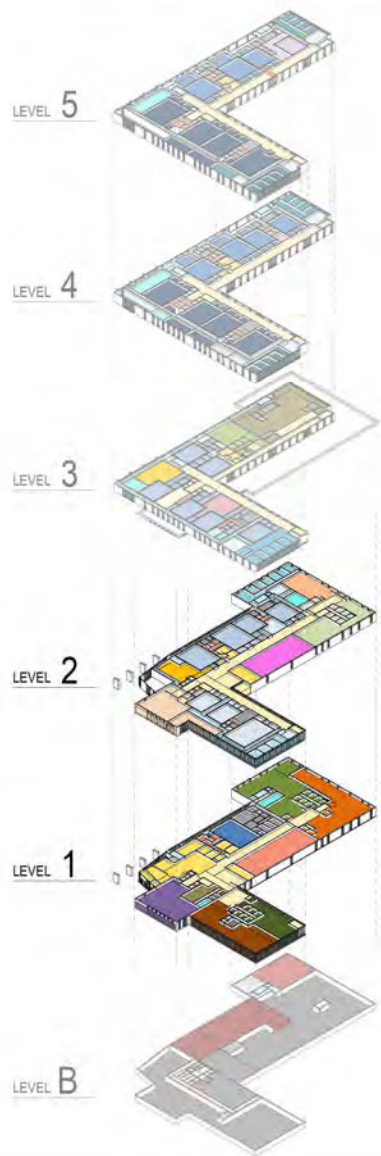
Access to Justice

- Service with Dignity
- Timely and Equitable Delivery of Justice
- Workforce Advancement and Support
- Embracing and Enhancing Technology
- Operational Efficiency



BUILDING AXONOMETRIC





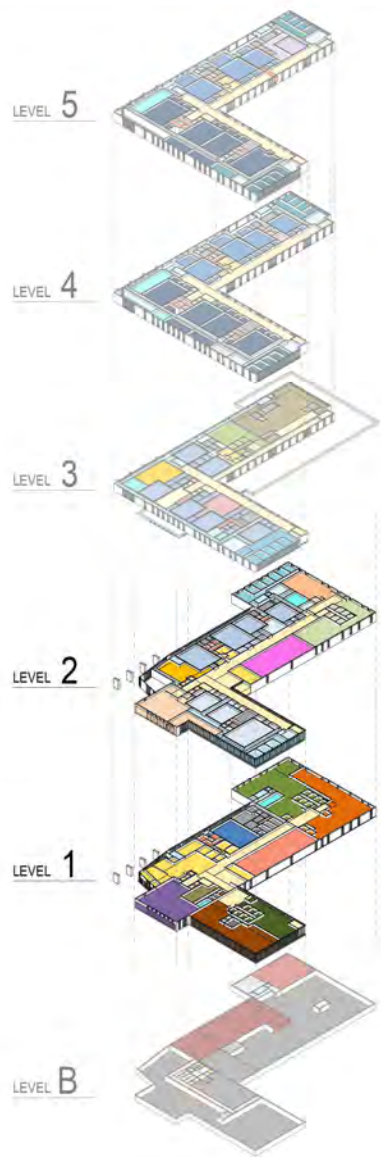
Level 2

Level 1



HIGH VOLUME PODIUM





Housing Court Clerk
Housing Specialist

Level 2

Superior Court Clerk
Superior Court Probation

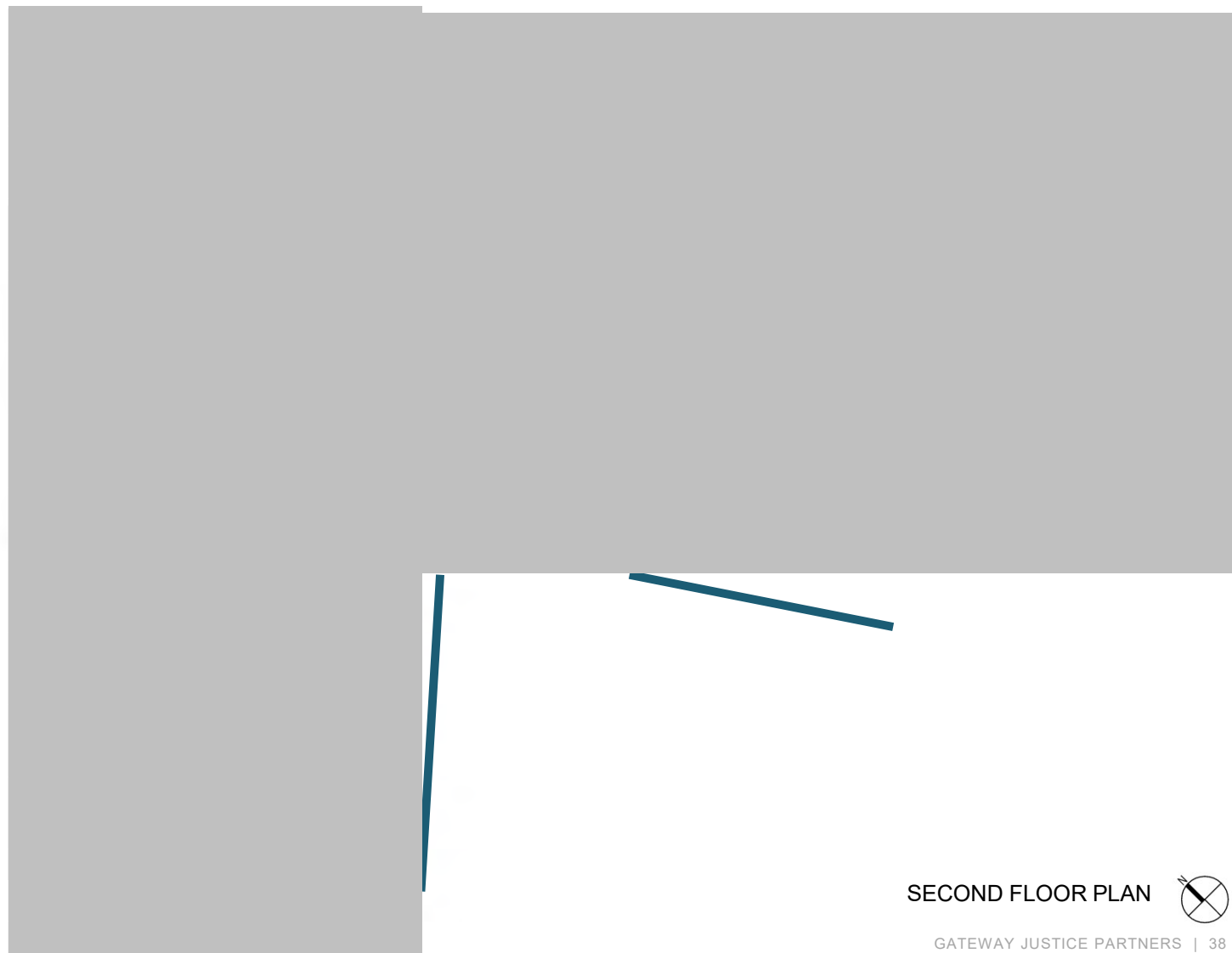
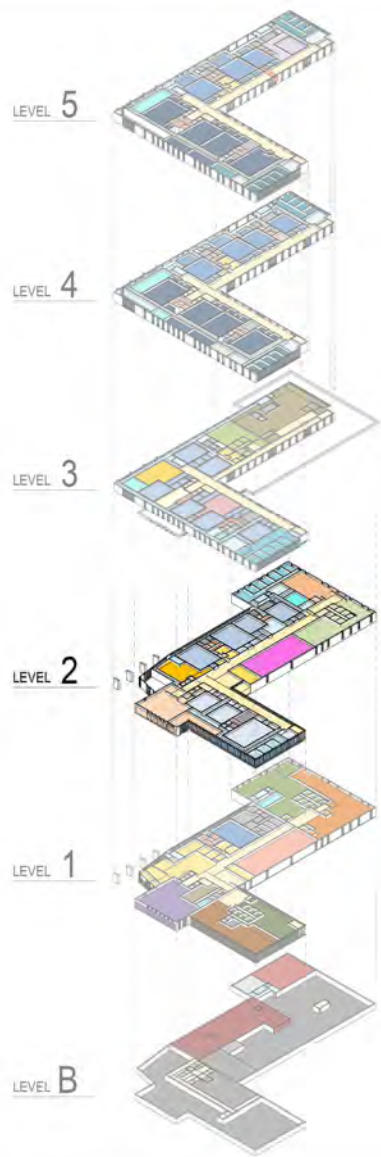
Level 1

Juvenile Court Clerk
Juvenile Court Probation

District Court Clerk
District Court Probation

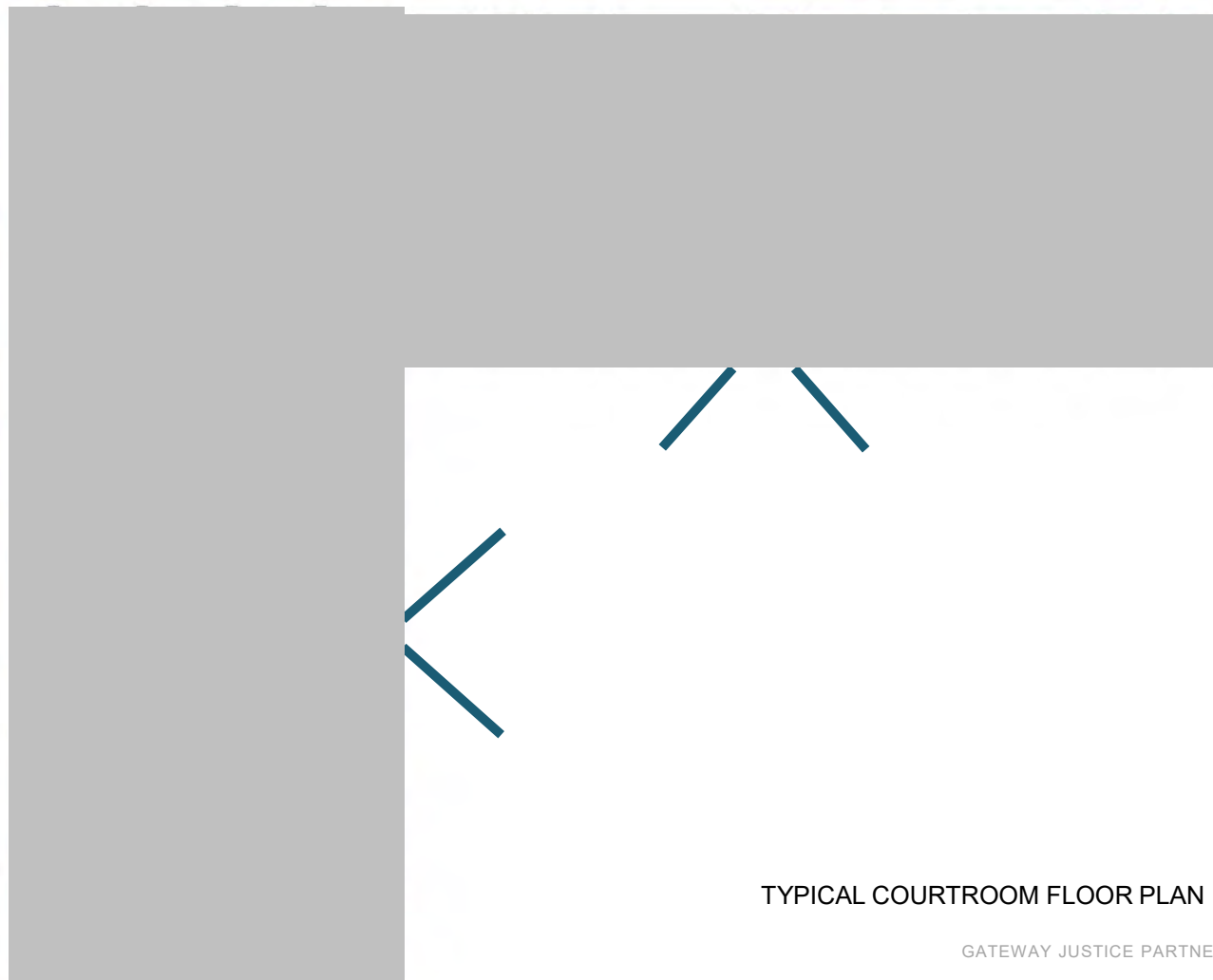
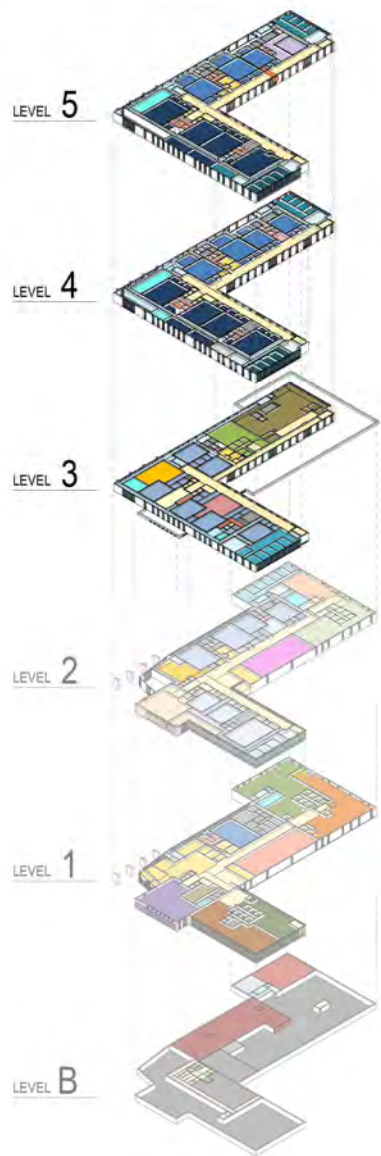
HIGH VOLUME PODIUM





SECOND FLOOR PLAN

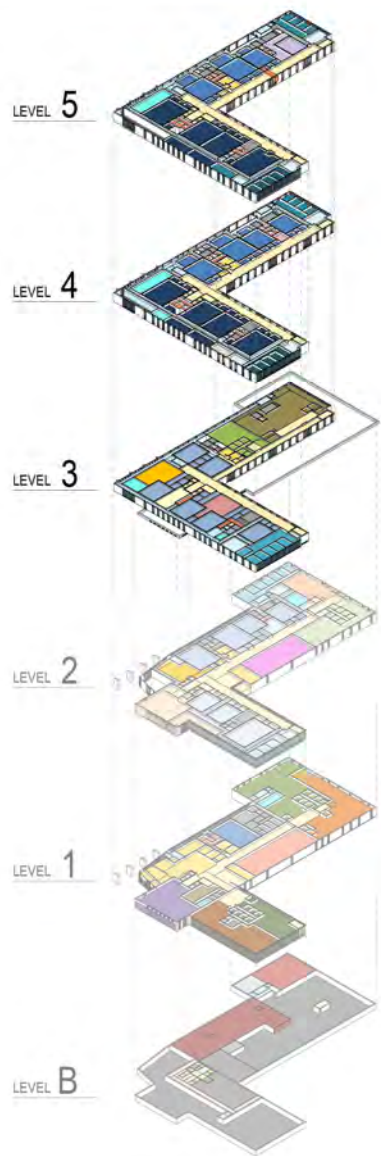




TYPICAL COURTROOM FLOOR PLAN



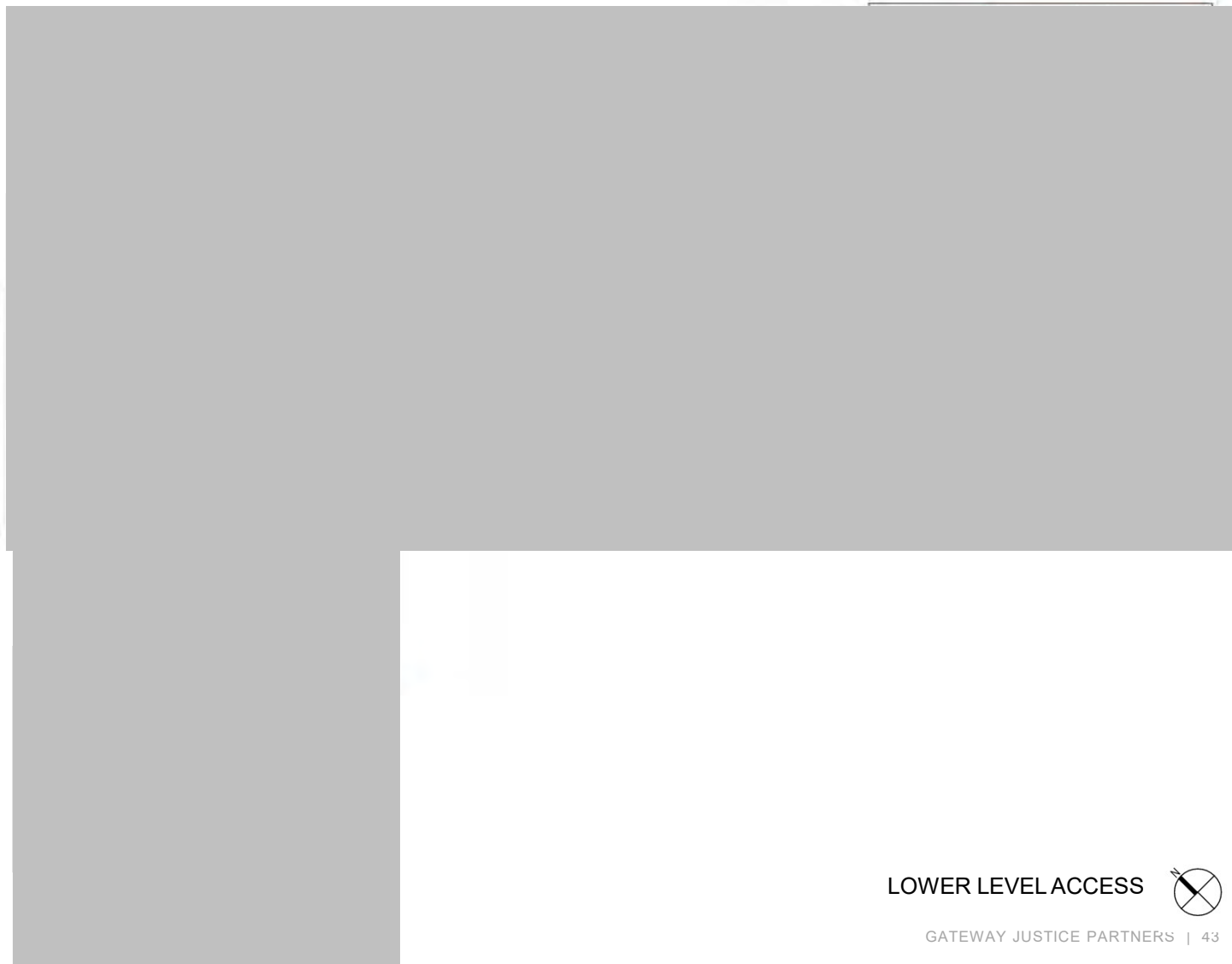
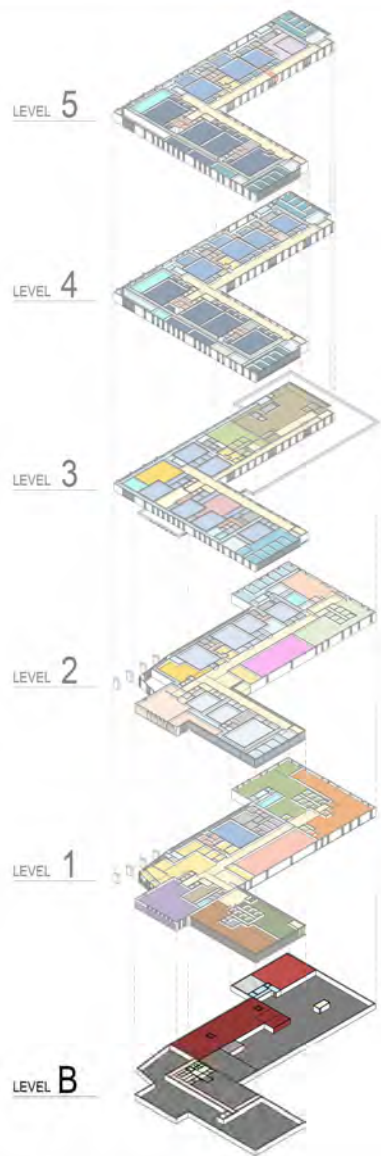




TYPICAL COURTROOM FLOOR PLAN

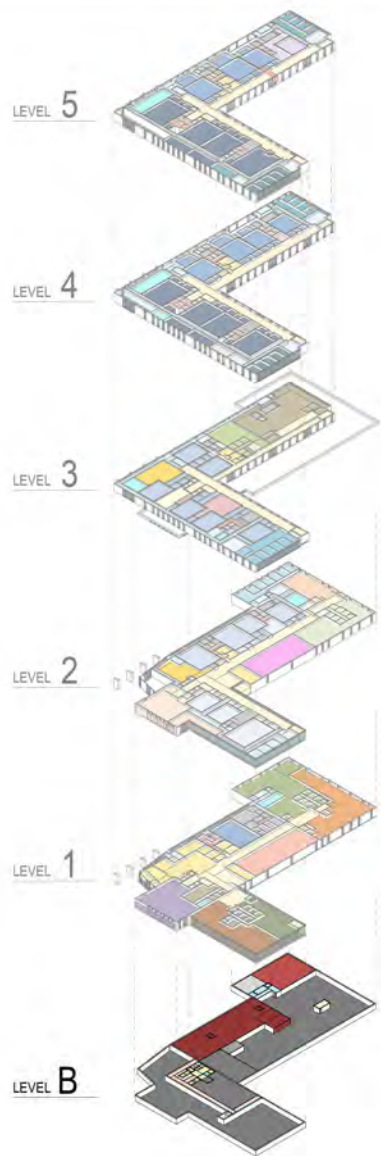






LOWER LEVEL ACCESS





Level 5

Level 4

Level 3

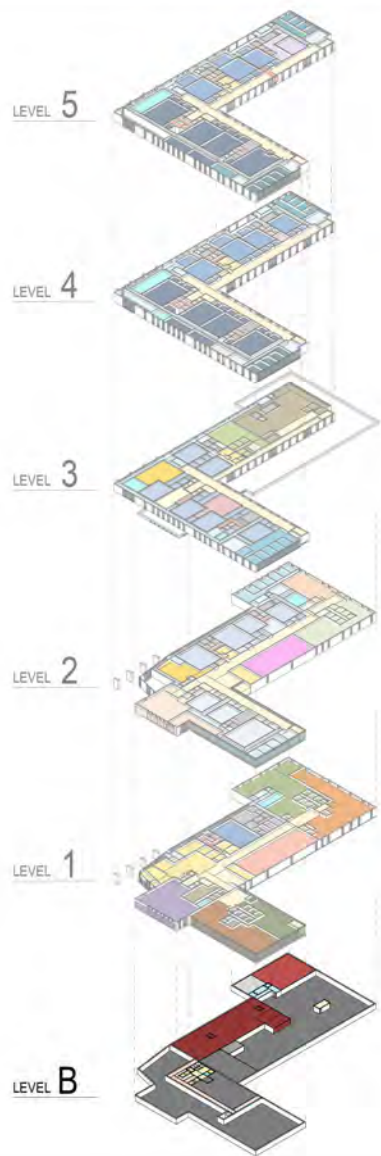
Level 2

Level 1

Level 0

LOWER LEVEL ACCESS SECTION DIAGRAM





Level 5

Level 4

Level 3

Level 2

Level 1

Level 0

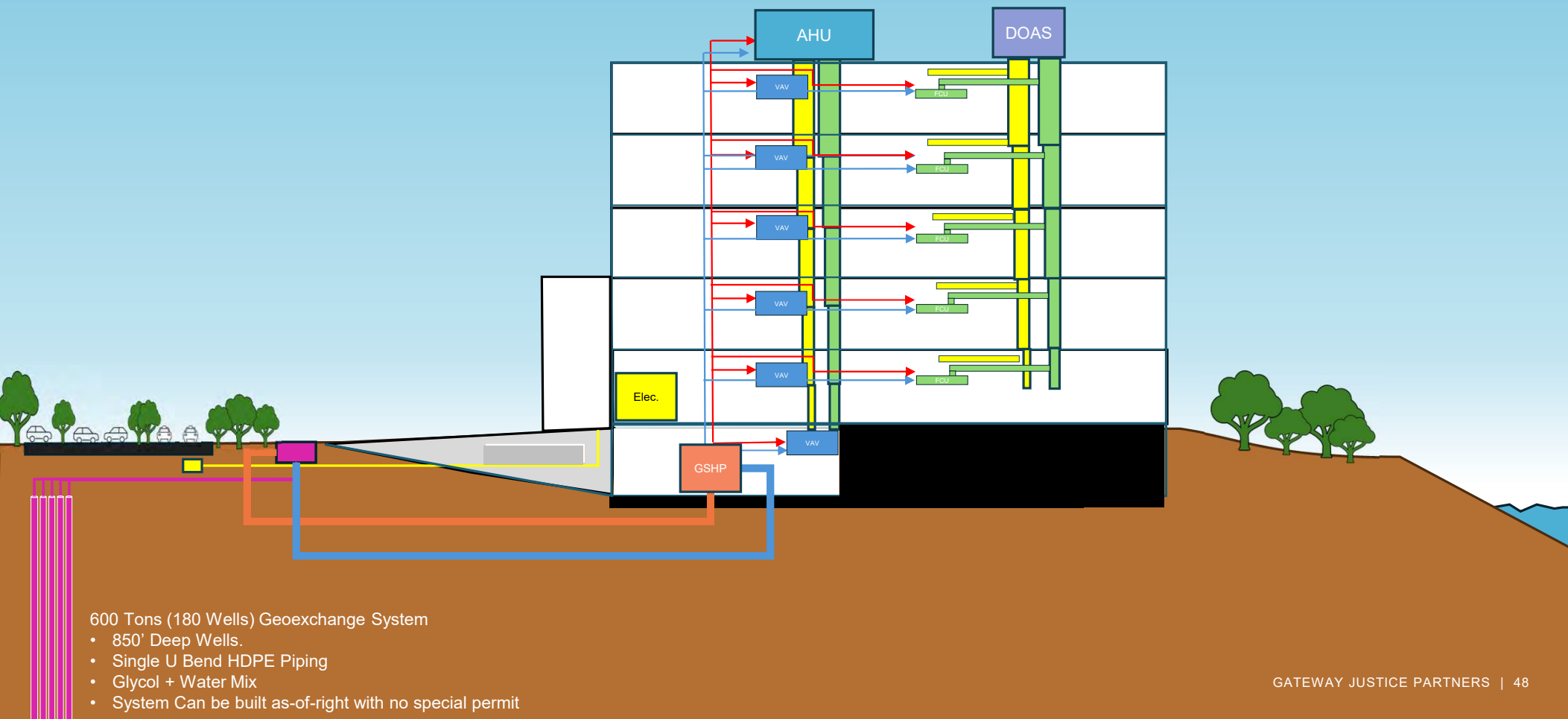
LOWER LEVEL ACCESS SECTION DIAGRAM



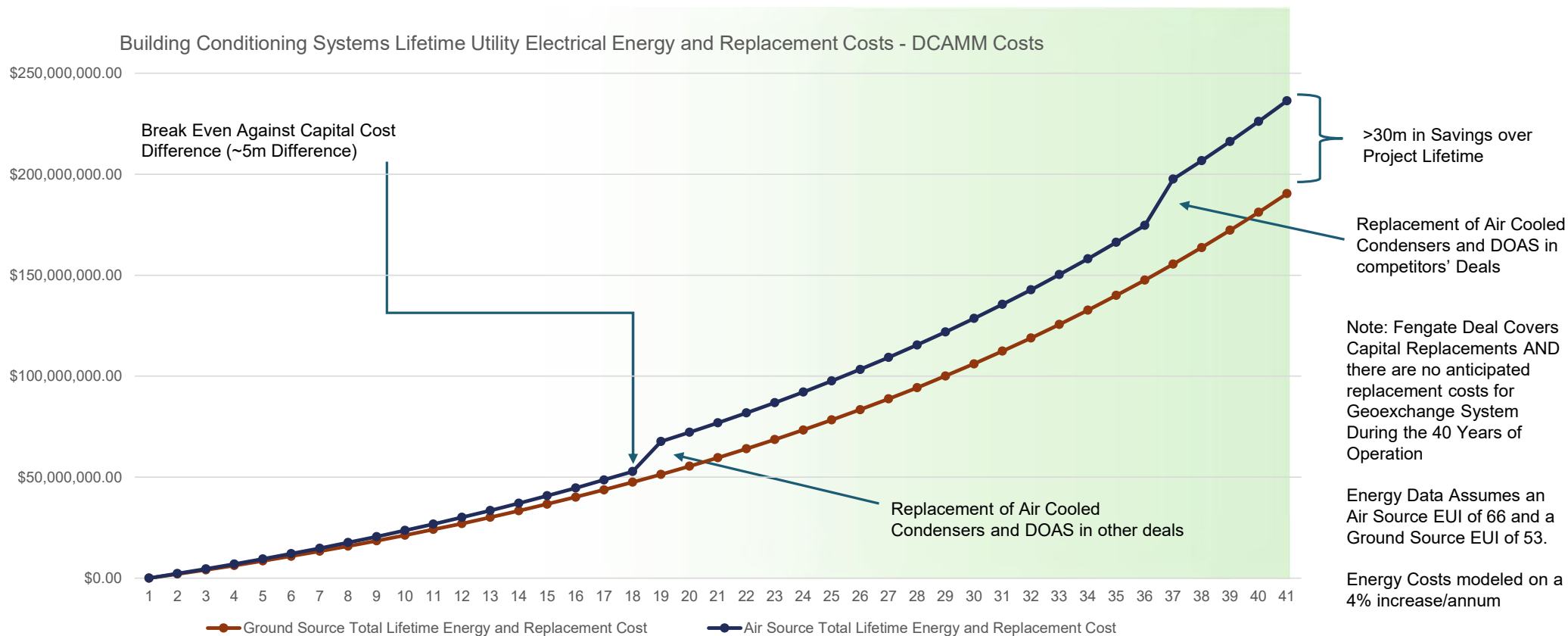




EO 569 and 594 Compliant Sustainable Design



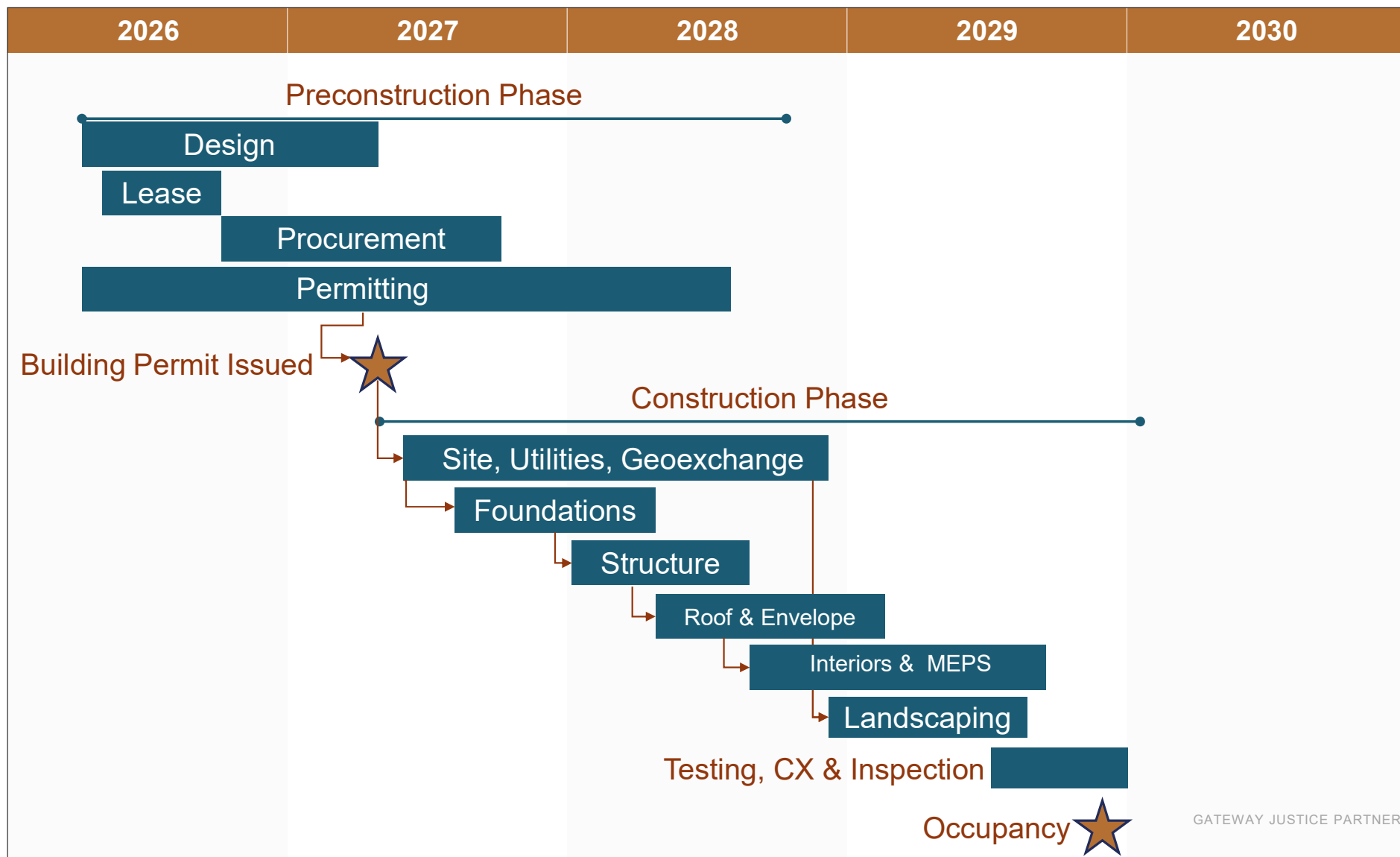
\$30M + Lifecycle Savings to DCAMM



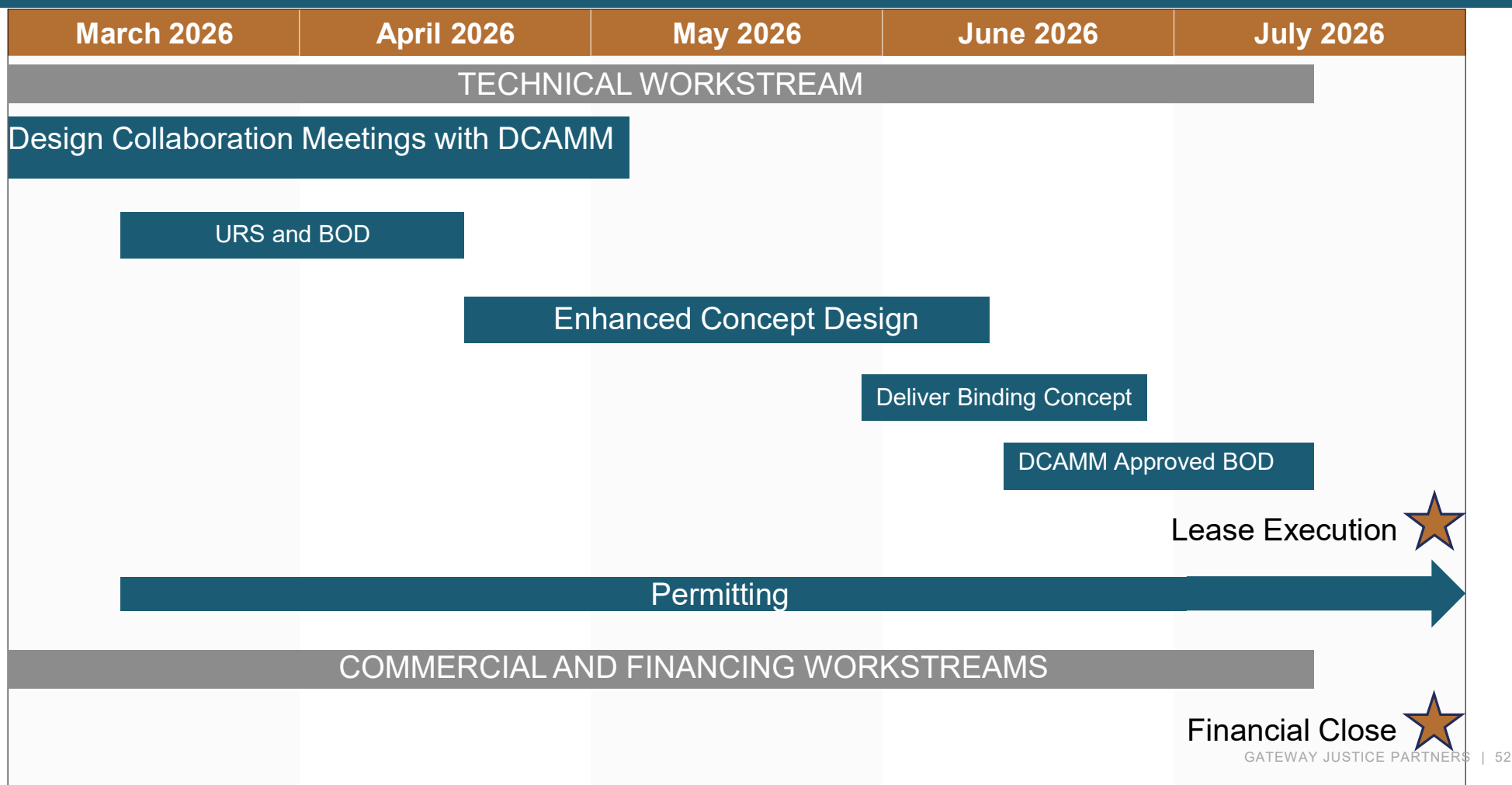


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Construction



Technical, Commercial and Financial Workstreams



Project HVAC and Electrical BOD – Priced by the Market



HVAC EXECUTIVE SUMMARY

1. This narrative describes the minimum requirements, and it represents the overall concept of the HVAC System.
 - a. The systems will be designed for EO 569 and EO 594, USBGC LEED Silver certification, and will meet the requirements of the Massachusetts Specialized State Stretch Energy Code "All Electric Pathway".
2. Indoor Design Conditions: The following table indicates the minimum ventilation rates in terms of cfm/person and sf as required by IMC and ASHRAE 62.1

Typical Spaces/Rooms	Temp Range		Humidity (%RH) (ii)		ASHRAE 62.1-2021 Ventilation		Pressure Relationship	Design Noise Level (NC)
	Winter (i) (°F)	Summer (i) (°F)	Min	Max	cfm/p	cfm/sf		
Administrative Office	70-74	72-76	-	60	5	0.06	Neutral	35
Courtroom	70-74	72-76	-	60	5	0.06	Neutral	25-30
Detention	70-74	72-76	-	60	5	0.06	Neutral	25-30
Conference	70-74	72-76	-	60	5	0.06	Neutral	25-30
Lobby	70-74	72-76	-	60	5	0.06	Neutral	35
Corridor	70-74	72-76	-	60	0	0.06	None	35
Restroom/Toilet	70-74	72-76	-	60	-	-	Negative	35
MDF, IDF	70	70	-	60	N/A	N/A	Neutral	40-45
Elec/Mech./Elev. Machine	65-85	65-85	No Requirement		N/A	N/A	Neutral	40-45
Wet Mechanical	65-85	65-85	No Requirement		N/A	N/A	Negative	40-45

3. Indoor Air Quality (IAQ) will be monitored and tested on a regular basis for temperature, humidity, carbon dioxide (CO2), carbon monoxide (CO), particulate and VOCs, along with any required remedies, should the testing indicate any levels of the parameters listed above the IAQ standards/guidelines.
4. The HVAC systems throughout the building will consist of mechanical ventilation strategies coupled with overhead distribution and heating and cooling systems. The building will be comprised of a mixture of system types and components to achieve a highly efficient, flexible building with superior air quality.
5. The thermal energy will be distributed throughout the building with a 4-pipe distribution consisting of hot water and chilled water systems.
6. Multiple system types will be considered for heating and cooling generation.
 - a. Geothermal and central ground source heat pumps.
 - b. Central air source heat pumps.



4 Illuminating Engineers Society Lighting Handbook, 10th Edition

1.3 DESIGN CRITERIA

- A. Design Goals: The following list includes the primary goals for the design of the Electrical System, after basic functionality and code compliance, per direction of the owner:
 1. Reliability/redundancy.
 2. Durability; ease of maintenance.
 3. Energy responsiveness.
 4. Cost effectiveness.

B. High-Performance and Sustainability Goals:

1. The facility will be designed for EO 569 and EO 594. The design and construction of the facility will meet USBGC for a minimum LEED Silver certification and will meet the requirements of the Massachusetts State Stretch Energy Code.
2. The facility will be designed to meet the Massachusetts specialized stretch energy code.

PART 2 - SYSTEMS

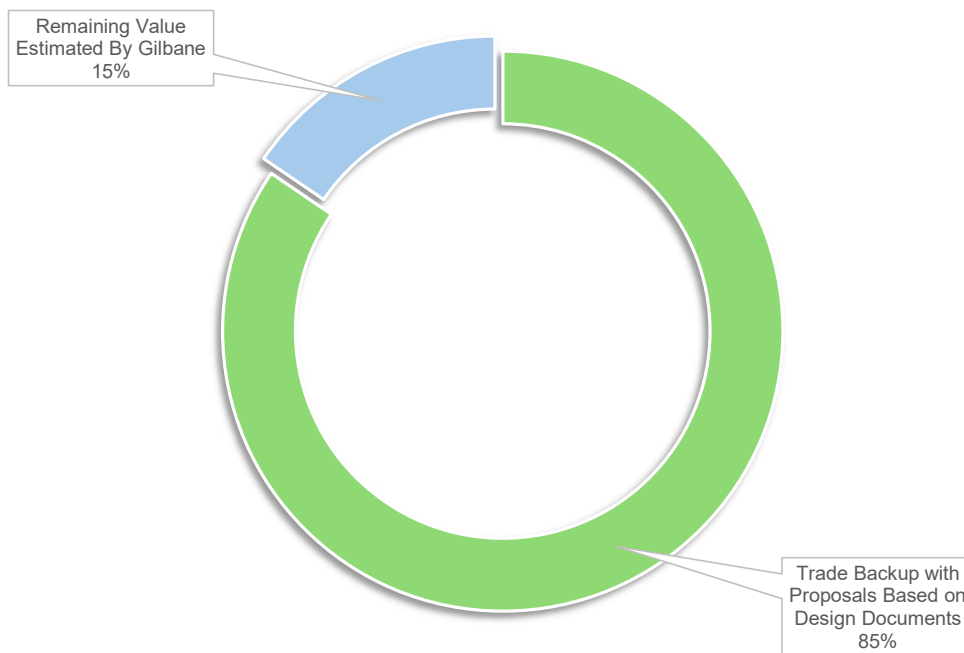
2.1 ELECTRICAL SERVICE AND DISTRIBUTION

A. Incoming Electrical Service:

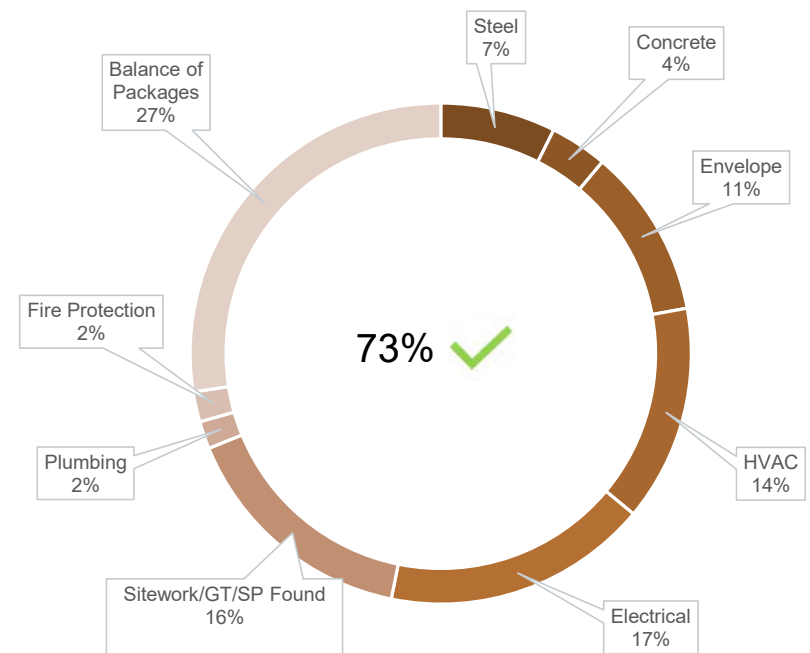
1. Utility primary switches may be required to be located at the site, so space provisions will be made for them. Three utility pad mount 2000KVA transformers will be provided. Electrical primary duct banks shall be extended to adjacent street utility manholes. Concrete pads for switches and transformers and two secondary electrical duct banks to the main building electrical room will be required. Grounding rings shall be provided at each pad with grounding rods at each corner. Secondary feeders from the transformers to the main electrical room switchboards will be installed.
2. Three 277/480volt 3,000A 65,000AIC electrical main switchboards shall be located in the main electrical room. These services shall have secondary metering sections.
3. The service entrance electrical equipment will be provided with Surge Protective Devices (SPD's) and distribution with power circuit breakers containing solid-state trip units. The main service equipment will be provided with electronic metering that is to include peak demand (kW), demand (dW), energy (kWh) per year and month, current (A), voltage (V), and power factor (PF).

Market Feedback as Part of our RFP Process

Percent of Trade Costs Supported By Proposals



The Great 8: 65-75% of All Costs Should Reside in 8 BP





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Operations

Justice Center Experience

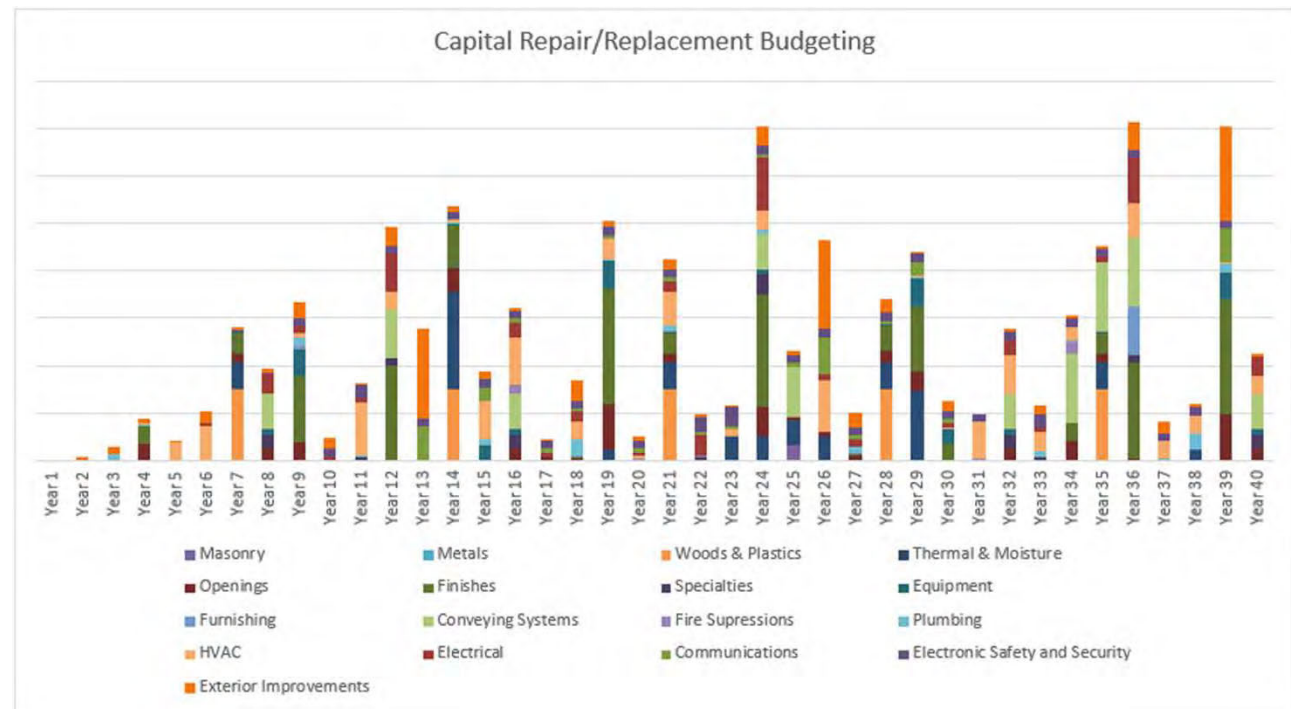
- Fengate + EllisDon Springfield-based team will deliver Landlord Services leveraging its Justice sector O&M experience

	JUSTICE CENTERS	OTHER BUILDING TYPES
OPERATIONAL SENSITIVITY	HIGH: Judicial proceedings must not be interrupted	MODERATE: Tenant operations vary in sensitivity
SECURITY REQUIREMENTS	ELEVATED: Includes secure zones, detainee handling, and judicial protection	STANDARD: Tenant operations vary in sensitivity
MAINTENANCE SCHEDULING	ELEVATED: Must align with court calendars and recesses	STANDARD: More flexible, often during off-hours
STAKEHOLDER OVERSIGHT	ELEVATED: TRC, varying judicial jurisdictions, County Sheriff, and public interface	STANDARD: Private tenants, investors, or corporate clients
CAPITAL IMPROVEMENT PLANNING	ELEVATED: Long-term contracts with strict quality and performance metrics, minimizing downtime	VARIES: Often shorter-term leases or ownership cycles
PUBLIC INTERFACE	HIGH: Courthouses serve the public daily	LOW to MODERATE: Depends on property type

Our Team's Proven Scale	70+ Years of Collective Experience	51M sf Managed Under Long-Term Contracts	49 DBFOM Public Projects Across Justice & Multiple Sectors
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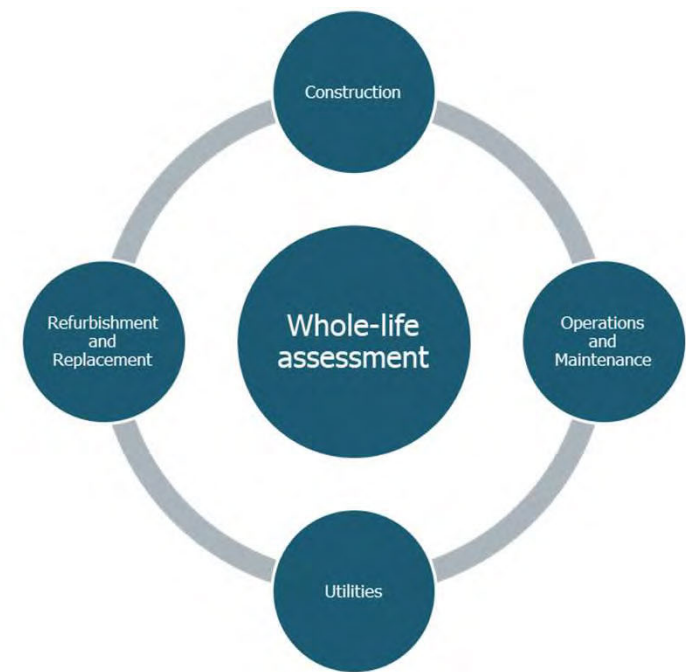
40 Year Commitment

- Committed, guaranteed Landlord Services included in rent payment
- GJP takes full price and performance risk on Landlord Services, incl. capital repair and refurbishment
- DCAMM/TRC has budget and performance certainty from fully committed partner through lease term



Property Management Integration

- Engaged with Design-Build team from RFP phase
- Whole-life assessments of building systems and finishes ensures longevity and durability
- Early involvement and onboarding of Property Management team during construction and commissioning
- Engagement with DCAMM & TRC to verify scope delineation, develop SOPs and joint service protocols



Community Involvement

- Supporting the Springfield economy throughout the lease term:
 - All Property Management positions will be recruited from local community
 - Subcontractors and suppliers will be sourced locally to support local businesses
- Employment opportunities for potentially affected staff at the existing courthouse





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Closing Remarks

360° Views



Password: SRJC3D



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Q&A