



Liberty Junction

ACCESS FOR ALL

Springfield Regional Justice Center

March 5, 2026



Agenda



1. Introduction
2. Liberty Junction Team
3. Access for All
4. Proposed Location and Development Concept
5. Design Concept
6. Project Execution
7. Closing and Q&A



Springfield Regional Justice Center

FD Stonewater and COJO Partners, leading the Liberty Junction development team, is proud to present our vision for the Springfield Regional Justice Center.

01

Team Introduction

We have assembled the strongest possible team for this pursuit, a diverse team with a proven track record and deep roots in Hampden County and Massachusetts.



Liberty Junction: Core Delivery Team



DEVELOPER TEAM



Conan Harris
COJO Partners



John Barros
COJO Partners



Claiborne Williams
FD Stonewater



Richard Mann
FD Stonewater



Griffin Hornyak
FD Stonewater



Daniel Alers
FD Stonewater

DESIGN, CONSTRUCTION, AND ENGINEERING TEAM



Andrea Leers, FAIA
Leers Weinzapfel
Associates



Ashley Rao,
AIA, LEED AP, Phius CPHC
Leers Weinzapfel
Associates



Josiah Stevenson,
FAIA, LEED AP
Leers Weinzapfel
Associates



Jeff Martin
Suffolk Construction



Stephanie French
Suffolk Construction



Alan Vanags, PE,
LEED AP
Salas O'Brien



Ashley Sullivan
OTO



Diverse team



Government experience



Courthouse design



Local roots

Liberty Junction: The Safest, Fastest Path to Delivery



Best-in-Class Team

- Proven development track record
- Extensive DCAMM courthouse design experience
- Massachusetts' largest General Contractor



Ideal Site

- Ready to build
- Existing on-site parking
- Direct access to public transit



Aligned with the Commonwealth's Objectives

- Economic investment and community benefit
- Intentional diversity and inclusion at every stage
- Commitment to sustainability



Organizational Chart



Government Development

Financial Strength + Disciplined Execution + National Experience



U.S. Army Corps of Engineers, Mobile, AL



U.S. Dept of Veterans Affairs, Portland, ME



U.S. Drug Enforcement Administration, Arlington, VA



New Hanover County Government Center
Wilmington, NC



State of Maine, Augusta, ME

\$10B

Career transaction
experience

\$850M

Financed in the last
24 months

60M SF

Government lease
transactions nationwide

25+ YEARS

Government
development experience

Suffolk Overview



\$8B

Public projects

\$1B

Western & Central
Mass projects

\$15B

LEED Certified
Projects

45%

Contracts awarded
to MBE/WBE



UMass Chan Medical School



UMass Amherst | P3



Roxbury Prep Charter School



Saugus Middle-High School



City of Quincy | Public Safety



City of Brockton | Public Safety



MBTA | Bus Maintenance Facility



Logan | Terminal E Modernization



Logan | Terminal E BIL Grant



UMass Amherst Design Building

Partners in developing
a model for the future
courthouse

Fenton Judicial Center



Newburyport District Courthouse



Taunton Trial Court



Franklin County Justice Center



Penobscot Judicial Center



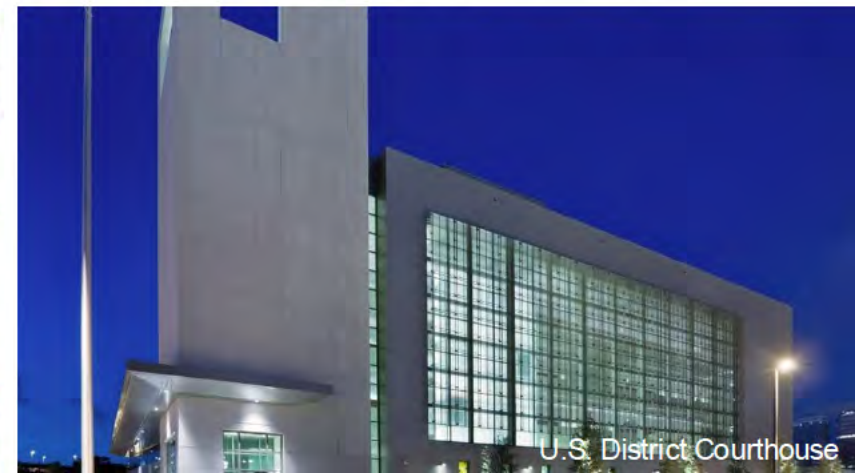
Lynn District Courthouse



U.S. District Courthouse



U.S. District Courthouse



U.S. District Courthouse

Sustainable Design Leaders

AIA 2020 COTE TOP TEN AWARD
John W. Olver Design Building

A FIRM OF FIRSTS:

Harvard's 1st LEED Gold New
Construction Project
UConn 1st two LEED Gold Projects
Boston's 1st LEED Gold Public
Project

BEYOND LEED:

Living Building Challenge
Leaders in Biophilic Design
Health & Well-being
Pioneering Use of Mass Timber
Low Embodied Carbon



UMass Amherst John W. Olver Design Building, Amherst, MA
Leers Weinzapfel with Suffolk Construction

Design Distinction

2007 AIA Firm Award

AIA Justice Facility Awards:

Franklin County Justice Center

Nubian Square Police Station

Taunton Trial Court

US District Courthouse, Orlando

150+ National and International Awards

Franklin County Justice Center
Greenfield, MA



“Access for All” is not only our guiding principle, but a standard we have embedded into every aspect of the project lifecycle.

This commitment prioritizes site accessibility, inclusive design practices, and the expansion of opportunities for historically underrepresented groups to meaningfully engage in this generational project.

Access for All



Access to Transit

- Our site removes transportation barriers and ensures *Access for All*
- Steps from Union Station with immediate access to commuter rail and bus lines
- Direct access to two major highways



Inclusive design

- **Proposed design will meet the diverse needs of users across:**
 - Age
 - Gender
 - Ability
 - Language
 - Ethnicity
 - Socioeconomic circumstances

Access for All



Access to Opportunity

- Opportunities for historically underrepresented groups to meaningfully participate in this generational project
- More than half our team are certified WBEs or MBEs
- Ensure local small business participation to maximize economic impact

Proposed Location

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



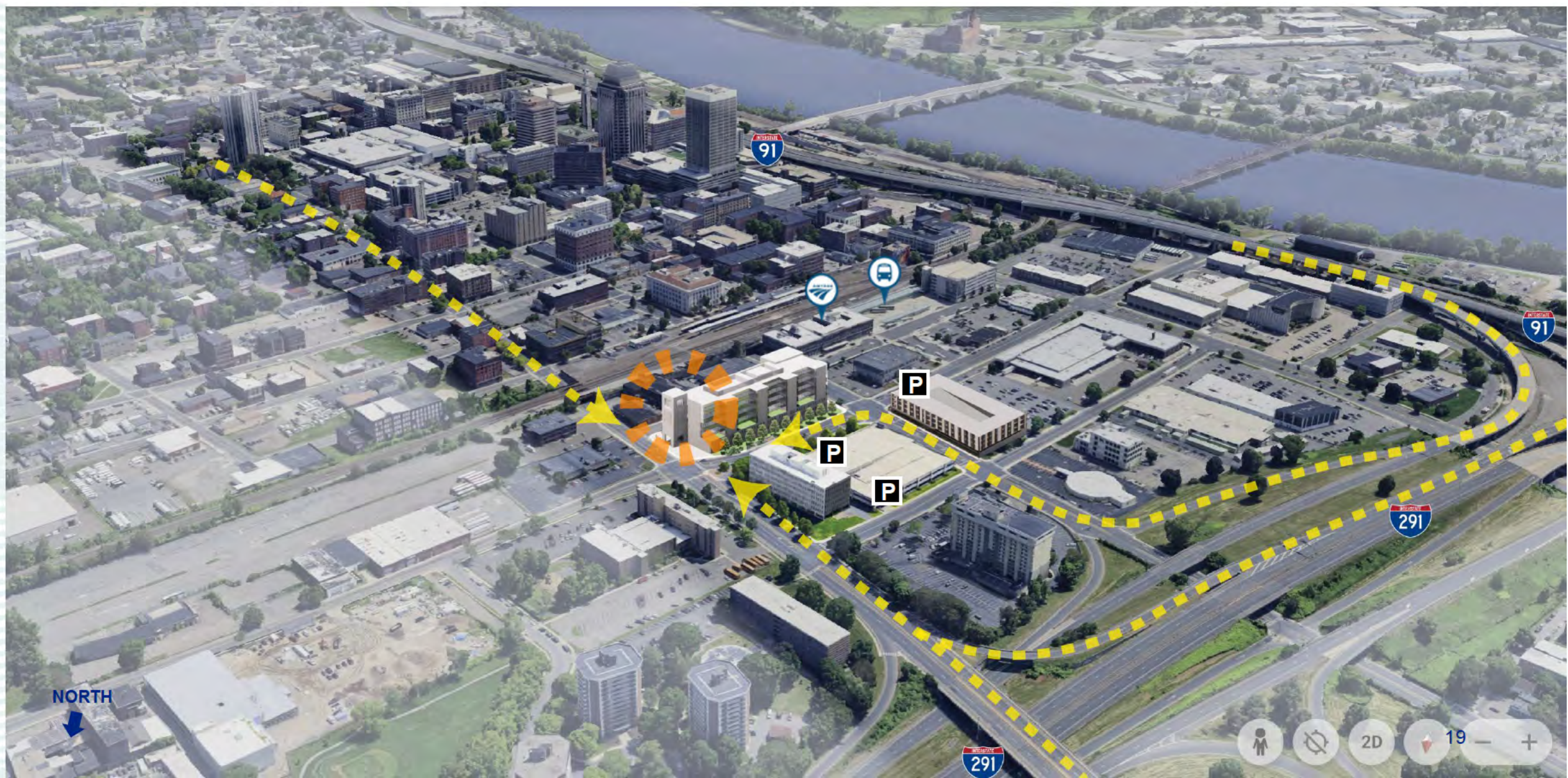
Parcel Map



Parcel Map



Vehicular Access



Parking and Transit

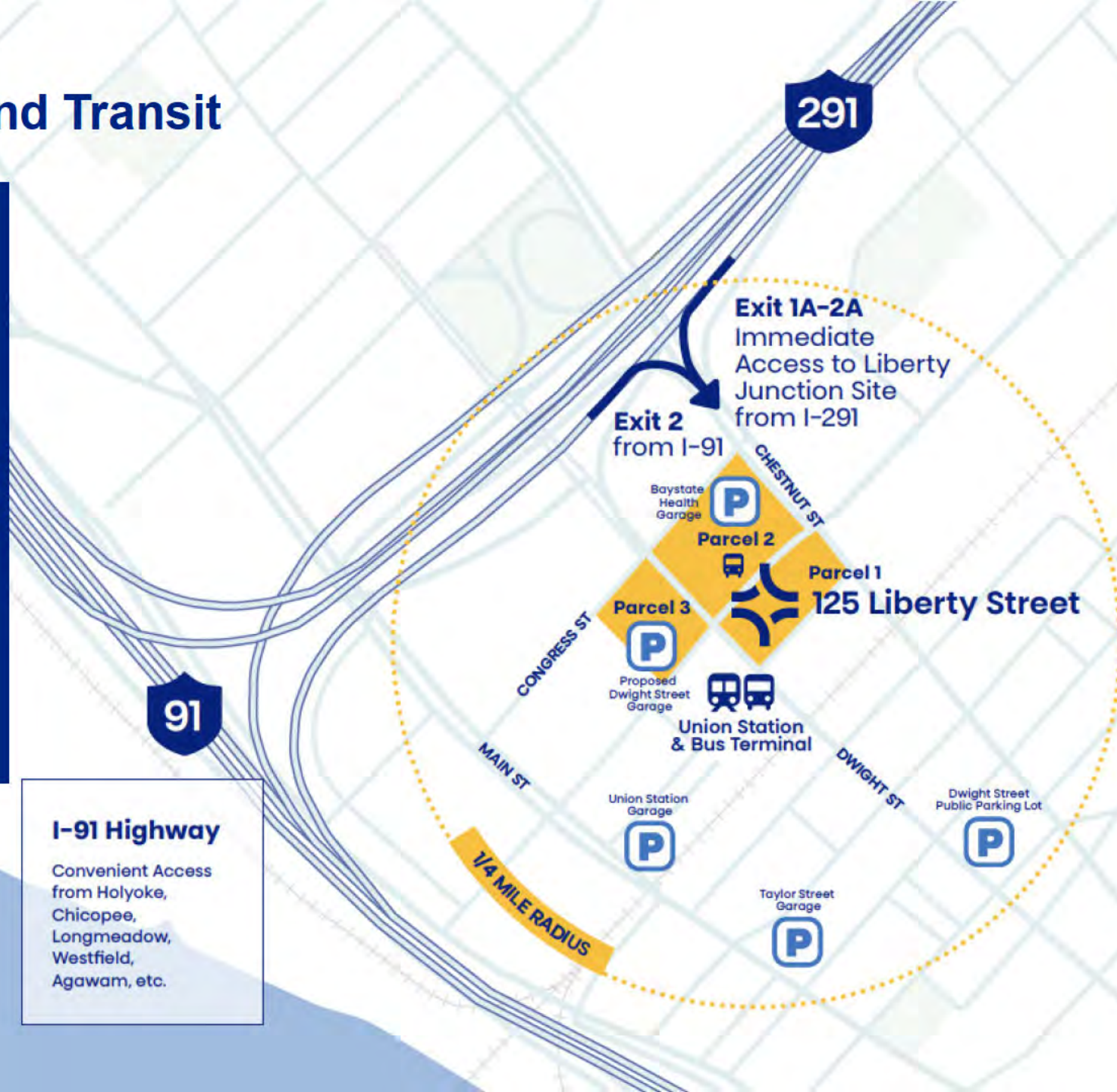
Access for All

Key Transit Stats:

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

I-91 Highway

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



Bus and Railway

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

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



Required General Parking (RFP)

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

Total Parking: 2,300



Other Required Parking (RFP)

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

05

Design Concept

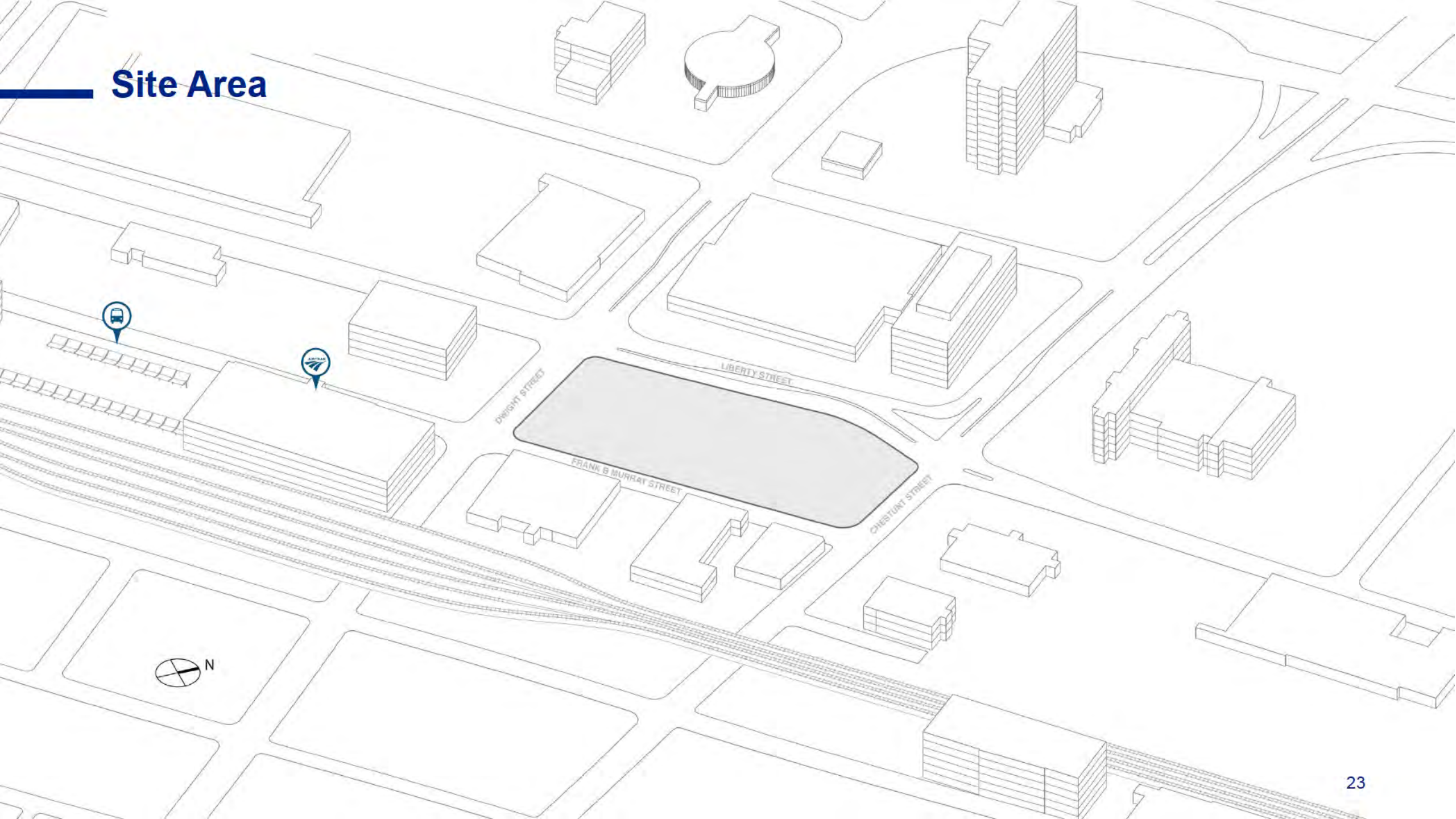
The architecture is intended to create a strong civic presence – welcoming, open, and respectful of the surrounding context. A focus on daylit spaces, intuitive wayfinding, and health building materials ensures that this facility will promote well-being for the public, staff, and visitors.



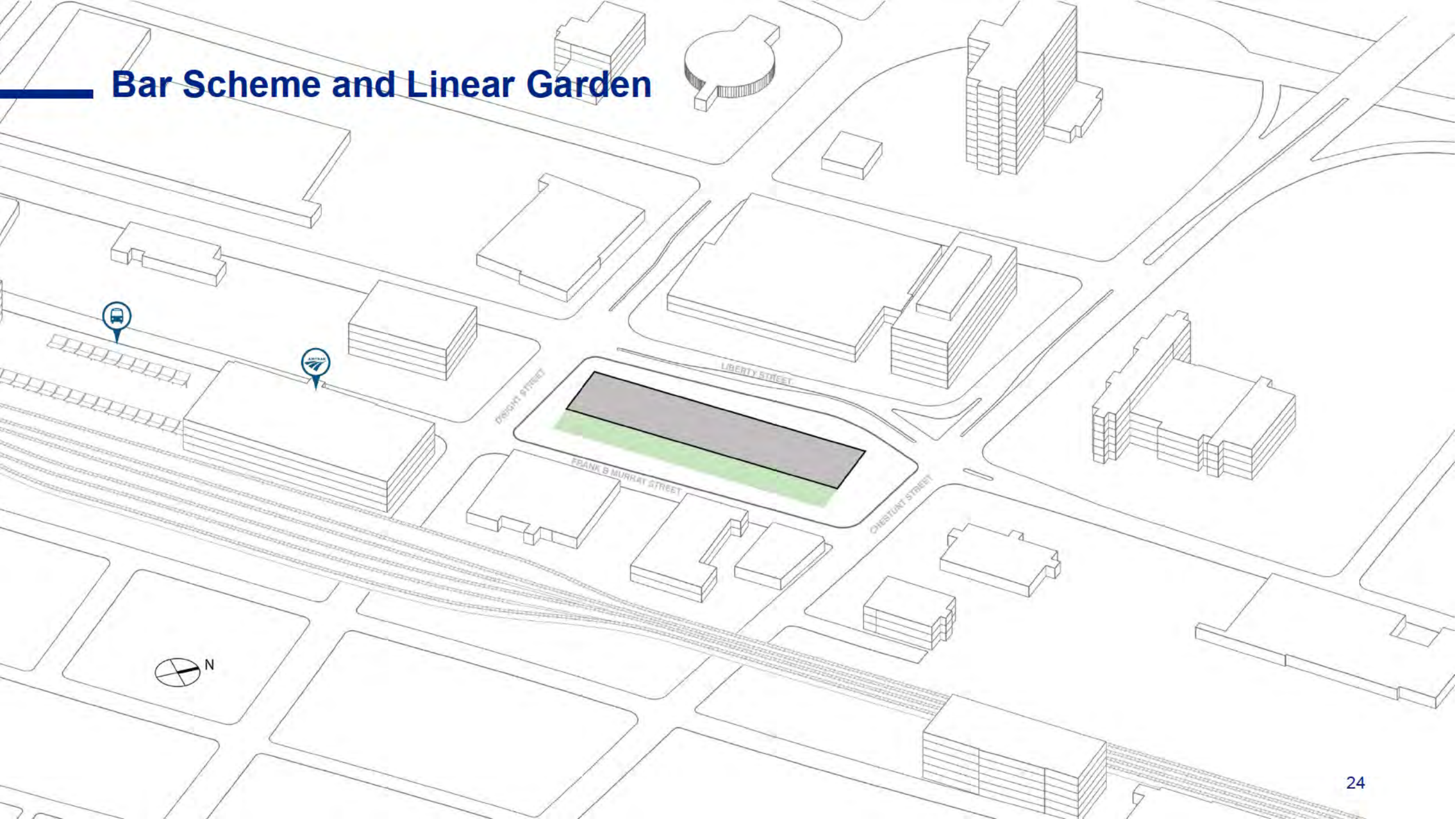
Historic Springfield Setting



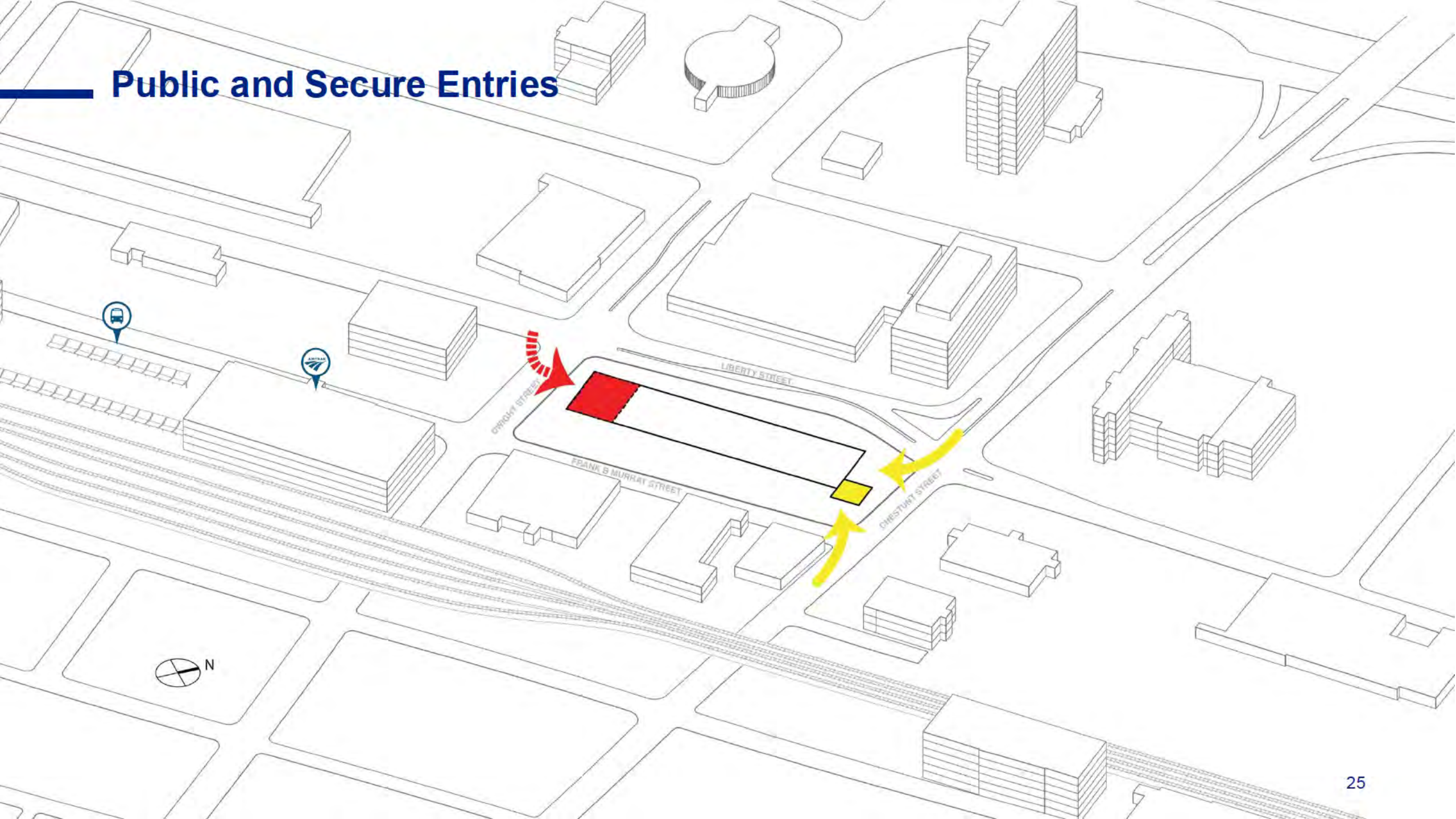
Site Area



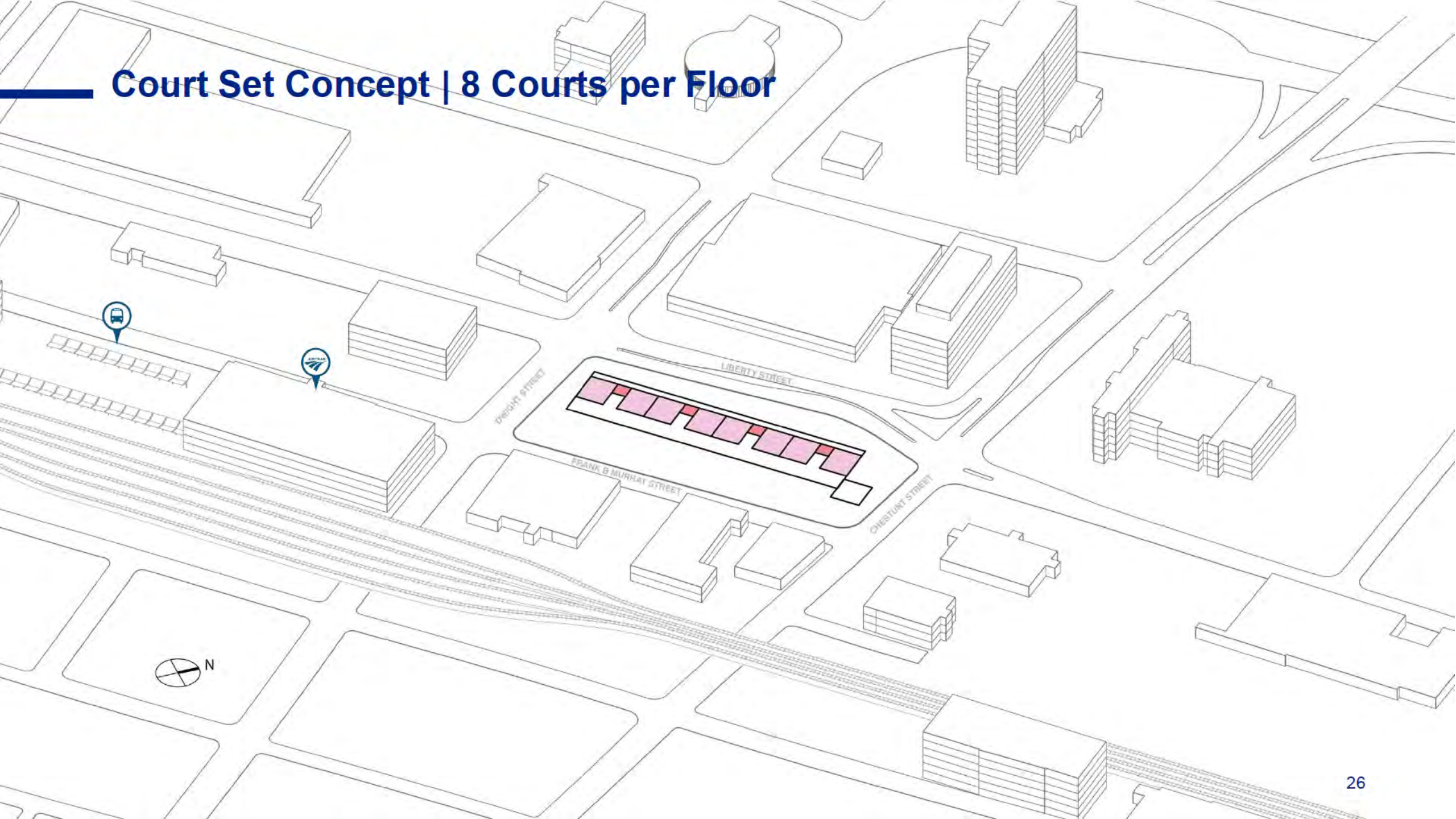
Bar Scheme and Linear Garden



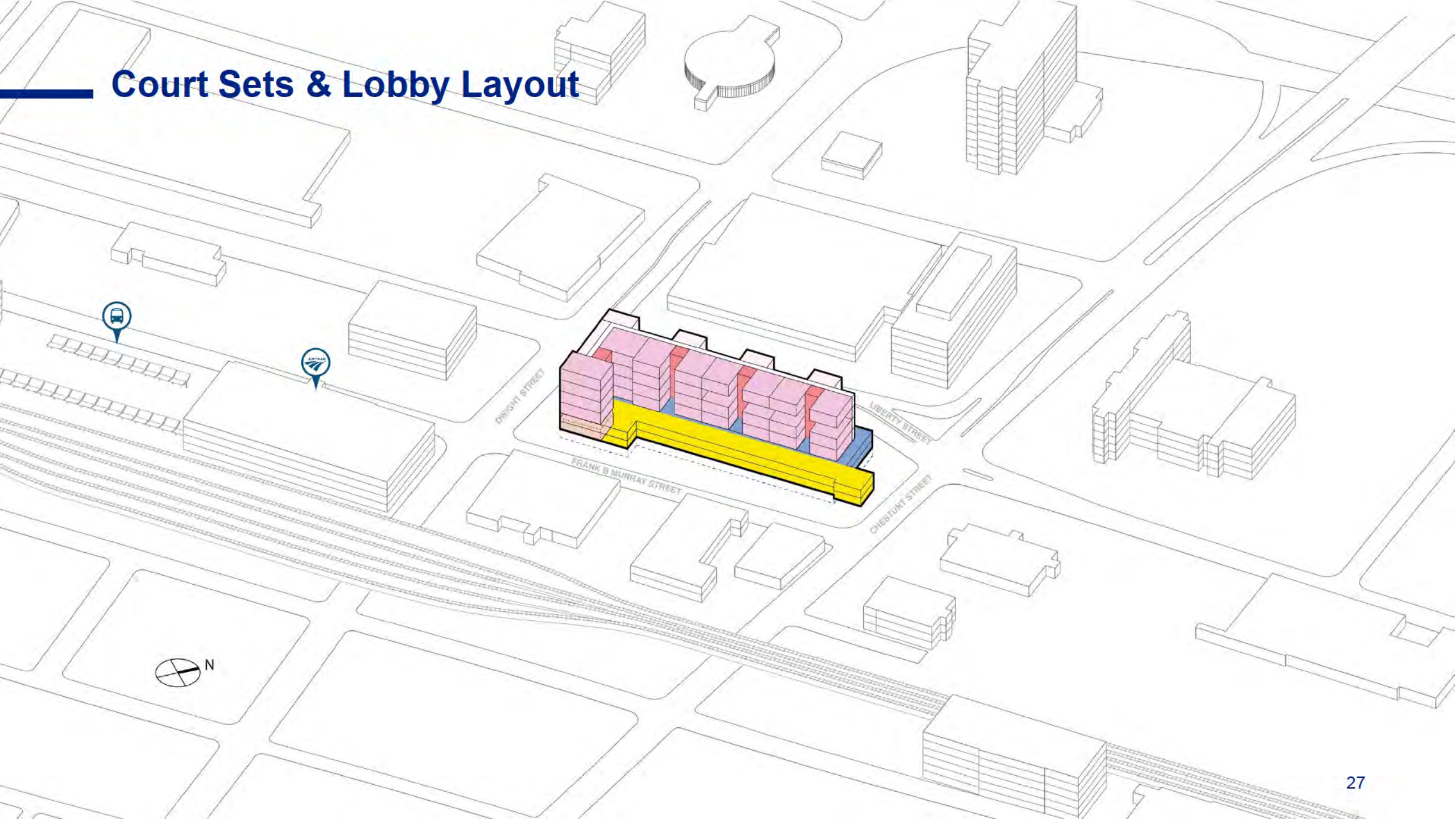
Public and Secure Entries



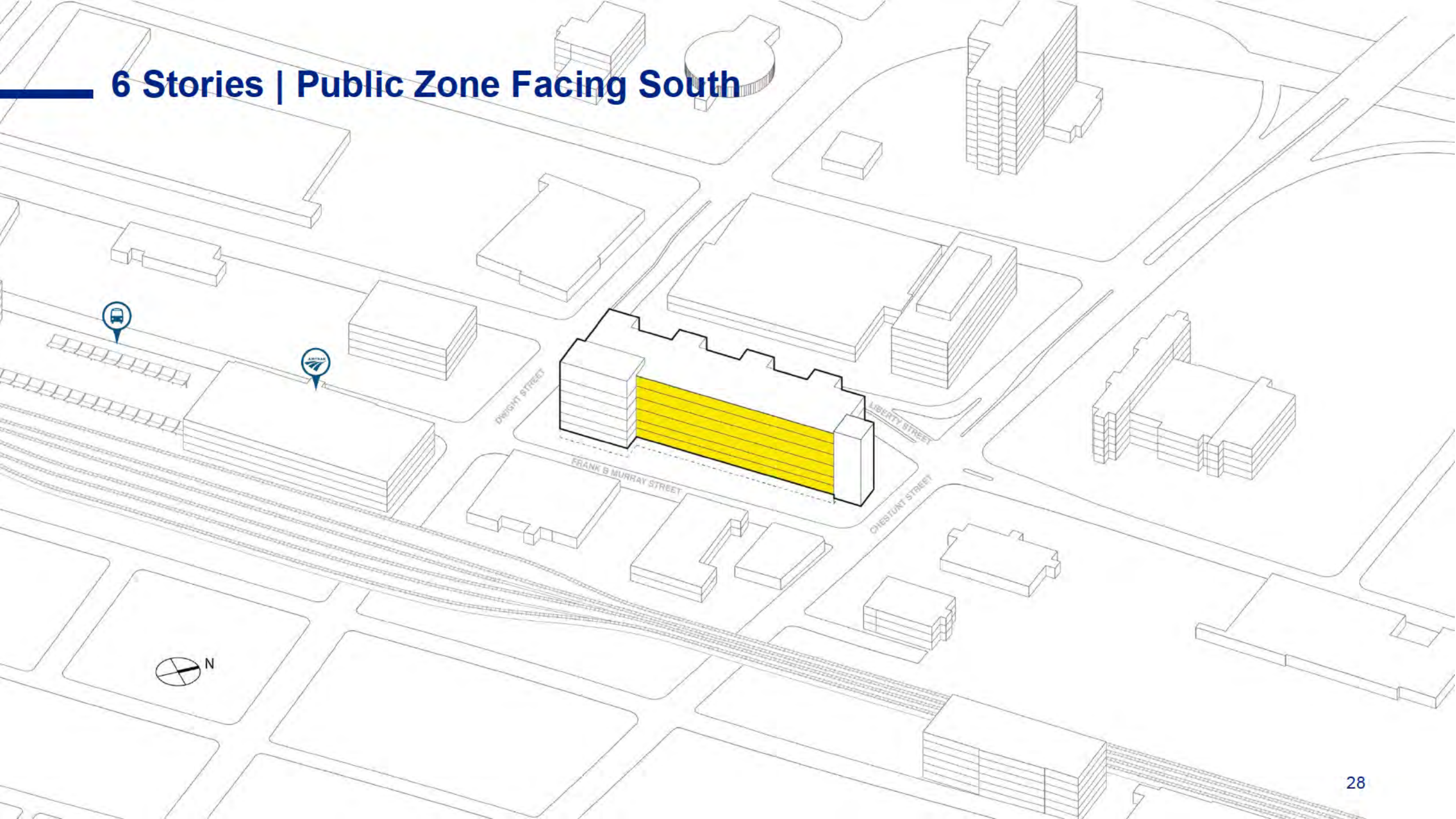
Court Set Concept | 8 Courts per Floor



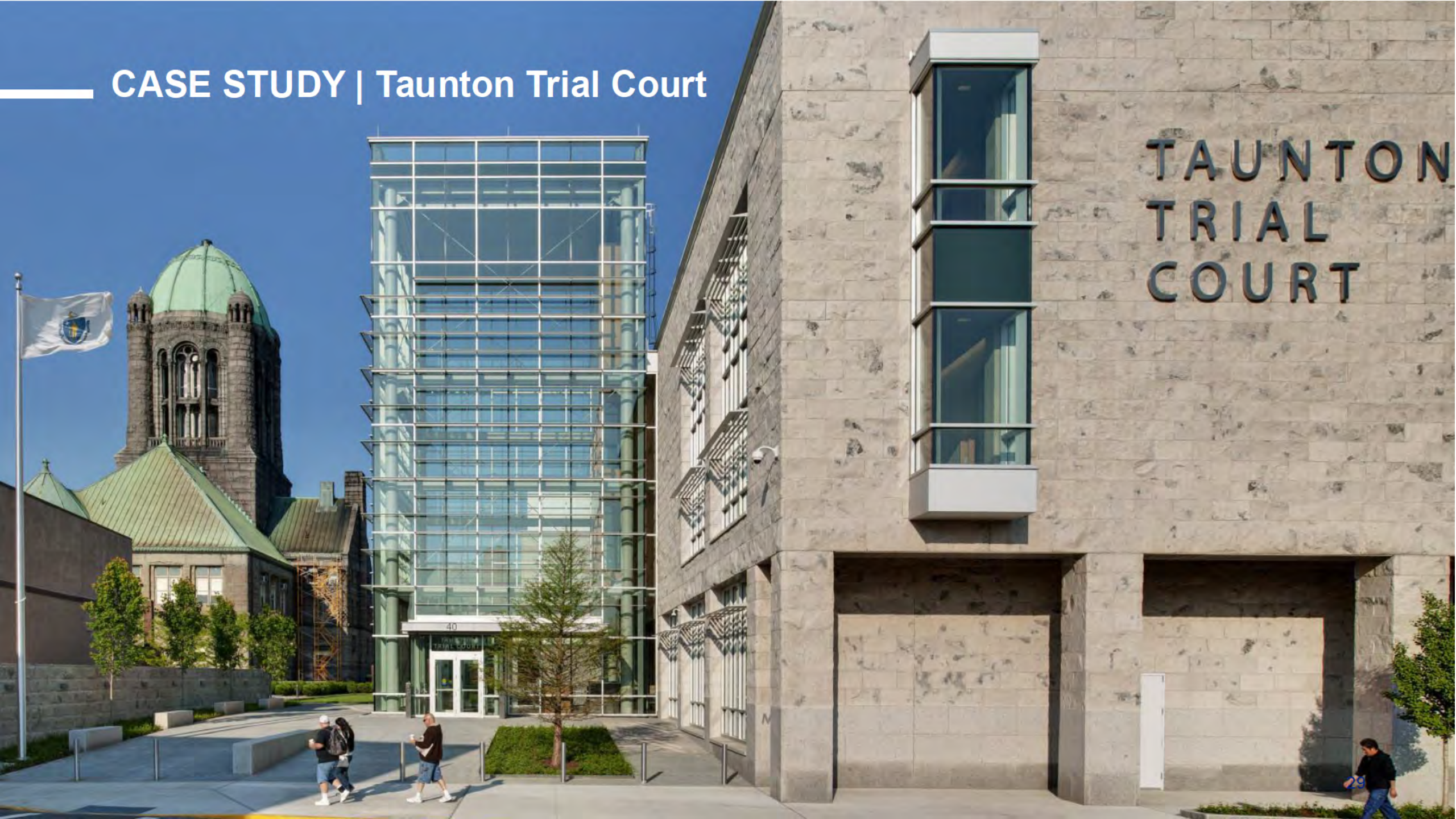
Court Sets & Lobby Layout



6 Stories | Public Zone Facing South



CASE STUDY | Taunton Trial Court





Taunton Trial Court
Taunton, MA



Taunton Trial Court
Taunton, MA



Taunton Trial Court
Taunton, MA

CASE STUDY | Orlando Federal Court





U.S. District Courthouse
Orlando, FL



U.S. District Courthouse
Orlando, FL



U.S. District Courthouse
Orlando, FL

CHESTNUT STREET FROM SOUTH

Sustainability



Sustainable Transportation

EV Charging Stations promote alternative transportation.

- 86** Very Walkable
Most errands can be accomplished on foot.
- 82** Excellent Transit
Transit is convenient for most trips.
- 54** Bikeable
Some bike infrastructure.



Energy Conservation & Efficiency

- High-performance opaque envelope reduced air infiltration & thermal bridging
- Triple-glazed windows with low-e coatings and integrated shading
- All-electric heating and cooling
- Optimized ventilation
- Energy Star equipment
- Energy efficient LED lighting
- "Solar-ready" Roof
- 76% electricity from renewable and non-carbon sources (Eversource mix)



Sustainable Sites

- Increased permeability
- native, drought-resistant planting
- On-site stormwater infiltration



Water Conservation

- EPA WaterSense fixtures
- Permanent water metering for real-time use data



Indoor Environmental Quality

- Low-VOC products prioritized ingredient transparency
- Environmental Product Declarations (EPD)
- Health Product Declarations (HPD)
- Non-toxic cleaning
- Toxic pesticide avoidance



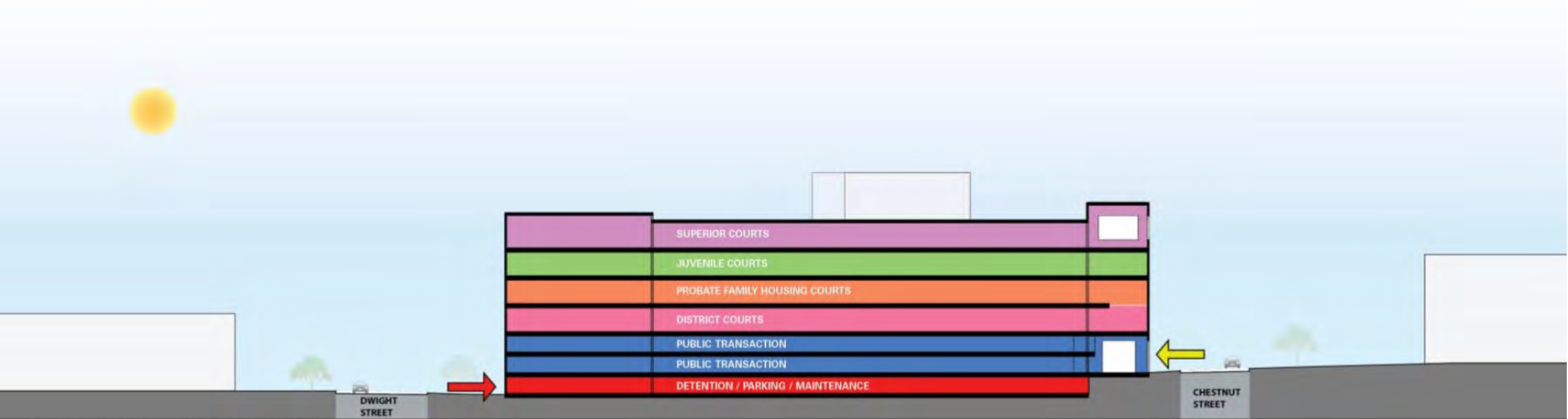
Waste Reduction

- Recycled materials
- Construction waste management to minimize landfill & incineration
- Dedicated recycling facilities
- Certified sustainable wood (FSC/SFI)
- Reusing materials from demolished building



Resiliency

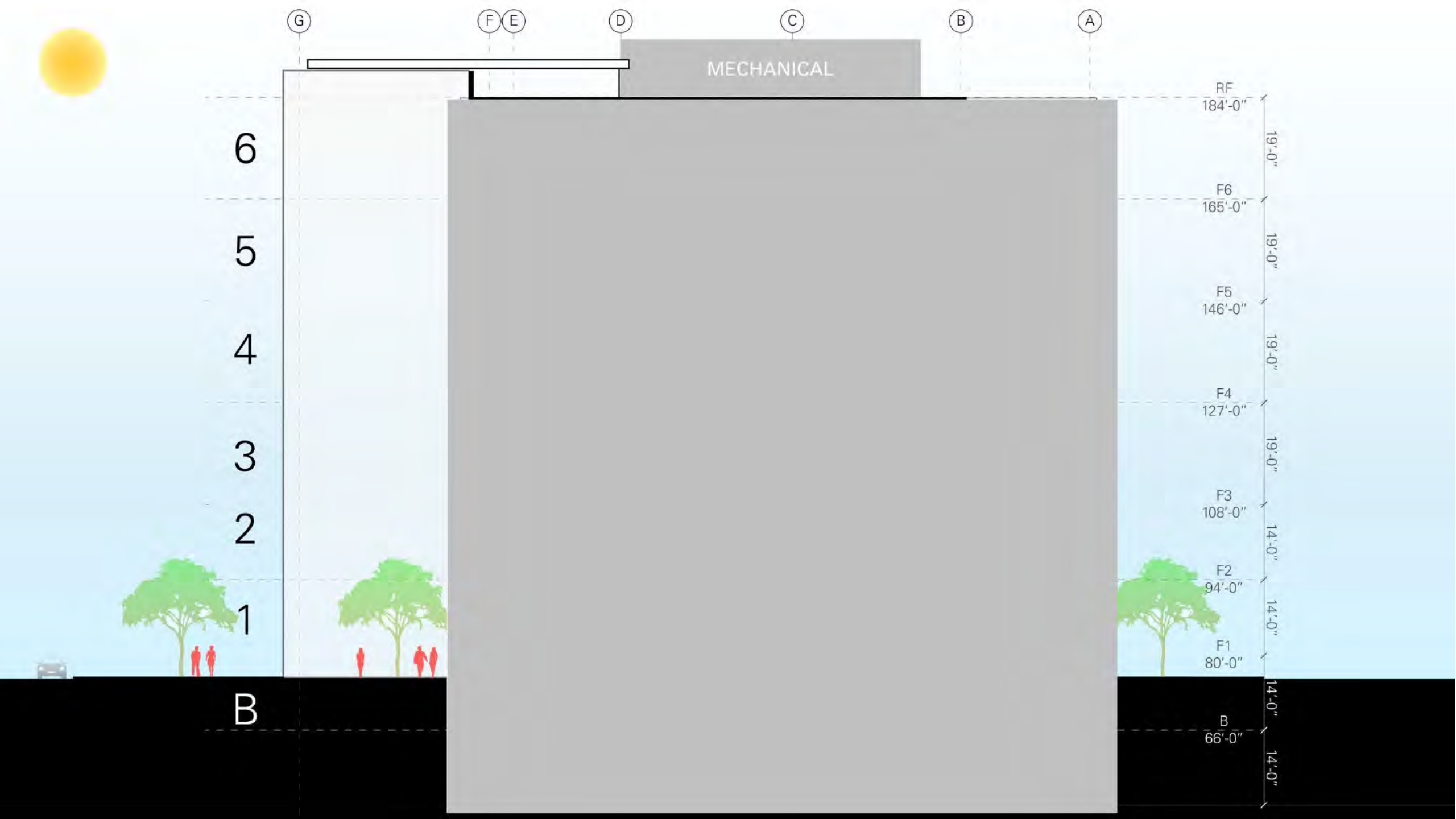
- 1MW roof-mounted generator
- Life safety and critical systems
- Sound attenuation
- EPATier 3 emissions regulation



LONGITUDINAL SECTION



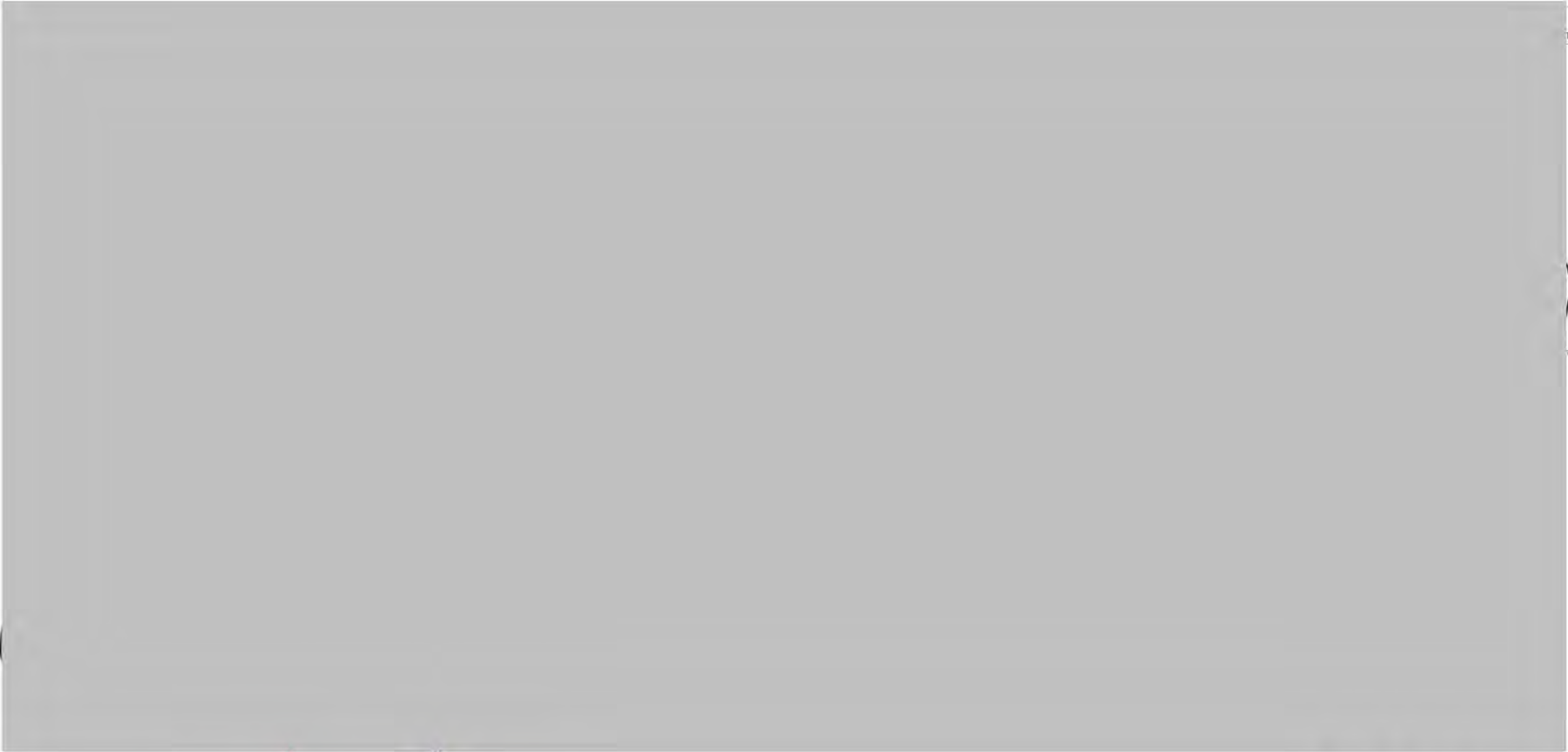
SITE PLAN



AREA = 25594 SQFT
AREA = 46975 SQFT

**Building
Maintenance Support**

LEVEL 0

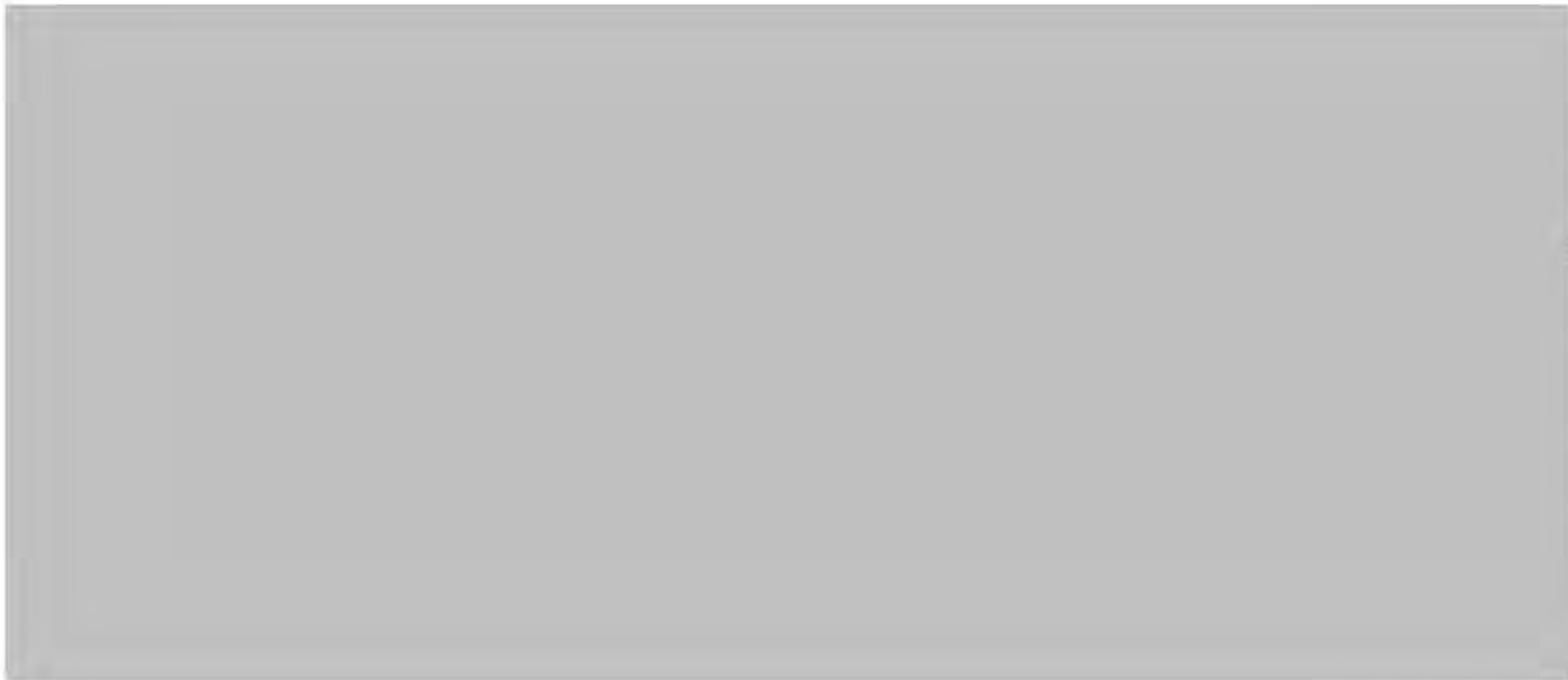


District Court
Courtroom Sets

Superior Court
Legal Research

LEVEL 1

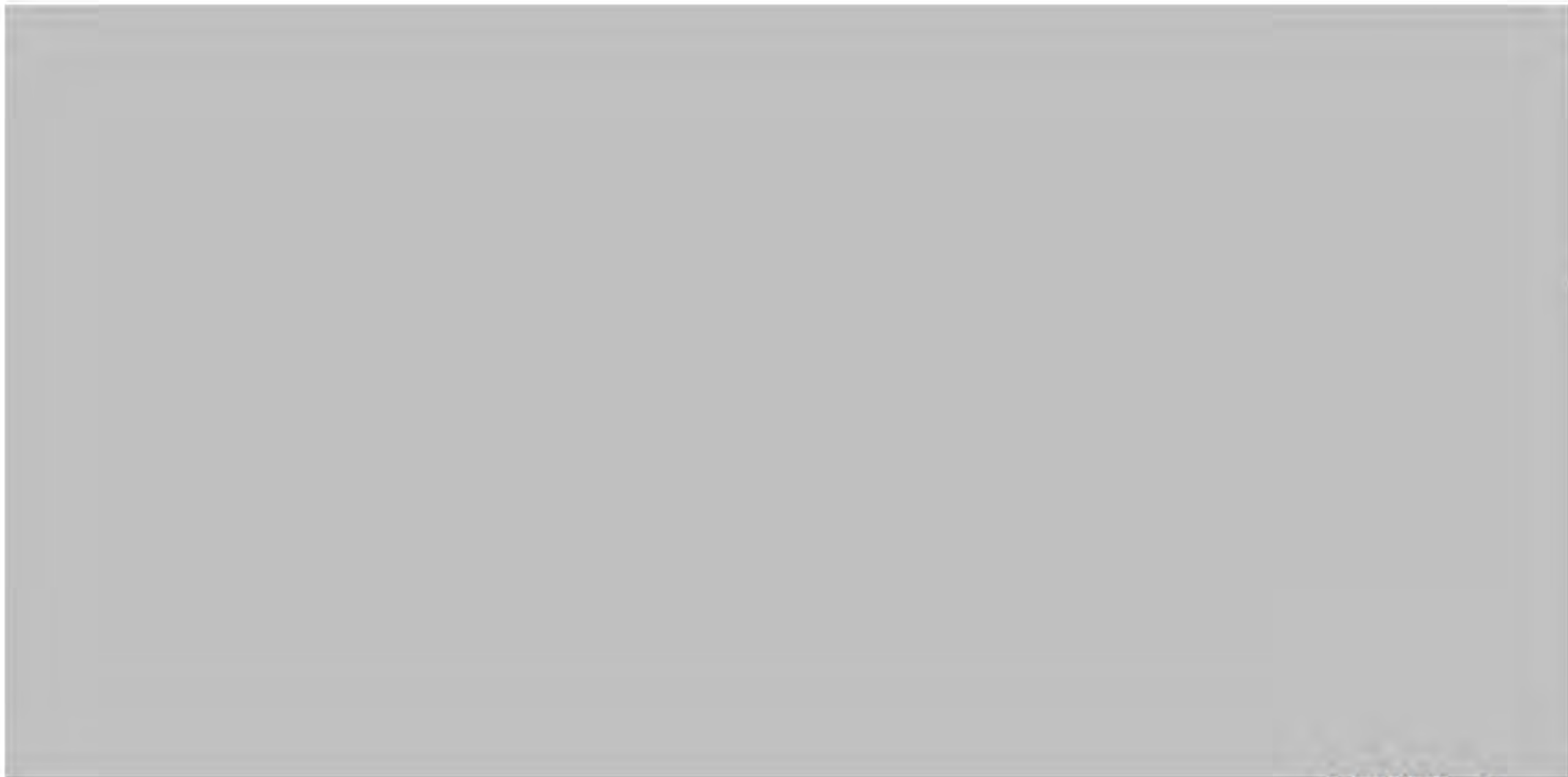
USABLE AREA = 40872 SQFT
RENTABLE AREA = 41008 SQFT



20
7' 4 1/2"
200' 10' 4 1/2"

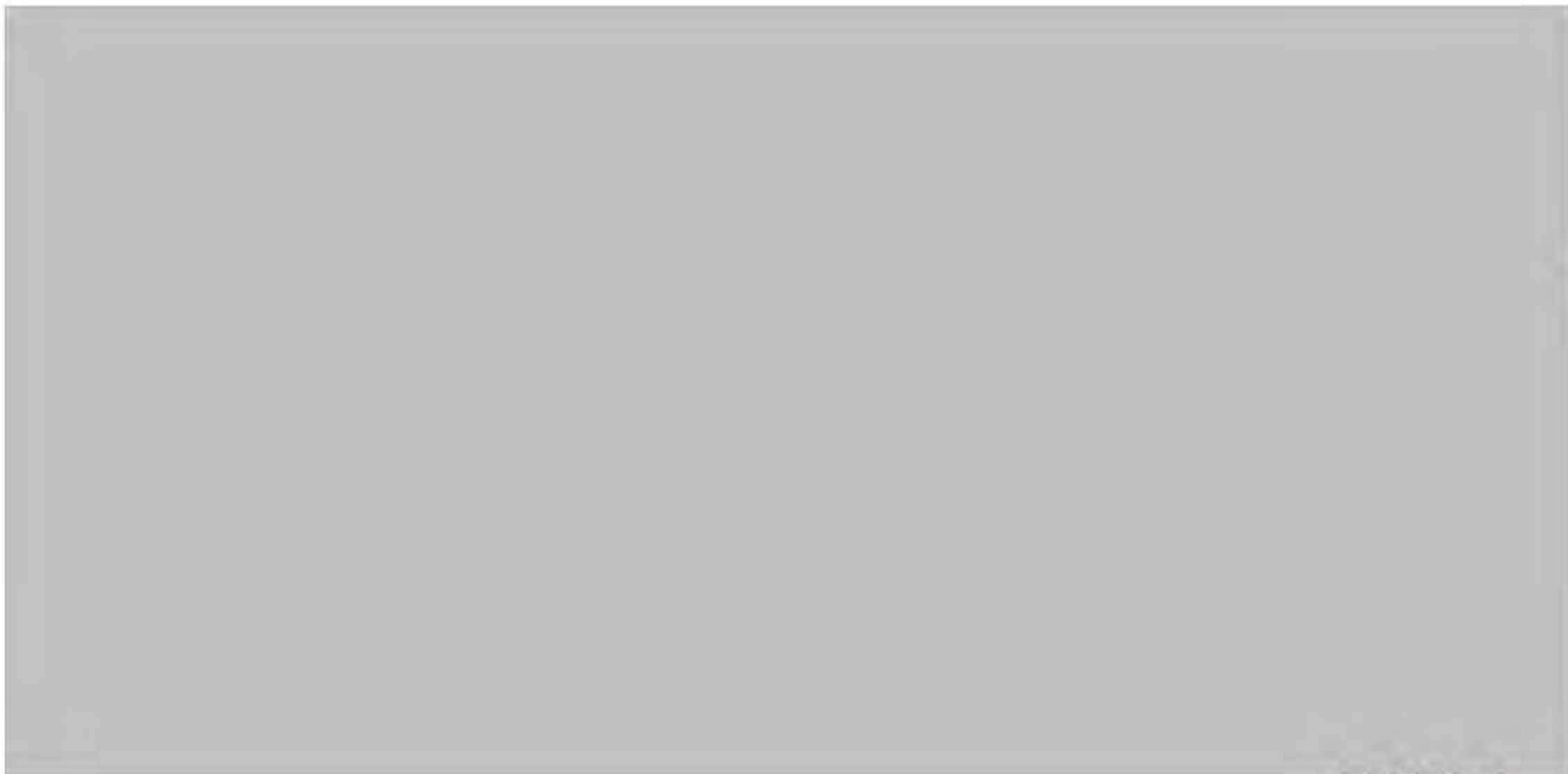
LEVEL 2

USABLE AREA = 40281 SQFT
RENTABLE AREA = 40488 SQFT



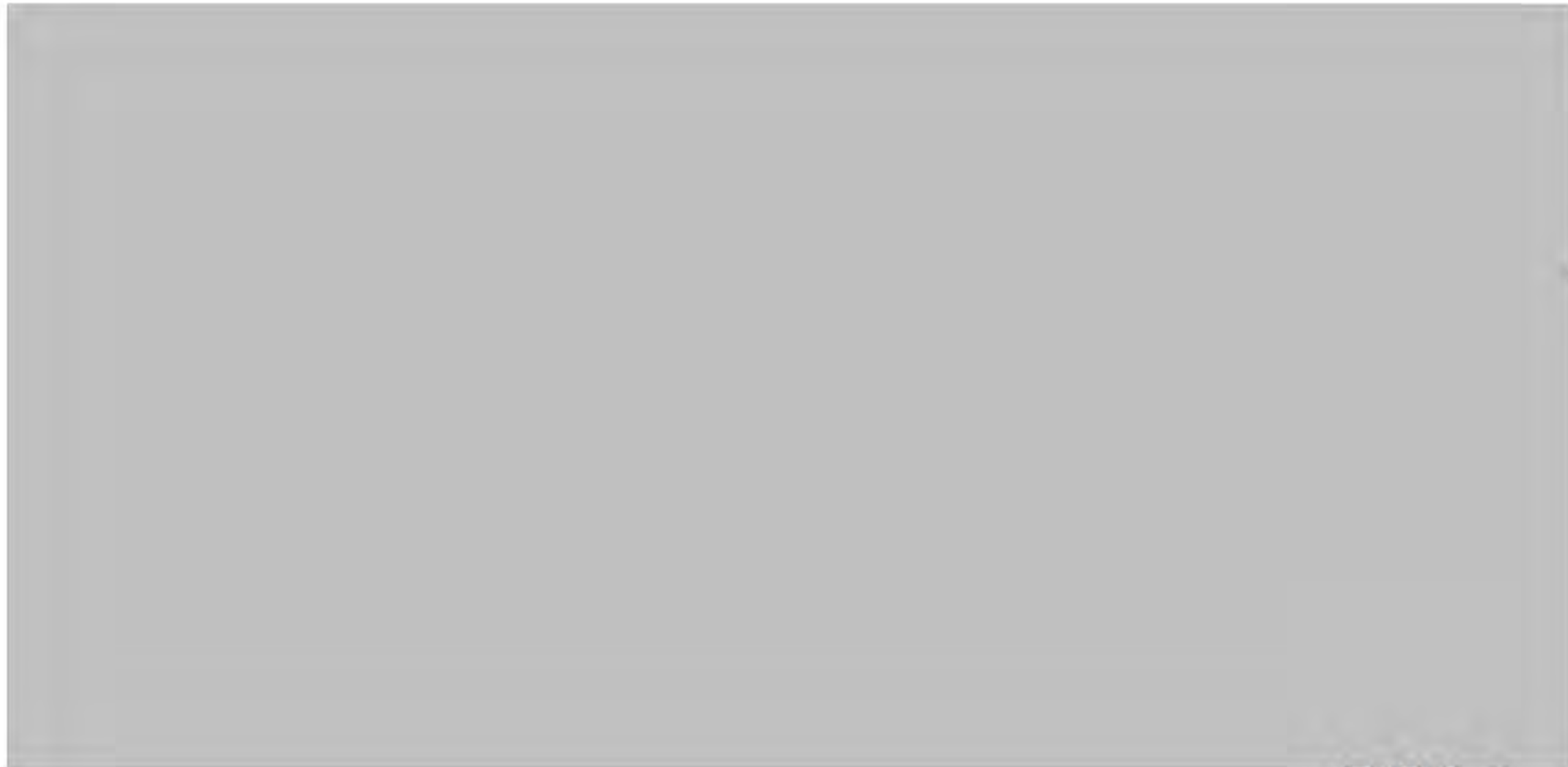
LEVEL 3

USABLE AREA = 39143 SQFT
RENTABLE AREA = 36360 SQFT



LEVEL 4

USABLE AREA = 40809 SQFT
RENTABLE AREA = 41026 SQFT



LEVEL 5

USABLE AREA = 39210 SQFT
RENTABLE AREA = 39488 SQFT



LEVEL 6



Public Lobby



Typical Courtroom



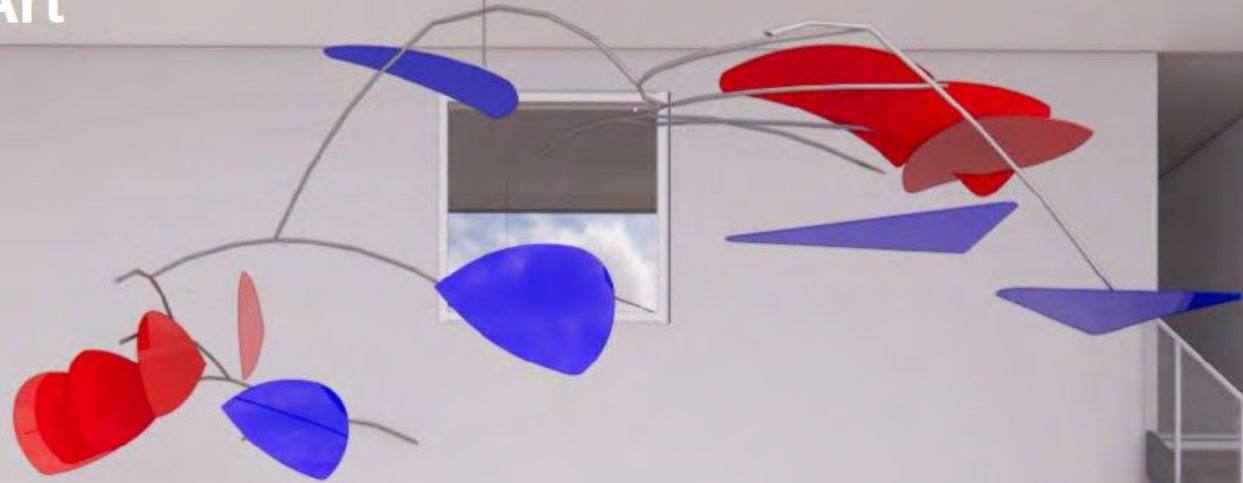
Judges Lobby

Potential Public Art



Alexander Calder
Lynn District Court

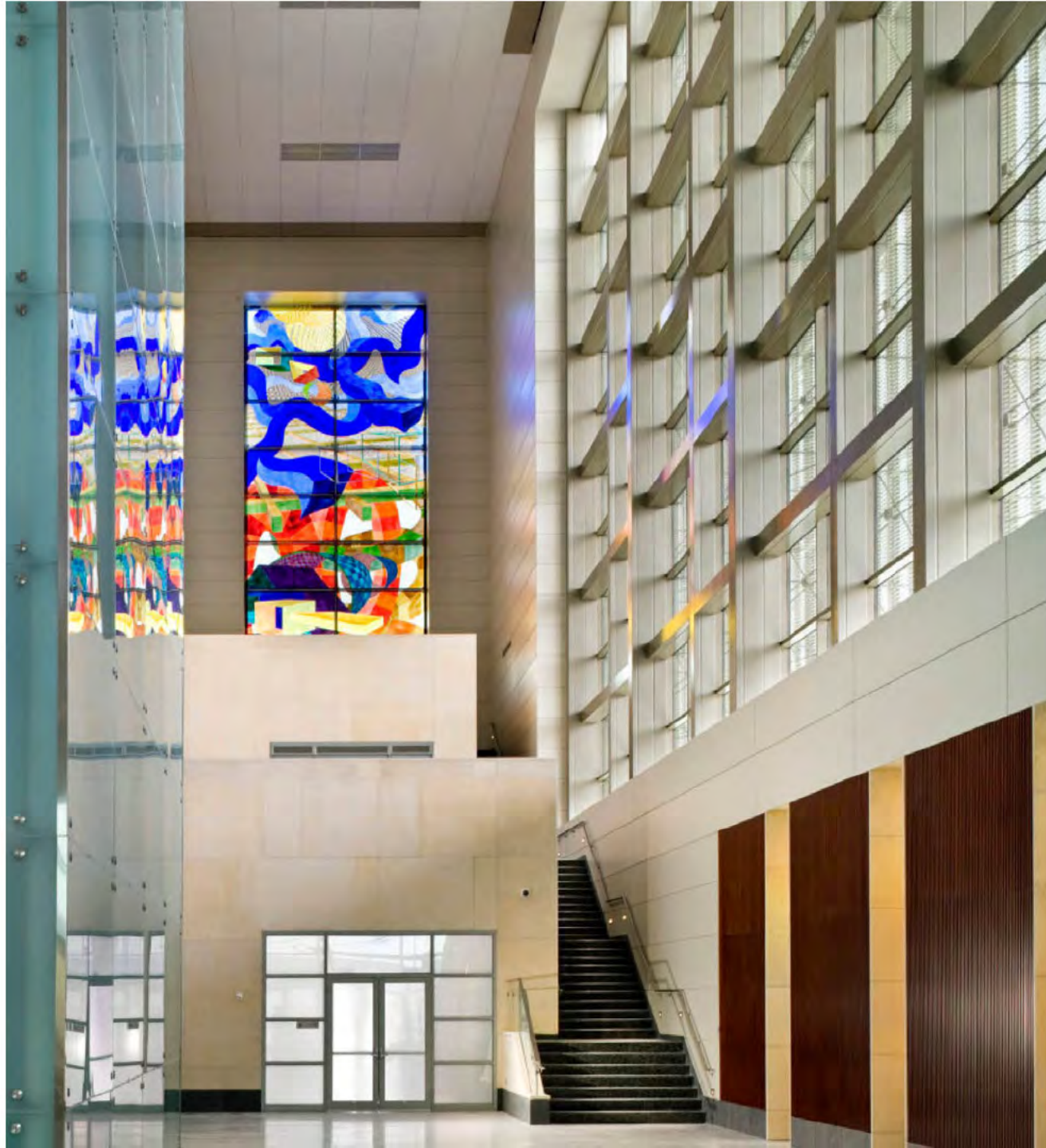
Potential Public Art



Alexander Calder
Lynn District Court



Al Held
U.S. District Courthouse





Dorothea Rockburne
U.S. District Courthouse

Design Impact



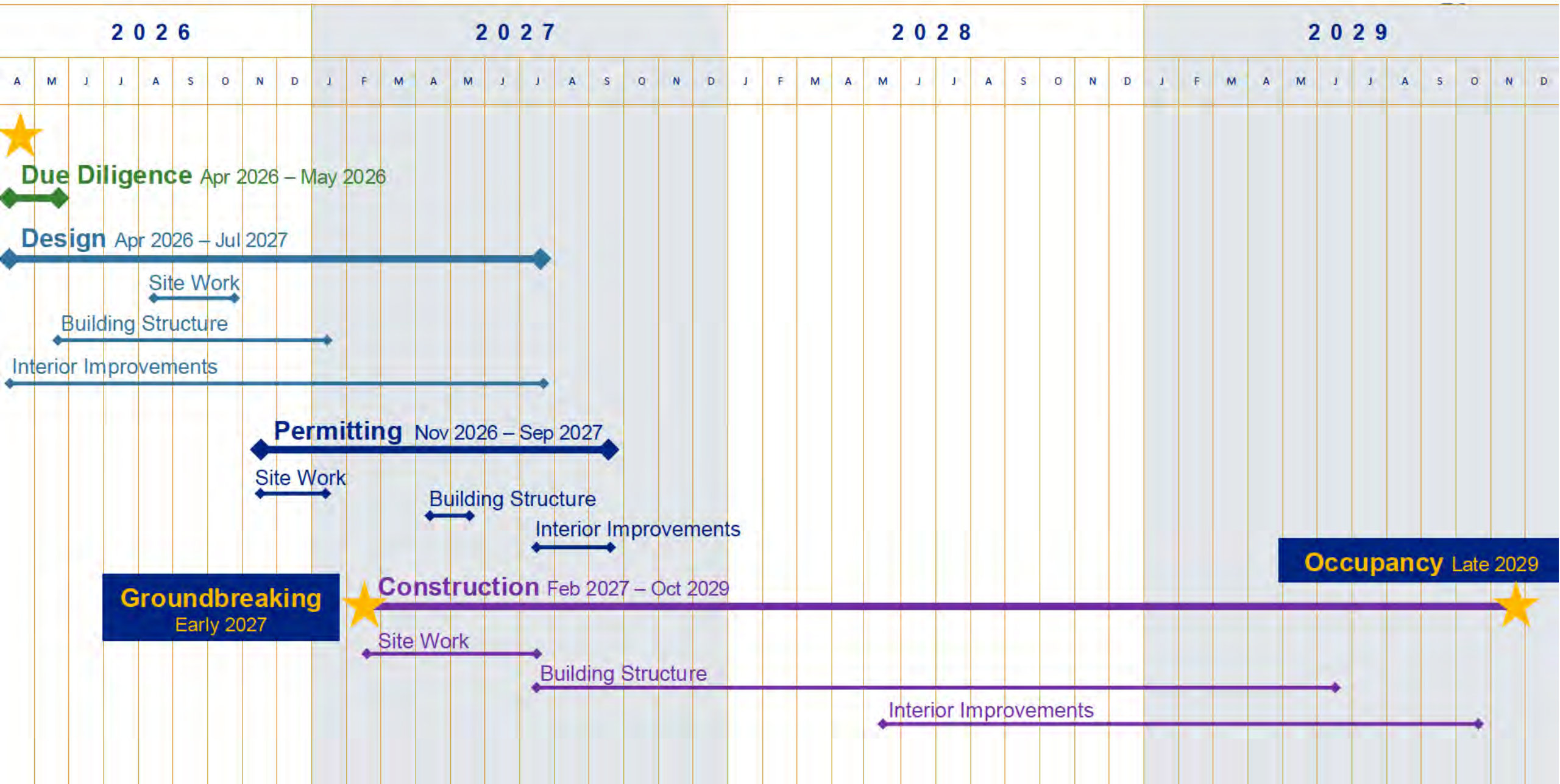
- Landmark civic presence
- Scale & material inspired by context
- Secure, efficient, and healthy workplace
- Clarity and orientation for the public
- Generous daylight, warm, durable materials

Project Execution

Recognizing a pressing need to replace the existing courthouse, the Liberty Junction team's proposed development provides what may be the fastest solution to deliver the new Springfield Regional Justice Center.



Milestone Schedule



Trade Partner Procurement



Build With Us @ Suffolk

In-House Program



Local Outreach & Sessions

Good Faith Efforts



Trade Partner Procurement

Large Trade Partner Network, Attainable Bid Packages



Increase Workforce Pipeline

Workforce Utilization Plans, Walk-on Application



Construction

Certified Payroll Reporting, Prompt Pay, Compliance



BUILD WITH US **@ SUFFOLK**

- Business accelerator program
- Designed for M/W/S/VBE businesses
- **312** graduated firms to date

Technical Validation Review



80+

Constructability Reviews
(TVRs) in 2025

20%

Reduction in Out-of-Scope
Change Event Cost

8%

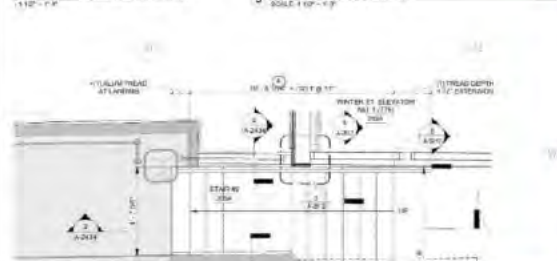
Reduction of RFI count

16%

RFI Count Shift to First
Half of Project Cycle

\$500M

Estimated Total
Value Savings

 Project: MBTA - Downtown Crossing (763466) Report: Issued for Bid - TVR Date: 1/22/2026 LEGEND RED = High YELLOW = Medium GREEN = Low								
TVR #	Status	Drawing / Spec. Ref.	Discipline	Description	Image	Priority	Response	
172	Open	A-2411 - ENLARGED ELEVATOR PLANS	Architectural	Please locate in sump pit in plan.		MEDIUM		
173	Open	A-2411 - ENLARGED ELEVATOR PLANS	Architectural	General Comment: locate all light fixtures in plan.		MEDIUM		
64	Open	A-2434 - STAIR 9 PLAN, SECTION, DETAILS	Architectural	4/A-2434 Indicates an overall length of Stair #9 as 10'-6 1/16"; however, the stair is shown with 12 treads at 11" each, resulting in a calculated overall length of 11'-0".		MEDIUM		

Digital Delivery & Coordination



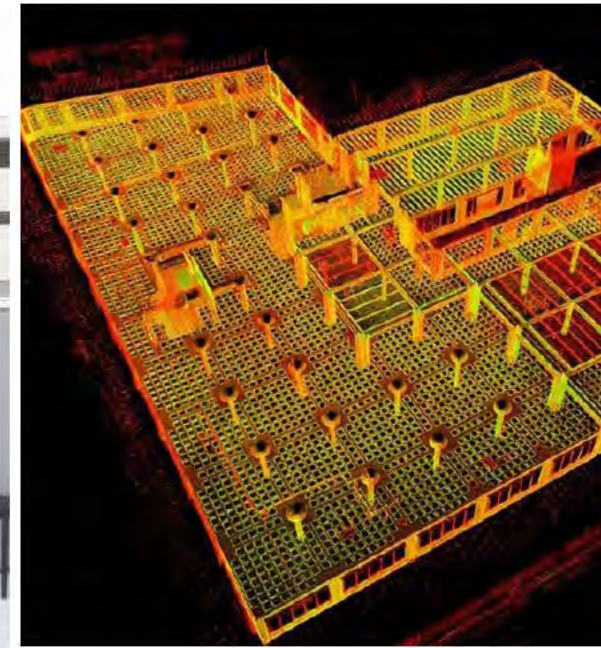
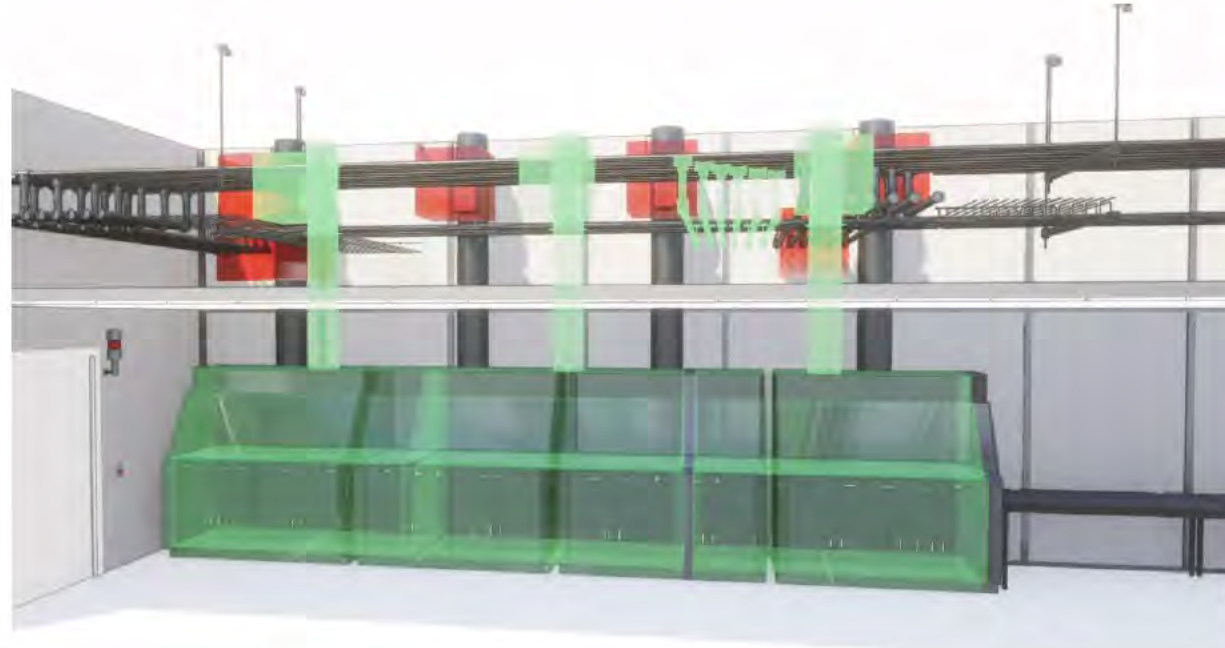
Preconstruction

Coordination

Installation

As Built Turnover

- Construction Model Equipment Planning
- Trade Partner Involvement
- Virtual Mockups
- RFI Reduction
- QA/QC Model
- Installations Pulled from Model



MEP

FABRICATION STEEL

ARCHITECTURE

OF EQUIPMENT

LOGISTICS/PHASING

QA/QC

Typical Model

Suffolk Model

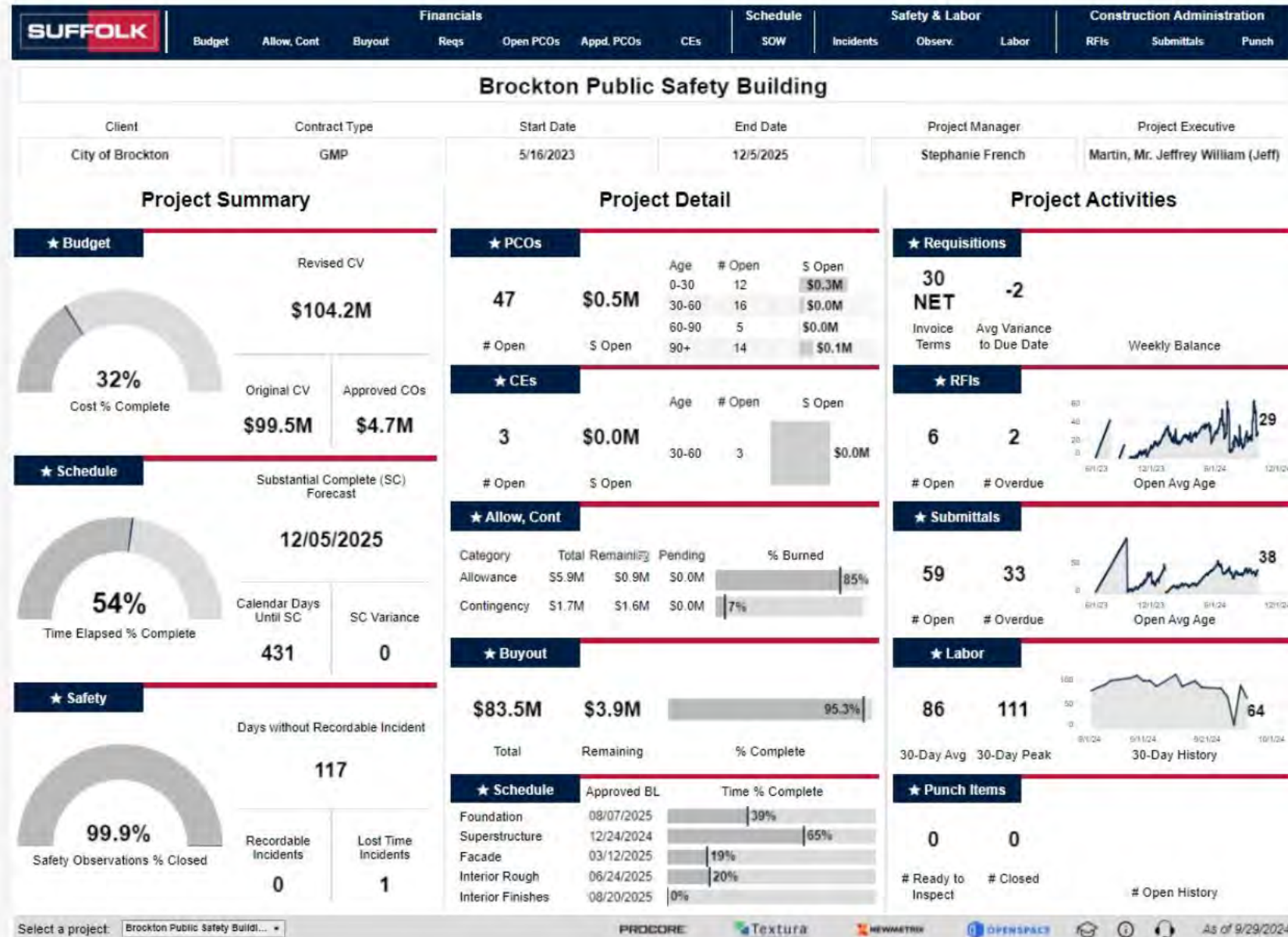




Enhancing Communication & Transparency

Owner's Dashboard

- Risk Register
- Monthly Executive Reports
- Weekly Look-Aheads





Best-in-Class Team



Ideal Site



**Aligned with the
Commonwealth's Objectives**



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