SUFFOLK

10/15/2025

Springfield Courthouse

08 - Conceptual Estimate 9-4-25 Dwg Set Updated 10-14-25

Schedule of Values

328,790gsf

CODE	DESCRIPTION	TOTAL COST	$/gsf	Demolition	New Building	Site	Bay State Parking Garage
12	Weather Conditions	2,000,000	6.08	-	2,000,000	-	-
18	General Work	544,906	1.66	-	544,906	-	-
240	Demolition	1,402,500	4.27	1,402,500	-	-	-
330	Concrete	10,463,634	31.82	-	10,457,634	6,000	-
345	Precast Facade	8,831,258	26.86	-	8,510,430	-	320,828
420	Masonry	2,607,384	7.93	-	2,607,384	-	-
510	Structural Steel	19,908,659	60.55	-	19,808,659	-	100,000
550	Misc Metals	1,492,007	4.54	-	1,492,007	-	-
560	Metal Stairs	5,901,600	17.95	-	5,901,600	-	-
610	Rough Carpentry	954,811	2.90	-	954,811	-	-
640	Architectural Millwork	9,743,020	29.63	-	9,743,020	-	-
710	Waterproofing	500,835	1.52	-	500,835	-	-
721	Insulation	675,702	2.06	-	675,702	-	-
727	AVB	278,465	0.85	-	278,465	-	-
740	Roofing	3,021,354	9.19	-	3,021,354	-	-
742	Metal Panel Facade	3,423,470	10.41	-	3,423,470	-	-
745	Pre-engineered Exterior Wall Systems	1,611,000	4.90	-	1,611,000	-	-
780	Applied Fireproofing	1,719,733	5.23	-	1,719,733	-	-
792	Joint Sealants	1,105,092	3.36	-	1,019,538	-	85,554
810	Doors, Frames & Hardware	4,041,400	12.29	-	4,041,400	-	-
833	OH Doors	90,000	0.27	-	90,000	-	-
844	Windows & Curtainwall	12,008,985	36.52	-	12,008,985	-	-
880	Interior Glass & Glazing	1,107,910	3.37	-	1,107,910	-	-
920	Drywall	16,445,449	50.02	-	16,425,449	-	20,000
930	Tile	1,826,010	5.55	-	1,826,010	-	-
951	ACT	3,334,816	10.14	-	3,334,816	-	-
965	Resilient Flooring	5,093,394	15.49	-	5,093,394	-	-
990	Painting & Wallcovering	1,624,469	4.94	-	1,609,469	-	15,000
997	Sealers & Coatings	116,740	0.36	-	116,740	-	-
1000	Specialties	726,250	2.21	-	726,250	-	-
1026	Wall and Door Protection	50,000	0.15	-	50,000	-	-
1040	Signage	480,988	1.46	-	460,988	-	20,000
1100	Misc Equipment	1,647,000	5.01	-	1,647,000	-	-
1116	Loading Dock Equipment	80,000	0.24	-	80,000	-	-
1124	Facade Maintenance (EBMS)	215,600	0.66	-	215,600	-	-
1220	Window Treatments	329,664	1.00	-	329,664	-	-
1230	Manufactured Casework	93,250	0.28	-	93,250	-	-
1248	Entrance Mats	15,000	0.05	-	15,000	-	-
1420	Elevators & Escalators	6,010,000	18.28	-	6,010,000	-	-
2110	Fire Protection	3,970,830	12.08	-	3,757,830	-	213,000
2210	Plumbing	6,436,134	19.58	-	6,382,884	-	53,250
2310	HVAC	40,520,310	123.24	-	40,450,020	-	70,290
2610	Electrical	34,910,185	106.18	174,259	33,771,130	381,396	583,400
2710	Communications	3,205,703	9.75	-	3,205,703	-	-

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Schedule of Values

328,790gsf

CODE	DESCRIPTION	TOTAL COST	$/gsf	Demolition	New Building	Site	Bay State Parking Garage
2740	Audiovisual	251,000	0.76	-	251,000	-	-
2810	Electronic Safety and Security	2,679,639	8.15	-	2,679,639	-	-
3110	Earthwork	10,295,201	31.31	-	-	10,295,201	-
3112	Shoring Systems	992,520	3.02	-	992,520	-	-
3145	Soil Stabilization	1,417,930	4.31	-	-	1,417,930	-
3210	Paving	756,114	2.30	-	-	595,700	160,414
3211	Site Concrete	697,908	2.12	-	-	547,908	150,000
3230	Site Furnishings	184,000	0.56	-	-	184,000	-
3231	Fencing	125,200	0.38	-	-	125,200	-
3290	Landscape/Hardscape	1,845,422	5.61	-	-	1,845,422	-
3310	Civil Utilities	2,168,120	6.59	-	140,000	2,028,120	-
	SUBTOTAL	**$ 241,978,567**	736/gsf	**$ 1,576,759**	**$ 221,183,196**	**$ 17,426,877**	**$ 1,791,735**
100.00%	General Conditions	13,925,330	42.35	90,739	12,728,602	1,002,878	103,110
100.00%	General Requirements	12,709,412	38.66	82,816	11,617,179	915,310	94,107
10.00%	Design Development	24,197,857	73.60	157,676	22,118,320	1,742,688	179,174
5.00%	Escalation	13,308,821	40.48	86,722	12,165,076	958,478	98,545
2.00%	Tariffs	5,589,705	17.00	36,423	5,109,332	402,561	41,389
0.00%	Building Permits	-	-	-	-	-	-
3.00%	Construction Contingency	8,552,248	26.01	55,727	7,817,278	615,918	63,325
1.50%	Subcontractor Default Insurance	4,276,124	13.01	27,864	3,908,639	307,959	31,663
0.00%	Builder's Risk Insurance	-	-	-	-	-	-
1.40%	General Liability Insurance	4,543,533	13.82	29,606	4,153,067	327,217	33,643
0.00%	Performance & Payment Bonds	-	-	-	-	-	-
3.50%	Fee	11,517,856	35.03	75,052	10,528,024	829,496	85,284
	TOTAL COST	**$ 340,599,453**	1,036/gsf	**$ 2,219,383**	**$ 311,328,711**	**$ 24,529,383**	**$ 2,521,976**

SUFFOLK

10/15/2025

Springfield Courthouse

08 - Conceptual Estimate 9-4-25 Dwg Set Updated 10-10-25

Detailed Estimate

DESCRIPTION OF WORK	QNTY	UOM	UNIT COST	TOTAL	Demolition	New Building	Site	Bay State Parking Garage
Weather Conditions								
Winter Conditions - Allowance	1	ls	2,000,000.00	2,000,000		2,000,000		
Total Weather Conditions				**2,000,000**	-	**2,000,000**	-	-
General Work								
Final Clean - Exterior Windows	51,039	sf	1.00	51,039		51,039		
Final Cleaning - Building	328,790	sf	1.35	443,867		443,867		
Suffolk Design Pursuit Costs	1	ls	50,000.00	50,000		50,000		
Total General Work				**544,906**	-	**544,906**	-	-
Demolition								
Demo Existing Building - 125 Liberty	55,000	gsf	14.00	770,000	770,000			
Hazardous Material Removal 125 Liberty	55,000	sf	10.00	550,000	550,000			
Demolition - Make Safe - Disconnect, Etc 125 Liberty	55,000	sf	1.50	82,500	82,500			
Total Demolition				**1,402,500**	**1,402,500**	-	-	-
Concrete								
Building SOG-Vapor Barrier	49,253	sf	1.00	49,253		49,253		
Concrete Transformer Pads	600	sf	20.00	12,000		12,000		
6 1/4" Slab on Deck	278,216	sf	14.00	3,895,024		3,895,024		
Grout Base Plates	72	ea	200.00	14,400		14,400		
Slab on Grade	41,139	sf	12.00	493,668		493,668		
Slab on Grade 12" Pressure Slab	8,271	sf	22.00	181,962		181,962		
Slab on Grade - At Areaway	504	sf	12.00	6,048		6,048		
Slab on Grade - At Entrance	1,748	sf	12.00	20,976		20,976		
Slab on Grade - Premium for Vehicular	17,311	sf	8.00	138,488		138,488		
Material Hoist Foundation	1	ls	50,000.00	50,000		50,000		
Loading Dock Leveler Pits	4	ea	15,000.00	60,000		60,000		
RTU Concrete Pads	7,327	sf	40.00	293,080		293,080		
Housekeeping Pads - 4" - Allowance	4,000	sf	80.00	320,000		320,000		
Crane Pads	3	ea	100,000.00	300,000		300,000		
Elevator Pit - Form and Place	12	ea	35,000.00	420,000		420,000		
Elevator Pit Sump Pit	12	ea	5,000.00	60,000		60,000		
Continuous Footing(6'x2') - Level -1	268	CY	1,400.00	375,200		375,200		
Continuous Footing(3'x1') - Level 0	123	CY	1,400.00	172,200		172,200		
Continuous Footing(3'x1') - At Entrance	13	CY	1,400.00	18,200		18,200		
Continuous Footing(3'x1') at Areaway	10	CY	1,400.00	14,000		14,000		
10'X10'X2.5' Column Footing	167	CY	1,300.00	217,100		217,100		
12'X12'X3' Column Footing	240	CY	1,300.00	312,000		312,000		
14.5'X14.5'X3' Column Footing	210	CY	1,300.00	273,000		273,000		
16'X16'X3' Column Footing	171	CY	1,300.00	222,300		222,300		
6'X6'X1' Column Footing	5	CY	1,400.00	7,000		7,000		
Foundation Wall (12") - Level -1	313	CY	1,800.00	563,400		563,400		
Foundation Wall (10") - level 0	154	CY	1,600.00	246,400		246,400		
Foundation Wall (10") - Entrance	17	CY	1,600.00	27,200		27,200		
Foundation Wall (10") - At Areaway	50	CY	1,600.00	80,000		80,000		
Building Base Brick/Stone Shelf	1,107	lf	90.00	99,630		99,630		
Column Pier	87	CY	1,900.00	165,300		165,300		
Loading Dock and Ramp	30	CY	1,900.00	57,000		57,000		
Haunched Slab at CMU Walls	1,593	lf	45.00	71,685		71,685		
Set Anchor Bolt	72	ea	225.00	16,200		16,200		
Water stop-PVC	1,831	lf	25.00	45,775		45,775		
Fill Bollards	30	ea	200.00	6,000			6,000	
Metal Pan Stair Infills	1,312	rsr	150.00	196,800		196,800		
Concrete Pump	90	dy	4,000.00	360,000		360,000		
Add for Support Crane	8	wks	20,000.00	160,000		160,000		
Field Engineer	12	wks	5,000.00	60,000		60,000		
Safety - Trade Partner Labor	12	wks	5,000.00	60,000		60,000		
Concrete Winter Conditions Allow	1	ls	100,000.00	100,000		100,000		
Insulation-Rigid-Slab	49,410	sf	4.50	222,345		222,345		
Total Concrete				**10,463,634**	-	**10,457,634**	**6,000**	-
Precast Facade								
Precast Panel w/ Limestone Face Mix - System A	59,790	sf	105.00	6,277,950		6,277,950		
Premium Precast Panel w/ Limestone Face Mix - System B	13,540	sf	125.00	1,692,500		1,692,500		
Caulk Precast Concrete Panel - Premium	73,330	sf	4.50	329,985		329,985		
Power Wash Precast Panels	73,330	sf	1.50	109,995		109,995		
Precast Surveying	1	ls	50,000.00	50,000		50,000		
Remobilization for Precast Panel Infills at Hoist	1	ls	50,000.00	50,000		50,000		
Pressure Wash Existing Garage - Bay State Parking Garage	213,885	ls	1.50	320,828				320,828
Total Precast Facade				**8,831,258**	-	**8,510,430**	-	**320,828**
Masonry								
Staging For Masonry	53,633	sf	8.00	429,064		429,064		
CMU-8in	53,633	sf	40.00	2,145,320		2,145,320		
CMU-8in Privacy Screen	660	sf	50.00	33,000		33,000		
Total Masonry				**2,607,384**	-	**2,607,384**	-	-

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08 - Conceptual Estimate 9-4-25 Dwg Set Updated 10-10-25

Detailed Estimate

DESCRIPTION OF WORK	QNTY	UOM	UNIT COST	TOTAL	Demolition	New Building	Site	Bay State Parking Garage
Structural Steel								
Crew Premium Time for Weather Lost Days	1	ls	60,000.00	60,000		60,000		
Additional Beam Penetrations	1	ls	30,000.00	30,000		30,000		
Additional Picks for Other Trades	1	ls	75,000.00	75,000		75,000		
Additional Floor Openings	1	ls	30,000.00	30,000		30,000		
Temp Protection at Roof Openings	1	ls	30,000.00	30,000		30,000		
Surveying for Steel Plumbness	1	ls	30,000.00	30,000		30,000		
Crane Pads	3	ea	10,000.00	30,000		30,000		
Fire Watch - Allowance	1	ls	50,000.00	50,000		50,000		
Structural Steel - PV Ready Allowance	1	ls	100,000.00	100,000		100,000		
Structural Steel, Typical Floor 18lb/sf	2,496	tn	5,400.00	13,478,400		13,478,400		
Structural Steel, Roof 16lb/sf	412	tn	5,400.00	2,224,800		2,224,800		
Screenwall Support	35	tn	6,500.00	227,500		227,500		
Additional RTU Support/Dunnage	15	tn	6,500.00	97,500		97,500		
Elevator hoist Beams	12	ea	2,500.00	30,000		30,000		
Structural Steel Precast Supports	7,715	lf	50.00	385,750		385,750		
Deck-Floor-3in-Galvanized	269,945	sf	7.00	1,889,615		1,889,615		
Deck-Roof-3in-Galvanized	51,442	sf	7.00	360,094		360,094		
Structural Connections Repairs - Bay State Parking Garage	1	ls	100,000.00	100,000				100,000
Steel Elevator Rail Support	85	stops	8,000.00	680,000		680,000		
Total Structural Steel				**19,908,659**	**-**	**19,808,659**	**-**	**100,000**
Misc Metals								
CMU Seismic Clip	2,537	lf	30.00	76,110		76,110		
Misc Metal	328,790	sf	3.00	986,370		986,370		
Ladder-Elevator Pit	12	ea	2,000.00	24,000		24,000		
Ladder-Roof Access	4	ea	15,000.00	60,000		60,000		
Areaway Grating	504	sf	90.00	45,360		45,360		
Sump Pit Cover/Frame	12	ea	1,500.00	18,000		18,000		
Supports-Toilet Partitions	43	ea	450.00	19,350		19,350		
Loose Lintels/Relieving Angles, etc	53,633	sf	0.50	26,817		26,817		
Elevator Sill Angles	78	ea	1,000.00	78,000		78,000		
Lightning Mast Pedestal	1	ls	10,000.00	10,000		10,000		
Support Framing for Security Gates/Doors	3	ea	20,000.00	60,000		60,000		
Stainless Steel Detention Bar	44	ea	2,000.00	88,000		88,000		
Total Misc Metals				**1,492,007**	**-**	**1,492,007**	**-**	**-**
Metal Stairs								
Stairs/Rails-Metal Pan-Egress - Stair 1	259	rsr	3,000.00	777,000		777,000		
Stairs/Rails-Metal Pan-Egress - Stair 2	259	rsr	3,000.00	777,000		777,000		
Stairs/Rails-Metal Pan-Egress - Stair 3	283	rsr	3,000.00	849,000		849,000		
Stairs/Rails-Metal Pan-Egress - Stair 4	259	rsr	3,000.00	777,000		777,000		
Feature Stair A - Ornamental	130	rsr	7,500.00	975,000		975,000		
Feature Stair B - Ornamental	122	rsr	7,500.00	915,000		915,000		
Glass Guardrail at Open to Below	924	lf	900.00	831,600		831,600		
Total Metal Stairs				**5,901,600**	**-**	**5,901,600**	**-**	**-**
Rough Carpentry								
Window Perimeter Blocking	53,248	sf	1.75	93,184		93,184		
Interior Wall Blocking and Misc. Blocking - Allowance	328,790	sf	2.00	657,580		657,580		
Plywood Backer Board @ MEP Rooms	3,000	sf	8.00	24,000		24,000		
Roof Blocking - PT	51,442	sf	3.50	180,047		180,047		
Total Rough Carpentry				**954,811**	**-**	**954,811**	**-**	**-**
Architectural Millwork								
Window Sill (Solid Surface or Painted Wood)	3,052	lf	60.00	183,120		183,120		
Additional Millwork - Allowance	-	ls	8.00	-		-		
A05 Judge Bench	29	ea	58,000.00	1,682,000		1,682,000		
A06 Session Clerk/Docketing Bench	29	ea	16,160.00	468,640		468,640		
A07 Probation Bench	29	ea	48,000.00	1,392,000		1,392,000		
A08 Witness Stand	29	ea	48,000.00	1,392,000		1,392,000		
A09 Bar/Railing	29	ea	35,000.00	1,015,000		1,015,000		
A10 Court Officer	29	ea	11,500.00	333,500		333,500		
A11 Transaction Counter	12	ea	46,385.00	556,620		556,620		
A12 Pass Under Transaction Window	3	ea	9,250.00	27,750		27,750		
Chair Rail	13,986	lf	40.00	559,440		559,440		
A15 - Staff Support Counter - Breakroom and Kitchenette	13	ea	14,090.00	183,170		183,170		
A15 - Staff Support Counter - Wellness Room	3	ea	7,300.00	21,900		21,900		
A15 - Staff Support Counter - Jury Pantry	8	ea	7,300.00	58,400		58,400		
A17 Jury Box/Jury Railing	424	lf	240.00	101,760		101,760		
Wood Paneling Wainscot w/ Chair Rail at Courtrooms 3'-6"	-	sf	140.00	-		-		
Accent Wall Wood Paneling Behind Judge	18,319	sf	-	-		-		
Handrail at Judge/Witness Stand Ramps	1,310	lf	200.00	262,000		262,000		
Gallery Seating	-	lf	1,400.00	-		-		
Control Room Counter	40	lf	400.00	16,000		16,000		
Counter at Public Restrooms	168	lf	500.00	84,000		84,000		
Lobby Bench Seating	4	ea	4,000.00	16,000		16,000		
Acoustic Fabric Panels	23,162	sf	60.00	1,389,720		1,389,720		
Total Architectural Millwork				**9,743,020**	**-**	**9,743,020**	**-**	**-**
Waterproofing								
Bituminous Waterproofing - Foundation Wall	21,389	sf	11.00	235,279		235,279		
Insulation-Rigid-Foundation Wall	21,389	sf	4.00	85,556		85,556		
Crystaline Waterproofing - elevator Pit	12	ea	15,000.00	180,000		180,000		
Total Waterproofing				**500,835**	**-**	**500,835**	**-**	**-**
Insulation								
5" Low-GWP Closed Cell Spray Insulation at Entrance Ceiling	73,330	sf	9.00	659,970		659,970		
5" Low-GWP Closed Cell Spay Insulation at Precast	1,748	sf	9.00	15,732		15,732		
Total Insulation				**675,702**	**-**	**675,702**	**-**	**-**
AVB								
Sheet Applied Air Barrier - Exterior Wall At Metal Panel	25,315	sf	11.00	278,465		278,465		
Total AVB				**278,465**	**-**	**278,465**	**-**	**-**

DESCRIPTION OF WORK	QNTY	UOM	UNIT COST	TOTAL	Demolition	New Building	Site	Bay State Parking Garage
Roofing								
PVC Roof Membrane and Insulation	51,442	sf	32.00	1,646,144		1,646,144		
Vegetated Roof - Premium	5,716	sf	125.00	714,500		714,500		
Temp Roof/Phasing	51,442	sf	4.00	205,768		205,768		
Roof Perimeter Fascia - Edge and Parapet	2,500	lf	25.00	62,500		62,500		
Flashing - Rooftop Unit Bases	1	ls	40,000.00	40,000		40,000		
Flashing - Roof Drains	1	ls	35,000.00	35,000		35,000		
Flashing - Vents and Penetrations	1	ls	30,000.00	30,000		30,000		
Leak Detection on Vegetated Roofs	1	ls	20,000.00	20,000		20,000		
Roof Walkway Pads	3,000	sf	12.00	36,000		36,000		
Miscellaneous Roof Flashing	51,442	sf	1.00	51,442		51,442		
Roof Accessories	1	ls	30,000.00	30,000		30,000		
Roof Hatches and Ladders	1	ls	50,000.00	50,000		50,000		
Roof Patching	1	ls	100,000.00	100,000		100,000		
Total Roofing				**3,021,354**	-	**3,021,354**	-	-
Metal Panel Facade								
Metal Panels - System C	23,567	sf	130.00	3,063,710		3,063,710		
Open Vestibule Ceiling - Metal Panels	1,748	sf	120.00	209,760		209,760		
Louvers Exhaust - Allowance	1	ls	75,000.00	75,000		75,000		
Louvers Intake	1	ls	75,000.00	75,000		75,000		
Total Metal Panel Facade				**3,423,470**	-	**3,423,470**	-	-
Pre-engineered Exterior Wall Systems								
Screenwall	6,444	sf	250.00	1,611,000		1,611,000		
Total Pre-engineered Exterior Wall Systems				**1,611,000**	-	**1,611,000**	-	-
Applied Fireproofing								
Firestopping-Perimeter Slab	8,319	lf	35.00	291,165		291,165		
Fire Rated Sealant @ Both Sides of Rated GWB Partitions - 1 HR	1	allw	20,000.00	20,000		20,000		
Fire Rated Sealant @ Both Sides of Rated GWB Partitions - 2 HR	1	allw	20,000.00	20,000		20,000		
Supplemental Spray Fireproofing to Achieve 2 Hour Rating	1	ls	50,000.00	50,000		50,000		
Spray Fireproofing-Cementitious	328,790	sf	3.25	1,068,568		1,068,568		
Column to Receive 1 HR Intumescent - Allowance	1	ls	200,000.00	200,000		200,000		
Patch Fireproofing	25	dy	2,800.00	70,000		70,000		
Total Applied Fireproofing				**1,719,733**	-	**1,719,733**	-	-
Joint Sealants								
Joint Sealant Replacement 10% - Bay Stare Parking Garage	21,389	sf	4.00	85,554				85,554
Joint Sealants - Exterior	152,138	sf	4.00	608,551		608,551		
Joint Sealants - Interior	328,790	sf	1.25	410,988		410,988		
Total Joint Sealants				**1,105,092**	-	**1,019,538**	-	**85,554**
Doors, Frames & Hardware								
H01 Standard Hardware	532	ea	1,500.00	798,000		798,000		
H02 Heavy Duty Hardware	208	ea	3,800.00	790,400		790,400		
[redacted]	5	ea	6,000.00	30,000		30,000		
H04 Cell Door Slam Lock - See Detention Equipment	44	ea	-	-		-		
H05 Electronic Lock	189	ea	2,200.00	415,800		415,800		
H06 Card Access Control Device	215	ea	2,500.00	537,500		537,500		
[redacted]	12	ea	6,000.00	72,000		72,000		
Auto Operator - Allowance	12	ea	8,000.00	96,000		96,000		
D01 Standard Door Vision Panel	324	ea	2,000.00	648,000		648,000		
D02 Standard Door W/O Vision Panel	88	ea	1,300.00	114,400		114,400		
D03 Sliding Cell Door - See Detention Equipment	44	ea	-	-		-		
D04 Double Door Vision Panel	43	ea	3,500.00	150,500		150,500		
D05 Double Door W/O Vision Panel	36	ea	2,300.00	82,800		82,800		
D06 Secure Steel Door	46	ea	5,000.00	230,000		230,000		
D07 Tenant Entry Door	2	ea	20,000.00	40,000		40,000		
Hollow Metal Door and Frame - Exterior - Insulated - Single	9	ea	4,000.00	36,000		36,000		
Total Doors, Frames & Hardware				**4,041,400**	-	**4,041,400**	-	-
OH Doors								
Overhead Coiling Door - Exterior - Insulated - Motorized	3	ea	30,000.00	90,000		90,000		
Total OH Doors				**90,000**	-	**90,000**	-	-
Windows & Curtainwall								
Aluminum Entrance Doors (Pair)	2	pr	15,000.00	30,000		30,000		
Aluminum Entrance Doors (Single)	1	ea	10,000.00	10,000		10,000		
Aluminum Entrance Doors Vestibule (Double) - Sub Quote	2	pr	15,000.00	30,000		30,000		
Mock Up and Testing Mock-up - Performance	1	ls	250,000.00	250,000		250,000		
Curtainwall Type 1	20,242	sf	200.00	4,048,400		4,048,400		
Curtainwall Type 2	5,350	sf	220.00	1,177,000		1,177,000		
Curtainwall Type 3	23,567	sf	255.00	6,009,585		6,009,585		
Punched Windows Type 4	1,880	sf	200.00	376,000		376,000		
Store Front Vestibule - Aluminum Framed	400	sf	195.00	78,000		78,000		
Total Windows & Curtainwall				**12,008,985**	-	**12,008,985**	-	-
Interior Glass & Glazing								
A03 - IG - Interior Glazing Tempered	2,522	sf	180.00	453,915		453,915		
A04 - SG - Interior Glazing Assault Resistant	953	sf	270.00	257,175		257,175		
[redacted]	60	sf	600.00	36,000		36,000		
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]		[redacted]		
[redacted] Double Doors	1	ea	20,000.00	20,000		20,000		
Smoke Baffle/Stop at Open to Above	924	lf	250.00	231,000		231,000		
Interior Glass & Glazing - Allowance	-	sf	3.00	-		-		
Total Interior Glass & Glazing				**1,107,910**	-	**1,107,910**	-	-

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Drywall								
Raised Floor LGMF - At Judge and Witness Stand	9,553	sf	55.00	525,415		525,415		
Raised Floor LGMF - At Jury Box	888	sf	55.00	48,840		48,840		
5" Mineral Wool Insulation At Metal Panel and Precast	96,897	sf	6.00	581,382		581,382		
Install Doors and Hardware	740	ea	900.00	666,000		666,000		
Interior Mock-up	1	ls	55,000.00	55,000		55,000		
Interior Partition Walls	336,784	sf	20.00	6,735,680		6,735,680		
Interior Partition Walls - Premium for Courtroom Acoustic - Double Walls	101,035	sf	16.00	1,616,560		1,616,560		
Interior Partition Walls - Acoustic Premium	50,518	sf	8.00	404,144		404,144		
Interior Partition Walls Furring at CMU	53,633	sf	15.00	804,495		804,495		
Rated GWB Partition - PREMIUM	50,518	sf	8.00	404,144		404,144		
Shaft Wall	63,784	sf	28.00	1,785,952		1,785,952		
Glass Mat Sheathing (Densglass)	23,567	sf	5.00	117,835		117,835		
Glass Mat Sheathing At Entrance Ceiling	1,748	sf	5.00	8,740		8,740		
Exterior Wall Metal Framing 6" Metal Studs	96,897	sf	12.00	1,162,764		1,162,764		
Exterior Wall Metal Framing At Entrance Ceiling	1,748	sf	12.00	20,976		20,976		
Exterior Wall - Interior GWB	96,897	sf	5.00	484,485		484,485		
GWB Ceilings and Soffits - 20% of Ceiling - Premium from ACT	56,557	sf	16.00	904,912		904,912		
Perimeter Wall Shade Pocket	3,925	lf	25.00	98,125		98,125		
Partitions and Doors at Access Point - Bay State Parking Garage	1	ls	20,000.00	20,000				20,000
Total Drywall				**16,445,449**	-	**16,425,449**	-	**20,000**
Tile								
F04 - PCT - Porcelain Tile 24 X 24	22,625	sf	45.00	1,018,125		1,018,125		
F04 - Porcelain Tile Base	4,160	lf	40.00	166,400		166,400		
Porcelain Tile - Wall	7,701	sf	40.00	308,020		308,020		
F05 - CRT - Ceramic Tile 24 X 24	7,377	sf	35.00	258,195		258,195		
F05 - Ceramic Tile Base	2,509	lf	30.00	75,270		75,270		
Total Tile				**1,826,010**	-	**1,826,010**	-	-
ACT								
C01 - ACT - Acoustical Ceiling Tile	282,784	sf	9.00	2,545,056		2,545,056		
C02 - SC - Security Ceiling	7,104	sf	65.00	461,760		461,760		
Premium Ceiling at Select Locations - Premium - Allowance	8,000	sf	41.00	328,000		328,000		
Total ACT				**3,334,816**	-	**3,334,816**	-	-
Resilient Flooring								
Floor Prep - Excluding Moisture Mitigation	250,421	sf	2.00	500,842		500,842		
Floor Prep - Moisture Mitigation Premium	250,421	sf	5.00	1,252,105		1,252,105		
F02R - F02 - RSF - VINYL COMPOSTION TILE	5,844	lf	90.00	525,960		525,960		
F03C - Rubber Base at Sealed Concrete	3,124	lf	9.00	28,116		28,116		
Floor Protection (Resilient Flooring & Carpet)	250,421	ls	1.00	250,421		250,421		
F01 - RUB - Rubber Base	40,657	lf	6.00	243,942		243,942		
F02 - RSF - Vinyl Composite Tile	25,805	sf	8.00	206,440		206,440		
Rubber Stair Treads and Nosings	1,312	rsr	220.00	288,640		288,640		
F01 - CPT - Carpet Tiles	224,616	sf	8.00	1,796,928		1,796,928		
Total Resilient Flooring				**5,093,394**	-	**5,093,394**	-	-
Painting & Wallcovering								
Paint Ceilings	56,557	sf	2.00	113,114		113,114		
Paint - Doors and Frames	740	ea	200.00	148,000		148,000		
A01 - Paint (Latex)	509,606	sf	1.50	764,409		764,409		
A02 Paint Epoxy (Chair rail w/Millwork)	79,987	sf	4.00	319,946		319,946		
Epoxy Paint Premium at Holding Cells	22,000	sf	12.00	264,000		264,000		
Misc Paint at Exposed Steel - Bay State Parking Garage	1	ls	15,000.00	15,000				15,000
Total Painting & Wallcovering				**1,624,469**	-	**1,609,469**	-	**15,000**
Sealers & Coatings								
F03C - Sealed Concrete Floor	23,348	sf	5.00	116,740		116,740		
Total Sealers & Coatings				**116,740**	-	**116,740**	-	-
Specialties								
Toilet Compartments	61	ea	2,200.00	134,200		134,200		
Shower Partitions	3	ea	2,200.00	6,600		6,600		
[redacted]	1	ls	160,000.00	160,000		160,000		
Photoluminescent Safety Specialty - Allowance	1	ls	120,000.00	120,000		120,000		
[redacted]	2	ea	20,000.00	40,000		40,000		
AED Cabinet and Device	8	ea	1,200.00	9,600		9,600		
Fire extinguishers and Cabinets	64	ea	300.00	19,200		19,200		
Toilet Accessories at Public Restrooms	52	ea	1,400.00	72,800		72,800		
Toilet Accessories at Single Restroom	54	ea	2,500.00	135,000		135,000		
Shower Accessories per Fixture	3	ea	750.00	2,250		2,250		
Changing Tables	14	ea	500.00	7,000		7,000		
Electric Hand Dryer-Surface Mounted	14	ea	1,400.00	19,600		19,600		
Total Specialties				**726,250**	-	**726,250**	-	-
Wall and Door Protection								
Wall and Door Protection - Allowance	-	sf	1.00	-		-		
Corner guards	200	ea	250.00	50,000		50,000		
Total Wall and Door Protection				**50,000**	-	**50,000**	-	-
Signage								
Exterior Signage - Allowance	1	ls	50,000.00	50,000		50,000		
Wayfinding Signage - Allowance	328,790	sf	1.25	410,988		410,988		
Exterior Wayfinding Signage - Parking Garage	1	ls	20,000.00	20,000				20,000
Total Signage				**480,988**	-	**460,988**	-	**20,000**

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Misc Equipment								
H04 Cell Door Slam Lock	44	ea	5,000.00	220,000		220,000		
D03 Sliding Cell Door	44	ea	26,000.00	1,144,000		1,144,000		
Detention Equipment - Swing-Away Stool	44	ea	1,800.00	79,200		79,200		
Detention Equipment - Padded Cell Walls	4	ea	15,000.00	60,000		60,000		
Detention Equipment - Access Panels	44	ea	2,000.00	88,000		88,000		
Detention Equipment - Grab Bars	44	ea	700.00	30,800		30,800		
Detention Equipment - Pistol Locker	2	ea	10,000.00	20,000		20,000		
Detention Equipment - Key Cabinet	1	ea	5,000.00	5,000		5,000		
Total Misc Equipment				**1,647,000**	-	**1,647,000**	-	-
Loading Dock Equipment								
Loading Dock Equipment	4	ea	20,000.00	80,000		80,000		
Total Loading Dock Equipment				**80,000**	-	**80,000**	-	-
Facade Maintenance (EBMS)								
Window Washing Equipment - Roof Anchor System	77	ea	2,800.00	215,600		215,600		
Total Facade Maintenance (EBMS)				**215,600**	-	**215,600**	-	-
Window Treatments								
Window Treatments	27,472	sf	12.00	329,664		329,664		
Total Window Treatments				**329,664**	-	**329,664**	-	-
Manufactured Casework								
Fixed Shelving	6	ea	5,000.00	30,000		30,000		
High Density Shelving	55	ea	1,150.00	63,250		63,250		
Total Manufactured Casework				**93,250**	-	**93,250**	-	-
Entrance Mats								
Recessed Entry Mats	300	sf	50.00	15,000		15,000		
Total Entrance Mats				**15,000**	-	**15,000**	-	-
Elevators & Escalators								
Passenger Elevator PE1 - 7 Stops Assumed	1	each	455,000.00	455,000		455,000		
Passenger Elevator PE2 - 7 Stops Assumed	1	each	455,000.00	455,000		455,000		
Passenger Elevator PE3 - 7 Stops Assumed	1	each	455,000.00	455,000		455,000		
Passenger Elevator PE4 - 7 Stops Assumed	1	each	455,000.00	455,000		455,000		
Passenger Elevator S1 - 7 Stops Assumed	1	each	455,000.00	455,000		455,000		
Passenger Elevator S2 - 7 Stops Assumed	1	each	455,000.00	455,000		455,000		
Passenger Elevator S3 - 8 Stops Assumed	1	each	465,000.00	465,000		465,000		
Passenger Elevator S4 - 7 Stops Assumed	1	each	455,000.00	455,000		455,000		
Passenger Elevator D1 - 6 Stops Assumed	1	each	445,000.00	445,000		445,000		
Passenger Elevator D2 - 5 Stops Assumed	1	each	440,000.00	440,000		440,000		
Passenger Elevator D3 - 5 Stops Assumed	1	each	440,000.00	440,000		440,000		
Passenger Elevator D4 - 5 Stops Assumed	1	each	440,000.00	440,000		440,000		
Passenger Elevator Cab Fitout	12	ea	20,000.00	240,000		240,000		
Elevator Operators	1,800	hrs	175.00	315,000		315,000		
Temp Protection at Elevators	4	ea	10,000.00	40,000		40,000		
Total Elevators & Escalators				**6,010,000**	-	**6,010,000**	-	-
Fire Protection								
Fire Protection Service	1	ls	15,000.00	15,000		15,000		
Misc Fire Sprinkler Replacement & Rework - Bay State Garage	213,000	sf	1.00	213,000				213,000
Jockey Maintenance Pump	1	ea	15,000.00	15,000		15,000		
Fire Department Standpipe Connection	3	ea	2,500.00	7,500		7,500		
Fire Department Test Connection	2	ea	5,000.00	10,000		10,000		
Drain Pipe	945	lf	50.00	47,250		47,250		
Fire Protection Mains, Standpipes & Mains	945	lf	150.00	141,750		141,750		
Fire Protection Mains, Branch Mains	7,000	lf	80.00	560,000		560,000		
Fire Protection Mains, Branch Mains	600	lf	100.00	60,000		60,000		
Fire Protection Branch Pipe	27,810	lf	50.00	1,390,500		1,390,500		
Fire Protection Dry Branch Pipe	1,800	lf	45.00	81,000		81,000		
Sprinkler Head - Concealed/Recessed Pendant	3,090	ea	140.00	432,600		432,600		
Sprinkler Head - Dry Pendant	200	ea	110.00	22,000		22,000		
Fire Protection Floor Control Valves	24	ea	7,500.00	180,000		180,000		
Double-Interlock Pre-Action Sprinkler System	3	ea	50,000.00	150,000		150,000		
Electrical & Controls for Pre-Action system	3	ea	10,000.00	30,000		30,000		
Design-Build, Stamped Drawings (inclusive E&O Insurance)	328,790	sf	0.15	49,319		49,319		
Hydraulics and Shop Drawings	328,790	sf	0.20	65,758		65,758		
Hoisting, rigging, lifts	328,790	sf	0.15	49,319		49,319		
Submittals, permit, as-builts, etc.	328,790	sf	0.15	49,319		49,319		
Testing, start-up and CX assist	328,790	sf	0.10	32,879		32,879		
Coordination/BIM	328,790	sf	0.30	98,637		98,637		
Fire Pump Electric	1	ea	150,000.00	150,000		150,000		
6" Dry Valve Assembly	3	ea	40,000.00	120,000		120,000		
Total Fire Protection				**3,970,830**	-	**3,757,830**	-	**213,000**

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Plumbing								
Holding Cell Lav/WC Combo	38	ea	5,200.00	197,600		197,600		
Plumbing Infrastructure, Sanitary Waste & Vent	328,790	sf	3.25	1,068,568		1,068,568		
Plumbing Infrastructure, Domestic Water	328,790	sf	4.25	1,397,358		1,397,358		
Misc Ejector Pumps	6	ea	10,000.00	60,000		60,000		
Sewage Ejectors	3	ea	18,000.00	54,000		54,000		
Hot Water Heaters & Storage System	328,790	ea	3.60	1,183,644		1,183,644		
Triplex Booster Pump	1	ea	120,000.00	120,000		120,000		
Misc Plumbing & Drainage at Bay State Garage	213,000	sf	0.25	53,250				53,250
Combination Roof Drains w/ Overflow	13	ea	7,500.00	97,500		97,500		
Water Service Connection	1	ea	10,000.00	10,000		10,000		
Backflow Preventer Flanged	1	ea	15,000.00	15,000		15,000		
Water Closet Carrier - Single	90	ea	980.00	88,200		88,200		
Urinal Carrier	6	ea	980.00	5,880		5,880		
Sand / Gas Interceptor	-	ea	25,000.00	-		-		
Water Closet-Wall Hung/Elect. Flush Valve	90	ea	3,740.00	336,600		336,600		
Urinal-Carrier Mounted/Elect. Flush Valve	6	ea	3,490.00	20,940		20,940		
Lavatory - w/ Carrier & Electric Faucet	55	ea	4,530.00	249,150		249,150		
Lavatory - Handicap - w/ Carrier & Electric Faucet	29	ea	4,630.00	134,270		134,270		
Shower, Fiberglass with Mixing Valve and Head	9	ea	6,175.00	55,575		55,575		
Water Cooler with Bottle Fill	-	ea	3,950.00	-		-		
Kitchen Sink	16	ea	3,240.00	51,840		51,840		
Janitor Sink	7	ea	5,490.00	38,430		38,430		
Storm Water Risers	1,980	lf	150.00	297,000		297,000		
Storm Water Horizontal	1,950	lf	125.00	243,750		243,750		
Insulation on CW, HW, HWC, Lateral Storm Piping	328,790	sf	2.00	657,580		657,580		
Total Plumbing				**6,436,134**	**-**	**6,382,884**	**-**	**53,250**
HVAC								
Insulation on HVAC Piping - Small Bore	328,790	sf	2.10	690,459		690,459		
Insulation on HVAC Plant Piping & Equipment	328,790	sf	0.80	263,032		263,032		
AHU - Custom	160,000	cfm	16.00	2,560,000		2,560,000		
Air Source Heat Pumps	800	tns	4,600.00	3,680,000		3,680,000		
DOAS - Custom	75,000	cfm	17.00	1,275,000		1,275,000		
Pumps - CHW&HHW	14	ea	35,000.00	490,000		490,000		
Plant Piping	800	ton	1,250.00	1,000,000		1,000,000		
HVAC Piping (CHW&HHW)	328,790	sf	26.00	8,548,540		8,548,540		
Garage Supple/Exhaust System including CO Detection	1	ls	150,000.00	150,000		150,000		
Smoke Control/Smoke Purge	1	ls	350,000.00	350,000		350,000		
Stair Pressurization	8	flr	25,000.00	200,000		200,000		
FO Pump skid/controller	1	ea	25,000.00	25,000		25,000		
FP Piping Welded w/containment	450	lf	450.00	202,500		202,500		
Generator Exhaust piping	15	lf	250.00	3,750		3,750		
Galvanized Duct	411,000	lb	29.00	11,919,000		11,919,000		
Fire Smoke Dampers	328,790	sf	0.50	164,395		164,395		
RGDs, Louvers, Sound Attenuators, Vibration Isolation	328,790	sf	3.00	986,370		986,370		
Testing & Balancing	328,790	sf	0.35	115,077		115,077		
DDC Controls - Head End	328,790	sf	7.75	2,548,123		2,548,123		
Misc HVAC at Bay State Garage	213,000	sf	0.33	70,290				70,290
Fuel Oil Dbl Wall Steel Underground Tank 3000gal	1	ea	45,000.00	45,000		45,000		
Duct Insulation 2" External Wrap .75 lb density	308,250	sf	6.00	1,849,500		1,849,500		
Hoisting & Rigging	328,790	sf	0.66	217,001		217,001		
HVAC Commissioning	328,790	sf	0.60	197,274		197,274		
Terminal Devices - FCUs 4-Pipe	440	ea	6,750.00	2,970,000		2,970,000		
Total HVAC				**40,520,310**	**-**	**40,450,020**	**-**	**70,290**
Electrical								
1 MW Generator, ATS's, Load Bank	1	ls	1,500,000.00	1,500,000		1,500,000		
30KVA UPS	1	ls	35,000.00	35,000		35,000		
Parking Controls - Allowance	1	ls	40,000.00	40,000				40,000
PV Provisions	1	ls	50,000.00	50,000		50,000		
PV Provisions - Allowance	1	ls	40,000.00	40,000				40,000
Site Lighting Enhancements - Allowance	1	ls	80,000.00	80,000				80,000
Misc. Electrical - Allowance	142,000	sf	1.00	142,000				142,000
Security - Allowance	142,000	sf	1.20	170,400				170,400
Security empty box and conduits - Allowance	142,000	sf	0.50	71,000				71,000
60Amp-Feeder (EMT) EV Loc 10%	3,000	lf	39.53	118,590		118,590		
EV Charging Station - Duals	8	ea	12,000.00	96,000		96,000		
Pay Station Allowance	2	ea	20,000.00	40,000				40,000
2-way Communications AOR	328,790	sf	0.16	51,620		51,620		
Audio Visual Rough Only	328,790	sf	2.05	674,020		674,020		
Demolition	328,790	sf	0.53	174,259	174,259			
Emergency Feeders	328,790	sf	4.20	1,380,918		1,380,918		
Fire Alarm System	328,790	sf	2.63	864,718		864,718		
Fire Alarm System Branch	328,790	sf	5.99	1,969,452		1,969,452		
Light Fixture Install	328,790	sf	5.25	1,726,148		1,726,148		
Light Fixture Purchase	328,790	sf	13.65	4,487,984		4,487,984		
Lighting Branch	328,790	sf	7.35	2,416,607		2,416,607		
Lighting Controls Furnish and Install	328,790	sf	6.30	2,071,377		2,071,377		
Lightning Protection and Grounding	328,790	sf	0.63	207,138		207,138		
Mechanical Equipment Branch	328,790	sf	5.25	1,726,148		1,726,148		
Mechanical Equipment Install	328,790	sf	0.68	224,564		224,564		
Miscellaneous	328,790	sf	3.15	1,035,689		1,035,689		
Normal Distribution and Feeders	328,790	sf	18.90	6,214,131		6,214,131		
Power and Devices Branch	328,790	sf	9.45	3,107,066		3,107,066		
Power and Devices Install	328,790	sf	7.35	2,416,607		2,416,607		
Security System Rough Only	328,790	sf	0.89	292,623		292,623		
Site Conduits	328,790	sf	0.21	69,046			69,046	
Site Lighting	328,790	sf	0.74	243,305			243,305	
Site Tel-data	328,790	sf	0.21	69,046			69,046	
Tel-data Rough Only	328,790	sf	1.26	414,275		414,275		
Temp Power and Lighting	328,790	sf	2.10	690,459		690,459		
Total Electrical				**34,910,185**	**174,259**	**33,771,130**	**381,396**	**583,400**
Communications								
DAS	328,790	sf	0.85	279,472		279,472		
LV PA & Sound Masking systems	328,790	sf	0.90	295,911		295,911		
LV Tel-data system	328,790	sf	8.00	2,630,320		2,630,320		
Total Communications				**3,205,703**	**-**	**3,205,703**	**-**	**-**

SUFFOLK

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Springfield Courthouse

08 - Conceptual Estimate 9-4-25 Dwg Set Updated 10-10-25

Detailed Estimate

DESCRIPTION OF WORK	QNTY	UOM	UNIT COST	TOTAL	Demolition	New Building	Site	Bay State Parking Garage
Audiovisual								
Microphone/Speaker w/ Wiring Install	46	ea	1,500.00	69,000		69,000		
Microphone/Speaker Wiring By Others	364	ea	500.00	182,000		182,000		
Total Audiovisual				**251,000**	-	**251,000**	-	-
Electronic Safety and Security								
	328,790	sf	3.50	1,150,765		1,150,765		
	328,790	sf	4.65	1,528,874		1,528,874		
Total Electronic Safety and Security				**2,679,639**	-	**2,679,639**	-	-
Earthwork								
Unforeseen Obstructions - Allowance	1	ls	100,000.00	100,000			100,000	
Grading & Temp Striping for Parking - Hold	1	ls	15,000.00	15,000			15,000	
Layout and Control	1	ls	100,000.00	100,000			100,000	
Remove Concrete Sidewalks - Bldg	12,953	sf	5.00	64,765			64,765	
Cut & Cap Existing Utilities	6	ea	5,000.00	30,000			30,000	
Erosion Control - Perimeter Barrier	1,103	lf	15.00	16,545			16,545	
Erosion - Protection at Catch Basins	20	ea	500.00	10,000			10,000	
Erosion Control - Maintenance	660	hr	75.00	49,500			49,500	
Construction Entrance	2	ea	15,000.00	30,000			30,000	
Truck Wash Down	35	wks	3,000.00	105,000			105,000	
Temporary Construction Fence	1,103	lf	50.00	55,150			55,150	
Temporary Construction Gates	2	ea	10,000.00	20,000			20,000	
Remove Tree with Stump	5	ea	1,800.00	9,000			9,000	
Remove Shrubs and Ground Cover	8,601	sf	3.00	25,803			25,803	
Demo Existing Granite Curbs	150	lf	18.00	2,700			2,700	
Remove Asphalt Paving	7,612	sy	11.50	87,538			87,538	
Remove Brick Pavers	200	sf	5.00	1,000			1,000	
Remove Brick wall	50	lf	40.00	2,000			2,000	
Remove Underground Utilities	250	lf	75.00	18,750			18,750	
Remove Fencing	391	lf	10.00	3,910			3,910	
Remove Misc. Site Improvements	1	ls	10,000.00	10,000			10,000	
Rough Grade	104,555	sf	3.00	313,665			313,665	
Strip Topsoil - Haul Offsite	188	cy	25.00	4,700			4,700	
Street Cleaning	165	dy	800.00	132,000			132,000	
Trucking & Disposal: Naturally Deposited Soils - <RCS-1	19,524	tn	30.00	585,720			585,720	
Premium Soil Disposal: Class RCS<2 10% Allowance	1,952	tn	20.00	39,040			39,040	
Premium Soil Disposal: Out of State or Lined (Type A or B) 25% Allowanc	4,881	tn	75.00	366,075			366,075	
Premium Soil Disposal: RCRA Hazardous Waste 25% Allowance	5,857	tn	500.00	2,928,500			2,928,500	
Soil Allowance	18,319	sf	140.00	2,564,660			2,564,660	
Excavate Sub Slab Utilities	49,410	sf	1.50	74,115			74,115	
Exc. & Backfill - Elevator Pit	12	ea	6,500.00	78,000			78,000	
Gravel Base Under Slab	1,830	cy	60.00	109,800			109,800	
Gravel Base Under Footings	654	cy	60.00	39,240			39,240	
Gravel Base Under footings	654	cy	60.00	39,240			39,240	
Fine Grade	104,555	sf	1.00	104,555			104,555	
Mobilization	1	ls	150,000.00	150,000			150,000	
Construction Signage	1	ls	15,000.00	15,000			15,000	
Site Layout and Control	40	wks	4,500.00	180,000			180,000	
Construction Dewatering - Allowance	1	ls	500,000.00	500,000			500,000	
Dewatering for Building Excavation	1	ls	100,000.00	100,000			100,000	
Demolition - Tower Crane Mat	3	ea	30,000.00	90,000			90,000	
Rodent Control	40	mos	500.00	20,000			20,000	
Excavate for Concrete Walks	306	cy	100.00	30,600			30,600	
Excavate for Pavers	904	cy	100.00	90,400			90,400	
Mass Excavation - Lower Level/Basement	17,123	cy	50.00	856,150			856,150	
Backfill - GB's, Caps, Footings, Wall/Piers	3,177	cy	40.00	127,080			127,080	
Total Earthwork				**10,295,201**	-	-	**10,295,201**	-
Shoring Systems								
Support of Excavation	8,271	sf	120.00	992,520		992,520		
Total Shoring Systems				**992,520**	-	**992,520**	-	-
Soil Stabilization								
Spoil Removal for Deep Foundation System	1,877	tns	90.00	168,930			168,930	
Site Prep/Support for Deep Foundations	1	ls	50,000.00	50,000			50,000	
Rigid Inclusions	20,500	VLF	48.00	984,000			984,000	
Rigid Inclusions - Design	1	ls	30,000.00	30,000			30,000	
Rigid Inclusions - Mobilization	1	ls	125,000.00	125,000			125,000	
Rigid Inclusions - Modulus Test	1	ls	60,000.00	60,000			60,000	
Total Soil Stabilization				**1,417,930**	-	-	**1,417,930**	-
Paving								
Gravel Base at Pavers	543	cy	65.00	35,295			35,295	
Gravel Base at Sidewalks	480	cy	65.00	31,200			31,200	
Gravel Paving Base Beneath Paving	1,069	cy	85.00	90,865			90,865	
Bituminous Concrete Paving - 1 1/2" Mill and Overlay	502	sy	120.00	60,240			60,240	
Bituminous Concrete Paving - Roadway	3,208	sy	70.00	224,560			224,560	
Granite Curbs	414	lf	80.00	33,120			33,120	
Reset Granite Curb	1,456	lf	60.00	87,360			87,360	
Striping-per Space	38	sp	120.00	4,560			4,560	
Striping-Roadway Lines	500	lf	5.00	2,500			2,500	
Striping-Crosswalks	5	ea	4,200.00	21,000			21,000	
Painting/Striping Garage - Bay State Parking Garage	213,885	sf	0.75	160,414				160,414
Detectable Warning Strips	10	ea	500.00	5,000			5,000	
Total Paving				**756,114**	-	-	**595,700**	**160,414**
Site Concrete								
Concrete Sidewalks	5,514	sf	16.00	88,224			88,224	
Concrete Sidewalks - Additional Replacement	7,439	sf	16.00	119,024			119,024	
Site Concrete - Misc. Site Items Footings/ Base	50	ea	950.00	47,500			47,500	
4" Concrete Sub Slab Beneath Pavers	14,658	sf	20.00	293,160			293,160	
Pedestrian Exist To Liberty - Allowance - Bay State Parking Garage	1	ls	150,000.00	150,000				150,000
Total Site Concrete				**697,908**	-	-	**547,908**	**150,000**

SUFFOLK

10/15/2025

Springfield Courthouse

08 - Conceptual Estimate 9-4-25 Dwg Set Updated 10-10-25

Detailed Estimate

DESCRIPTION OF WORK	QNTY	UOM	UNIT COST	TOTAL	Demolition	New Building	Site	Bay State Parking Garage
Site Furnishings								
Misc. Site Furnishings On Grade- Allowance	1	ls	25,000.00	25,000			25,000	
Bollards - Standard	30	ea	1,500.00	45,000			45,000	
Site Benches	12	ea	4,500.00	54,000			54,000	
Trash / Recycling Receptacles	10	ea	4,000.00	40,000			40,000	
Bike Racks	20	ea	1,000.00	20,000			20,000	
Total Site Furnishings				**184,000**	-	-	**184,000**	-
Fencing								
Concrete Footing/Post for Site Fence	33	ea	400.00	13,200			13,200	
10' High Privacy Fence w/ Screening	1,440	sf	50.00	72,000			72,000	
10' Vehicular Double Gate	1	ea	40,000.00	40,000			40,000	
Total Fencing				**125,200**	-	-	**125,200**	-
Landscape/Hardscape								
Planting Exterior - Allowance	35,952	sf	6.00	215,712			215,712	
Plantings & Soils- Green Roofs- Allowance	1	ls	75,000.00	75,000			75,000	
Trees	11	ea	3,800.00	41,800			41,800	
Mulch	200	cy	165.00	33,000			33,000	
Irrigation	35,952	sf	5.00	179,760			179,760	
Planting Soils- Exterior	1,332	cy	90.00	119,880			119,880	
Pavers Green Roofs - Allowance	2,000	sf	100.00	200,000			200,000	
Unit Pavers	14,658	sf	65.00	952,770			952,770	
Tree Grates	11	ea	2,500.00	27,500			27,500	
Total Landscape/Hardscape				**1,845,422**	-	-	**1,845,422**	-
Civil Utilities								
Excavate and Backfill For Underslab Utilities - Allowance	2,000	lf	70.00	140,000		140,000		
Water Line-4in-CLDI	63	lf	130.00	8,190			8,190	
Fire Water Line-6in-CLDI	65	lf	300.00	19,500			19,500	
4" Gate Valve	1	ea	6,500.00	6,500			6,500	
6" Gate Valve	1	ea	8,000.00	8,000			8,000	
Connect Water Valves to main	2	ea	15,000.00	30,000			30,000	
Water Line-Testing	4	ea	5,000.00	20,000			20,000	
Sawcut, and Patch Asphalt for Utility Connections	2,025	sf	80.00	162,000			162,000	
Sawcut, and Patch Asphalt for Water Connections	813	sf	80.00	65,040			65,040	
Excavate and Backfill Water Line	64	cy	80.00	5,120			5,120	
Sand Setting Bed for Water Line	7	cy	65.00	455			455	
Electric/Telephone Manhole	1	ea	12,000.00	12,000			12,000	
Site Electric-Excavation/Backfill -Ductbank	52	cy	120.00	6,240			6,240	
Site Electric - Concrete Encasement -Ductbank	19	cy	600.00	11,400			11,400	
Telecom Ductbank Excavate and Backfill	43	cy	120.00	5,160			5,160	
Telecom Manhole	1	ea	12,000.00	12,000			12,000	
Concrete-Telecom Ductbank	15	cy	400.00	6,000			6,000	
Site Telecomm-Connect to Existing	1	ea	7,500.00	7,500			7,500	
6" PVC - Storm Drainage	124	lf	150.00	18,600			18,600	
8" PVC - Storm Drainage	76	lf	160.00	12,160			12,160	
12" PVC - Storm Drainage	500	lf	180.00	90,000			90,000	
Storm Drain Line - Connection to Main	1	lf	8,500.00	8,500			8,500	
CB - Catch Basin	3	ea	6,500.00	19,500			19,500	
DMH - Drainage Man Hole	6	ea	9,000.00	54,000			54,000	
Excavate and Backfill for Storm Drainage	629	cy	80.00	50,320			50,320	
Sand Setting Bed for Storm Drainage	26	cy	65.00	1,690			1,690	
TD - Trench Drain Set in Concrete	79	LF	250.00	19,750			19,750	
TD - Trench Drain - Concrete	6	CY	1,400.00	8,400			8,400	
Infiltration System - Stormtech MC-3500 Chamber	46	ea	6,500.00	299,000			299,000	
Infiltration System - Geotextile Fabric	5,620	sf	1.00	5,620			5,620	
Infiltration System - Crushed Stone	208	CY	70.00	14,560			14,560	
Infiltration System - Poured Concrete Hold Down	1,405	sf	18.00	25,290			25,290	
Infiltration System - Poured Concrete Slab Beneath	2,810	sf	18.00	50,580			50,580	
Excavate and Backfill for Stormwater Infiltration System	937	cy	140.00	131,180			131,180	
Excavate and Backfill Sewer Line	283	cy	80.00	22,640			22,640	
Sand Setting Bed for Sewer Line	21	cy	65.00	1,365			1,365	
Sanitary Drain Line-6in PVC	195	lf	180.00	35,100			35,100	
Sanitary Drain Line-10in PVC	371	lf	220.00	81,620			81,620	
SMH - Sewer Man Hole (was 8)	17	ea	9,000.00	153,000			153,000	
10" Sewer Connection to Main	1	ea	8,500.00	8,500			8,500	
Cut and Cap Sewer Service at Main	1	ea	5,000.00	5,000			5,000	
Excavate and Backfill For Fuel Storage Tank	83	ea	80.00	6,640			6,640	
New Traffic Signal	1	allow	360,000.00	360,000			360,000	
Traffic Signal - Modifications/Upgrades	1	allow	160,000.00	160,000			160,000	
Total Civil Utilities				**2,168,120**	-	**140,000**	**2,028,120**	-

Attachment A

LIBERTY JUNCTION - PROPOSED CAPITAL REPAIR SCHEDULE (pg 1)

		Date	2029	2030	2031	2032	2033	2034	2035	2036	2037
		Year	1	2	3	4	5	6	7	8	9
Expense Escalation: 2.50%		ESTIMATED YEARLY CAPITAL REPAIRS	$ -	$ -	$ -	$ (27,065)	$ (383,657)	$ (630,866)	$ -	$ (29,874)	$ -
CapEx Reserve Interest Rate: 5.00%		Capex Account Balance	$ 5,000,000	$ 5,250,000	$ 5,512,500	$ 5,759,707	$ 5,644,852	$ 5,264,686	$ 5,527,921	$ 5,772,949	$ 6,061,596

Estimated CapEx Expenditures	Cost Today (per unit)	TOTAL COST TODAY	2029	2030	2031	2032	2033	2034	2035	2036	2037
MECHANICALS											
ASHP 1-24 (qty 3)	$ 900,000.00	$ 2,700,000.00									
ASHP 25-29	$ 900,000.00	$ 900,000.00									
HX 1-2 (qty 2)	$ 50,000.00	$ 100,000.00									
HX 3-4 (qty 2)	$ 50,000.00	$ 100,000.00									
HHWP 1-4 (qty 4)	$ 35,000.00	$ 140,000.00									
HHWP 5-7 (qty 3)	$ 35,000.00	$ 105,000.00									
CHWP 1-4 (qty 4)	$ 35,000.00	$ 140,000.00									
CHWP 5-7 (qty 3)	$ 35,000.00	$ 105,000.00									
AHU-1	$ 1,200,000.00	$ 1,200,000.00									
AHU-2	$ 1,200,000.00	$ 1,200,000.00									
AHU-3 DOAS	$ 1,200,000.00	$ 1,200,000.00									
SPF 1-5 (qty 5)	$ 25,000.00	$ 125,000.00									
EF-1	$ 20,000.00	$ 20,000.00									
SF-1	$ 20,000.00	$ 20,000.00									
EF 2-4 (qty 3)	$ 20,000.00	$ 60,000.00									
FOT-1	$ 45,000.00	$ 45,000.00									
FOP 1	$ 15,000.00	$ 15,000.00									
BT 1-2 (qty 2)	$ 15,000.00	$ 30,000.00									
Air Balancing	$ 137,307.69	$ 137,307.69						$ 159,235			
ELEVATORS											
PE1	$ 475,000.00	$ 475,000.00									
PE2	$ 475,000.00	$ 475,000.00									
PE3	$ 475,000.00	$ 475,000.00									
PE4	$ 475,000.00	$ 475,000.00									
S1	$ 475,000.00	$ 475,000.00									
S2	$ 475,000.00	$ 475,000.00									
S3	$ 485,000.00	$ 485,000.00									
S4	$ 475,000.00	$ 475,000.00									
D1	$ 465,000.00	$ 465,000.00									
D2	$ 460,000.00	$ 460,000.00									
D3	$ 460,000.00	$ 460,000.00									
D4	$ 460,000.00	$ 460,000.00									
ROOFS											
Main Bldg Roof Replace		$ 1,965,600.00									
Demolition (PSF)	$ 10.00										
Roof System (PSF)	$ 32.00										
FAÇADE											
Prorated façade repair and replacement											
Precast exterior joint sealants	$ 8.50	$ 1,215,381.00									
Precast removal of joint sealants	$ 2.00	$ 285,972.00									
Precast pressure washing	$ 2.00	$ 285,972.00					$ 323,551				
Curtainwall exterior joint sealants	$ 4.00	$ 198,040.00									
Curtainwall removal of joint sealants	$ 2.00	$ 99,020.00									
EMS											
EMS System Upgrade	$ 310,000.00	$ 310,000.00									
FIRE PANEL											
Fire Panel System Upgrade	$ 300,000.00	$ 300,000.00									
EMERGENCY GENERATOR											
Emergency Generator Replacement	$ 1,300,000.00	$ 1,300,000.00									
FIRE PUMP AND CONTROLS											
Fire Pump and Control Replacement	$ 150,000.00	$ 150,000.00									
DOMESTIC WATER PUMP											
Domestic Water Pump Replacement	$ 120,000.00	$ 120,000.00									
PAINT											
Circulation	$ 24,519	$ 24,519.23				$ 27,065				$ 29,874	
Other Areas	$ 53,125	$ 53,125.00					$ 60,106				
FLOORING											
Replace - Select Carpet	$ 360,946	$ 360,945.96						$ 418,587			
Replace - Detention Areas	$ 45,740	$ 45,739.81						$ 53,044			
Replace - All Other	$ 1,443,679	$ 1,443,679.23									

LIBERTY JUNCTION - PROPOSED CAPITAL REPAIR SCHEDULE (pg 2)

	2038 10	2039 11	2040 12	2041 13	2042 14	2043 15	2044 16	2045 17	2046 18	2047 19	2048 20
ESTIMATED YEARLY CAPITAL REPAIRS	$ (2,282,104)	$ (180,160)	$ (579,923)	$ -	$ -	$ (491,114)	$ (240,233)	$ -	$ (634,291)	$ -	$ (2,961,464)
Capex Account Balance	$ 3,968,466	$ 3,977,722	$ 3,567,689	$ 3,746,074	$ 3,933,377	$ 3,614,377	$ 3,542,851	$ 3,719,994	$ 3,239,988	$ 3,401,987	**$ 462,549**
											Ending Balance^
Estimated CapEx Expenditures											
MECHANICALS											
ASHP 1-24 (qty 3)											
ASHP 25-29											
HX 1-2 (qty 2)											
HX 3-4 (qty 2)											
HHWP 1-4 (qty 4)											
HHWP 5-7 (qty 3)											
CHWP 1-4 (qty 4)											
CHWP 5-7 (qty 3)											
AHU-1											
AHU-2											
AHU-3 DOAS											
SPF 1-5 (qty 5)											
EF-1											
SF-1											
EF 2-4 (qty 3)											
FOT-1											
FOP 1											
BT 1-2 (qty 2)											
Air Balancing		$ 180,160					$ 203,834				
ELEVATORS											
PE1											
PE2											
PE3											
PE4											
S1											
S2											
S3											
S4											
D1											
D2											
D3											
D4											
ROOFS											
Main Bldg Roof Replace											
Demolition (PSF)											
Roof System (PSF)											
FAÇADE											
Prorated façade repair and replacement											
Precast exterior joint sealants											
Precast removal of joint sealants											
Precast pressure washing	$ 366,068					$ 414,173					$ 468,598
Curtainwall exterior joint sealants											
Curtainwall removal of joint sealants											
EMS											
EMS System Upgrade											
FIRE PANEL											
Fire Panel System Upgrade											
EMERGENCY GENERATOR											
Emergency Generator Replacement											
FIRE PUMP AND CONTROLS											
Fire Pump and Control Replacement											
DOMESTIC WATER PUMP											
Domestic Water Pump Replacement											
PAINT											
Circulation			$ 32,976				$ 36,399				$ 40,178
Other Areas	$ 68,004					$ 76,941					$ 87,051
FLOORING											
Replace - Select Carpet			$ 485,432						$ 562,953		
Replace - Detention Areas			$ 61,515						$ 71,338		
Replace - All Other	$ 1,848,031										$ 2,365,637

Attachment B

Liberty Junction - Lease Proposal Form - Rent Table with OET Broken Out

Annual Rent (Total $/yr)	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**
Base Amount for Rent:	$28,351,206.71	$28,931,754.79	$29,498,398.84	$30,076,360.62	$30,665,866.33
Estimate for Lights and Plugs:	INCL	INCL	INCL	INCL	INCL
Estimate for HVAC:	INCL	INCL	INCL	INCL	INCL
Estimate for Reserved Parking:	INCL	INCL	INCL	INCL	INCL
Estimate for Other: Free Rent	($5,000,000.00)	N/A	N/A	N/A	N/A
Estimate for Other: Janitorial	N/A	N/A	N/A	N/A	N/A
Estimate for Other: OET	$3,629,920.85	$3,629,920.85	$3,629,920.85	$3,629,920.85	$3,629,920.85
Total Annual Rent:	**$26,981,127.56**	**$32,561,675.64**	**$33,128,319.69**	**$33,706,281.47**	**$34,295,787.18**
OET Breakdown					
Estimate for Cleaning	$78,101.66	$78,101.66	$78,101.66	$78,101.66	$78,101.66
Estimate for Repairs & Maintenance	$655,194.03	$655,194.03	$655,194.03	$655,194.03	$655,194.03
Estimate for Security & Life Safety	$108,140.76	$108,140.76	$108,140.76	$108,140.76	$108,140.76
Estimate for Roads & Grounds	$72,093.84	$72,093.84	$72,093.84	$72,093.84	$72,093.84
Estimate For Administrative	$151,207.82	$151,207.82	$151,207.82	$151,207.82	$151,207.82
Estimate For Utilities	$642,836.74	$642,836.74	$642,836.74	$642,836.74	$642,836.74
Estimate for Management Fee	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00
Estimate for Insurance	$600,782.00	$600,782.00	$600,782.00	$600,782.00	$600,782.00
Estimate for Real Estate Taxes	$1,201,564.00	$1,201,564.00	$1,201,564.00	$1,201,564.00	$1,201,564.00
Estimate for Total OET	**$3,629,920.85**	**$3,629,920.85**	**$3,629,920.85**	**$3,629,920.85**	**$3,629,920.85**

Annual Rent (Total $/yr)	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Base Amount for Rent:	$31,267,146.70	$31,906,687.07	$32,532,227.48	$33,170,262.78	$33,821,042.70
Estimate for Lights and Plugs:	INCL	INCL	INCL	INCL	INCL
Estimate for HVAC:	INCL	INCL	INCL	INCL	INCL
Estimate for Reserved Parking:	INCL	INCL	INCL	INCL	INCL
Estimate for Other: Free Rent	N/A	N/A	N/A	N/A	N/A
Estimate for Other: Janitorial	N/A	N/A	N/A	N/A	N/A
Estimate for Other: OET	$3,629,920.85	$3,629,920.85	$3,629,920.85	$3,629,920.85	$3,629,920.85
Total Annual Rent:	**$34,897,067.55**	**$35,536,607.92**	**$36,162,148.33**	**$36,800,183.63**	**$37,450,963.55**
OET Breakdown					
Estimate for Cleaning	$78,101.66	$78,101.66	$78,101.66	$78,101.66	$78,101.66
Estimate for Repairs & Maintenance	$655,194.03	$655,194.03	$655,194.03	$655,194.03	$655,194.03
Estimate for Security & Life Safety	$108,140.76	$108,140.76	$108,140.76	$108,140.76	$108,140.76
Estimate for Roads & Grounds	$72,093.84	$72,093.84	$72,093.84	$72,093.84	$72,093.84
Estimate For Administrative	$151,207.82	$151,207.82	$151,207.82	$151,207.82	$151,207.82
Estimate For Utilities	$642,836.74	$642,836.74	$642,836.74	$642,836.74	$642,836.74
Estimate for Management Fee	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00
Estimate for Insurance	$600,782.00	$600,782.00	$600,782.00	$600,782.00	$600,782.00
Estimate for Real Estate Taxes	$1,201,564.00	$1,201,564.00	$1,201,564.00	$1,201,564.00	$1,201,564.00
Estimate for Total OET	**$3,629,920.85**	**$3,629,920.85**	**$3,629,920.85**	**$3,629,920.85**	**$3,629,920.85**

Annual Rent (Total $/yr)	Year 11	Year 12	Year 13	Year 14	Year 15
Base Amount for Rent:	$34,153,752.61	$34,517,352.11	$34,856,749.48	$35,199,540.83	$35,545,760.08
Estimate for Lights and Plugs:	INCL	INCL	INCL	INCL	INCL
Estimate for HVAC:	INCL	INCL	INCL	INCL	INCL
Estimate for Reserved Parking:	INCL	INCL	INCL	INCL	INCL
Estimate for Other: Free Rent	N/A	N/A	N/A	N/A	N/A
Estimate for Other: Janitorial	N/A	N/A	N/A	N/A	N/A
Estimate for Other: OET	$3,629,920.85	$3,629,920.85	$3,629,920.85	$3,629,920.85	$3,629,920.85
Total Annual Rent:	**$37,783,673.46**	**$38,147,272.96**	**$38,486,670.33**	**$38,829,461.68**	**$39,175,680.93**
OET Breakdown					
Estimate for Cleaning	$78,101.66	$78,101.66	$78,101.66	$78,101.66	$78,101.66
Estimate for Repairs & Maintenance	$655,194.03	$655,194.03	$655,194.03	$655,194.03	$655,194.03
Estimate for Security & Life Safety	$108,140.76	$108,140.76	$108,140.76	$108,140.76	$108,140.76
Estimate for Roads & Grounds	$72,093.84	$72,093.84	$72,093.84	$72,093.84	$72,093.84
Estimate For Administrative	$151,207.82	$151,207.82	$151,207.82	$151,207.82	$151,207.82
Estimate For Utilities	$642,836.74	$642,836.74	$642,836.74	$642,836.74	$642,836.74
Estimate for Management Fee	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00
Estimate for Insurance	$600,782.00	$600,782.00	$600,782.00	$600,782.00	$600,782.00
Estimate for Real Estate Taxes	$1,201,564.00	$1,201,564.00	$1,201,564.00	$1,201,564.00	$1,201,564.00
Estimate for Total OET	**$3,629,920.85**	**$3,629,920.85**	**$3,629,920.85**	**$3,629,920.85**	**$3,629,920.85**

Annual Rent (Total $/yr)	Year 16	Year 17	Year 18	Year 19	Year 20
Base Amount for Rent:	$35,895,441.54	$36,277,560.43	$36,634,270.48	$36,994,547.63	$37,358,427.55
Estimate for Lights and Plugs:	INCL	INCL	INCL	INCL	INCL
Estimate for HVAC:	INCL	INCL	INCL	INCL	INCL
Estimate for Reserved Parking:	INCL	INCL	INCL	INCL	INCL
Estimate for Other: Free Rent	N/A	N/A	N/A	N/A	N/A
Estimate for Other: Janitorial	N/A	N/A	N/A	N/A	N/A
Estimate for Other: OET	$3,629,920.85	$3,629,920.85	$3,629,920.85	$3,629,920.85	$3,629,920.85
Total Annual Rent:	**$39,525,362.39**	**$39,907,481.28**	**$40,264,191.33**	**$40,624,468.48**	**$40,988,348.40**
OET Breakdown					
Estimate for Cleaning	$78,101.66	$78,101.66	$78,101.66	$78,101.66	$78,101.66
Estimate for Repairs & Maintenance	$655,194.03	$655,194.03	$655,194.03	$655,194.03	$655,194.03
Estimate for Security & Life Safety	$108,140.76	$108,140.76	$108,140.76	$108,140.76	$108,140.76
Estimate for Roads & Grounds	$72,093.84	$72,093.84	$72,093.84	$72,093.84	$72,093.84
Estimate For Administrative	$151,207.82	$151,207.82	$151,207.82	$151,207.82	$151,207.82
Estimate For Utilities	$642,836.74	$642,836.74	$642,836.74	$642,836.74	$642,836.74
Estimate for Management Fee	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00
Estimate for Insurance	$600,782.00	$600,782.00	$600,782.00	$600,782.00	$600,782.00
Estimate for Real Estate Taxes	$1,201,564.00	$1,201,564.00	$1,201,564.00	$1,201,564.00	$1,201,564.00
Estimate for Total OET	**$3,629,920.85**	**$3,629,920.85**	**$3,629,920.85**	**$3,629,920.85**	**$3,629,920.85**

Annual Rent (Total $/yr)	Year 21	Year 22	Year 23	Year 24	Year 25
Base Amount for Rent:	$37,725,946.27	$38,127,527.83	$38,502,433.68	$38,881,088.58	$39,263,530.03
Estimate for Lights and Plugs:	INCL	INCL	INCL	INCL	INCL
Estimate for HVAC:	INCL	INCL	INCL	INCL	INCL
Estimate for Reserved Parking:	INCL	INCL	INCL	INCL	INCL
Estimate for Other: Free Rent	N/A	N/A	N/A	N/A	N/A
Estimate for Other: Janitorial	N/A	N/A	N/A	N/A	N/A
Estimate for Other: OET	$3,629,920.85	$3,629,920.85	$3,629,920.85	$3,629,920.85	$3,629,920.85
Total Annual Rent:	**$41,355,867.12**	**$41,757,448.68**	**$42,132,354.53**	**$42,511,009.43**	**$42,893,450.88**
OET Breakdown					
Estimate for Cleaning	$78,101.66	$78,101.66	$78,101.66	$78,101.66	$78,101.66
Estimate for Repairs & Maintenance	$655,194.03	$655,194.03	$655,194.03	$655,194.03	$655,194.03
Estimate for Security & Life Safety	$108,140.76	$108,140.76	$108,140.76	$108,140.76	$108,140.76
Estimate for Roads & Grounds	$72,093.84	$72,093.84	$72,093.84	$72,093.84	$72,093.84
Estimate For Administrative	$151,207.82	$151,207.82	$151,207.82	$151,207.82	$151,207.82
Estimate For Utilities	$642,836.74	$642,836.74	$642,836.74	$642,836.74	$642,836.74
Estimate for Management Fee	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00
Estimate for Insurance	$600,782.00	$600,782.00	$600,782.00	$600,782.00	$600,782.00
Estimate for Real Estate Taxes	$1,201,564.00	$1,201,564.00	$1,201,564.00	$1,201,564.00	$1,201,564.00
Estimate for Total OET	**$3,629,920.85**	**$3,629,920.85**	**$3,629,920.85**	**$3,629,920.85**	**$3,629,920.85**

Annual Rent (Total $/yr)	Year 26	Year 27	Year 28	Year 29	Year 30
Base Amount for Rent:	$39,649,795.90	$40,071,831.47	$40,465,861.28	$40,863,831.39	$41,265,781.20
Estimate for Lights and Plugs:	INCL	INCL	INCL	INCL	INCL
Estimate for HVAC:	INCL	INCL	INCL	INCL	INCL
Estimate for Reserved Parking:	INCL	INCL	INCL	INCL	INCL
Estimate for Other: Free Rent	N/A	N/A	N/A	N/A	N/A
Estimate for Other: Janitorial	N/A	N/A	N/A	N/A	N/A
Estimate for Other: OET	$3,629,920.85	$3,629,920.85	$3,629,920.85	$3,629,920.85	$3,629,920.85
Total Annual Rent:	**$43,279,716.75**	**$43,701,752.32**	**$44,095,782.13**	**$44,493,752.24**	**$44,895,702.05**
OET Breakdown					
Estimate for Cleaning	$78,101.66	$78,101.66	$78,101.66	$78,101.66	$78,101.66
Estimate for Repairs & Maintenance	$655,194.03	$655,194.03	$655,194.03	$655,194.03	$655,194.03
Estimate for Security & Life Safety	$108,140.76	$108,140.76	$108,140.76	$108,140.76	$108,140.76
Estimate for Roads & Grounds	$72,093.84	$72,093.84	$72,093.84	$72,093.84	$72,093.84
Estimate For Administrative	$151,207.82	$151,207.82	$151,207.82	$151,207.82	$151,207.82
Estimate For Utilities	$642,836.74	$642,836.74	$642,836.74	$642,836.74	$642,836.74
Estimate for Management Fee	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00
Estimate for Insurance	$600,782.00	$600,782.00	$600,782.00	$600,782.00	$600,782.00
Estimate for Real Estate Taxes	$1,201,564.00	$1,201,564.00	$1,201,564.00	$1,201,564.00	$1,201,564.00
Estimate for Total OET	**$3,629,920.85**	**$3,629,920.85**	**$3,629,920.85**	**$3,629,920.85**	**$3,629,920.85**

Annual Rent (Total $/yr)	Year 31	Year 32	Year 33	Year 34	Year 35
Base Amount for Rent:	$41,671,750.51	$42,115,281.90	$42,529,411.20	$42,947,681.78	$43,370,135.07
Estimate for Lights and Plugs:	INCL	INCL	INCL	INCL	INCL
Estimate for HVAC:	INCL	INCL	INCL	INCL	INCL
Estimate for Reserved Parking:	INCL	INCL	INCL	INCL	INCL
Estimate for Other: Free Rent	N/A	N/A	N/A	N/A	N/A
Estimate for Other: Janitorial	N/A	N/A	N/A	N/A	N/A
Estimate for Other:	$3,629,920.85	$3,629,920.85	$3,629,920.85	$3,629,920.85	$3,629,920.85
Total Annual Rent:	**$45,301,671.36**	**$45,745,202.75**	**$46,159,332.05**	**$46,577,602.63**	**$47,000,055.92**
OET Breakdown					
Estimate for Cleaning	$78,101.66	$78,101.66	$78,101.66	$78,101.66	$78,101.66
Estimate for Repairs & Maintenance	$655,194.03	$655,194.03	$655,194.03	$655,194.03	$655,194.03
Estimate for Security & Life Safety	$108,140.76	$108,140.76	$108,140.76	$108,140.76	$108,140.76
Estimate for Roads & Grounds	$72,093.84	$72,093.84	$72,093.84	$72,093.84	$72,093.84
Estimate For Administrative	$151,207.82	$151,207.82	$151,207.82	$151,207.82	$151,207.82
Estimate For Utilities	$642,836.74	$642,836.74	$642,836.74	$642,836.74	$642,836.74
Estimate for Management Fee	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00
Estimate for Insurance	$600,782.00	$600,782.00	$600,782.00	$600,782.00	$600,782.00
Estimate for Real Estate Taxes	$1,201,564.00	$1,201,564.00	$1,201,564.00	$1,201,564.00	$1,201,564.00
Estimate for Total OET	**$3,629,920.85**	**$3,629,920.85**	**$3,629,920.85**	**$3,629,920.85**	**$3,629,920.85**

Annual Rent (Total $/yr)	Year 36	Year 37	Year 38	Year 39	Year 40
Base Amount for Rent:	$43,796,812.90	$44,262,935.01	$44,698,189.06	$45,137,795.65	$45,581,798.30
Estimate for Lights and Plugs:	INCL	INCL	INCL	INCL	INCL
Estimate for HVAC:	INCL	INCL	INCL	INCL	INCL
Estimate for Reserved Parking:	INCL	INCL	INCL	INCL	INCL
Estimate for Other: Free Rent	N/A	N/A	N/A	N/A	N/A
Estimate for Other: Janitorial	N/A	N/A	N/A	N/A	N/A
Estimate for Other: OET	$3,629,920.85	$3,629,920.85	$3,629,920.85	$3,629,920.85	$3,629,920.85
Total Annual Rent:	**$47,426,733.75**	**$47,892,855.86**	**$48,328,109.91**	**$48,767,716.50**	**$49,211,719.15**
OET Breakdown					
Estimate for Cleaning	$78,101.66	$78,101.66	$78,101.66	$78,101.66	$78,101.66
Estimate for Repairs & Maintenance	$655,194.03	$655,194.03	$655,194.03	$655,194.03	$655,194.03
Estimate for Security & Life Safety	$108,140.76	$108,140.76	$108,140.76	$108,140.76	$108,140.76
Estimate for Roads & Grounds	$72,093.84	$72,093.84	$72,093.84	$72,093.84	$72,093.84
Estimate For Administrative	$151,207.82	$151,207.82	$151,207.82	$151,207.82	$151,207.82
Estimate For Utilities	$642,836.74	$642,836.74	$642,836.74	$642,836.74	$642,836.74
Estimate for Management Fee	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00
Estimate for Insurance	$600,782.00	$600,782.00	$600,782.00	$600,782.00	$600,782.00
Estimate for Real Estate Taxes	$1,201,564.00	$1,201,564.00	$1,201,564.00	$1,201,564.00	$1,201,564.00
Estimate for Total OET	**$3,629,920.85**	**$3,629,920.85**	**$3,629,920.85**	**$3,629,920.85**	**$3,629,920.85**

Project Name:	**LIBERTY JUNCTION - PROJECT BUDGET**		
Unit Measurement:	**RSF**		
Building:	Total	New SF	Common Area Factor
RSF Area:	**300,391**	**300,391**	1.11233
Useable Area:	**270,055**	**270,055**	

PROJECT DETAIL

DESCRIPTION	BUDGET	RSF	COMMENTS
HARD COSTS			
LAND			
Ground Lease During Construction	$6,803,778	$22.65	
LAND TOTAL	**$6,803,778**	**$22.65**	
CONSTRUCTION			
Construction Budget	$357,997,398	$1,191.77	
Additional Sitework/Landscaping	$262,770	$0.87	
Offsite	$262,770	$0.87	
Permit/Impact Fees/Bonds	$3,153,241	$10.50	
Utility Connections/Fees	$262,770	$0.87	
Utility Usage During Construction	$315,324	$1.05	
CONSTRUCTION TOTAL	$362,254,274	$1,205.94	
PROJECT MANAGEMENT FEES			
Hard Cost PM Fee	$16,341,649	$54.40	
PROJECT MANAGEMENT FEES TOTAL	$16,341,649	$54.40	
HARD COSTS TOTAL	**$385,399,701**	**$1,260.34**	

Project Name:	**LIBERTY JUNCTION - PROJECT BUDGET**		
Unit Measurement:	**RSF**		
Building:	Total	New SF	Common Area Factor
RSF Area:	**300,391**	**300,391**	1.11233
Useable Area:	**270,055**	**270,055**	

PROJECT DETAIL

DESCRIPTION	BUDGET	RSF	COMMENTS
SOFT COSTS			
DESIGN & ENGINEERING			
Architectural	$11,785,527	$39.23	
MEP Services	$5,850,000	$19.47	
Civil/Landscape Engineering	$536,500	$1.79	
Structural Engineering	$1,362,000	$4.53	
Soil Testing	$118,000	$0.39	
LEED Consultant/Fees	$156,000	$0.52	
Building Commissioning Agent	$250,000	$0.83	
Traffic Study	$80,000	$0.27	
Political Consultant	$140,000	$0.47	
Design Intent Drawings	$10,000	$0.03	
Miscellaneous	$25,000	$0.08	
Survey	$20,000	$0.07	
Material Testing	$482,509	$1.61	
Gov't Coordination/Approvals	$100,000	$0.33	
Environmental Consultant	$20,000	$0.07	
Reimbursable Expenses	$200,000	$0.67	
DESIGN & ENGINEERING TOTAL	$21,135,536	$70.36	
ADMINISTRATIVE			
Travel	$450,000	$1.50	
Office Expense	$10,000	$0.03	
On-Site Office Expense	$10,000	$0.03	
Miscellaneous	$10,000	$0.03	
ADMINISTRATIVE TOTAL	$480,000	$1.60	
MARKETING			
Commissions	$1,751,173	$5.83	
Photography	$5,000	$0.02	
Travel & Pursuit	$5,000	$0.02	
MARKETING TOTAL	$1,761,173	$5.86	
PROFESSIONAL FEES			
Lenders Legal Fees	$150,000	$0.50	
Appraisal Services	$15,000	$0.05	
Borrower Legal Fees	$100,000	$0.33	
Other Professional fees	$500,000	$1.66	
PROFESSIONAL FEES TOTAL	$765,000	$2.55	
FINANCING			
Special Risk Insurance Fee	$3,310,955	$11.02	
Mortgage Brokerage Fee	$2,207,303	$7.35	
Closing Costs	$250,500	$0.83	
General Liability Insurance	$10,000	$0.03	
Miscellaneous Insurance	$40,000	$0.13	
Title Insurance	$15,000	$0.05	
Builder's Risk Insurance	$1,800,000	$5.99	
Real Estate Taxes	$1,132,343	$3.77	
Other Taxes	$10,000	$0.03	
Inspecting Architect	$112,000	$0.37	
FINANCING TOTAL	**$8,888,102**	**$29.59**	
PROJECT MANAGEMENT FEES			
Soft Costs PM Fee	$5,657,103	$18.83	
PROJECT MANAGEMENT FEES TOTAL	**$5,657,103**	**$18.83**	
CONSTRUCTION PERIOD INTEREST			
Interest	**$38,138,643**	**$126.96**	
SOFT COST TOTAL	**$76,825,558**	**$255.75**	
PROJECT TOTAL	**$462,225,258**	**$1,538.75**	

COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE FOR ADMINISTRATION & FINANCE
DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE
ONE ASHBURTON PLACE, 15TH FLOOR
BOSTON, MA 02108
(617) 727-4050

MAURA T. HEALEY
GOVERNOR

KIMBERLEY DRISCOLL
LIEUTENANT GOVERNOR

MATTHEW J. GORZKOWICZ
SECRETARY

ADAM BAACKE
COMMISSIONER

February 18, 2026

Via Email: cwilliams@fdstonewater.com

Claiborne Williams
The Liberty Junction Team
FDS MA Liberty Junction, LLC
1001 19th Street N
Arlington, VA 22209

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

Dear Mr. Williams:

Thank you for the proposal that FDS MA Liberty Junction, LLC submitted to lease space to the Commonwealth of Massachusetts. Through a review of this proposal, the Division of Capital Asset Management and Maintenance has identified one or more items that require clarification.

- Please indicate whether the proposed rider language is negotiable. If any terms are non-negotiable, please identify them in your response.
- Please confirm the “capital repair allowance” is built into the proposed rent.
- How would you propose the amount of the “capital repair allowance” be calculated?
- Please provide a revised rent table that breaks out “OET” and the coinciding breakdown for estimated “OET”.
- Please confirm the annual ground lease cost is included in base rent.
- Please confirm the utility “energy rebate savings”, will be attributed to base rent in addition to proposed year 1 rent concessions.
- Please provide a detailed construction budget
- Please provide a detailed project schedule

- Please confirm the construction budget “site work” includes all environmental remediation required to address environmental report.
- Please detail construction budget “Soft Cost” for Administrative, Marketing /Land Commissions, and Professional Fees.

To be considered for further evaluation, please provide clarification as requested above. This clarification must be received by this office no later than February 25, 2026.

If there are any questions, please contact Peter Woodford at Peter.Woodford@mass.gov.

Sincerely,

Peter Woodford, Senior Project Manager
Office of Leasing and State Office Planning

cc: Christopher McQuade, TRC
Project File #: 202410900
Tracking

From:	Daniel Alers
To:	Howes, Kendra (DCP); Claiborne Williams
Cc:	Russell, Deborah (DCP); Woodford, Peter (DCP); Richard Mann; Katherine Ahnen; Griffin Hornyak; Schilt, Scott (DCP)
Subject:	Re: Request for Proposals for Massachusetts Trial Court (TRC), Springfield, MA, (the RFP) – 125 Liberty Street
Date:	Friday, March 6, 2026 4:47:59 PM
Attachments:	image001.jpg

Kendra,

See attached for the detailed construction budget from our team.

Note that in the developer budget which we shared previously, we included developer contingency on top of Suffolk's construction budget.

Let us know if you have any more questions and have a great weekend!

Daniel Alers
T 703.537.7620 | C 202.802.1822 | dalers@fdstonewater.com

From: Howes, Kendra (DCP) <Kendra.Howes@mass.gov>
Sent: Friday, March 6, 2026 2:47 PM
To: Claiborne Williams <cwilliams@fdstonewater.com>
Cc: Russell, Deborah (DCP) <Deborah.Russell2@mass.gov>; Woodford, Peter (DCP) <peter.woodford@mass.gov>; Richard Mann <rmann@fdstonewater.com>; Katherine Ahnen <kahnen@fdstonewater.com>; Griffin Hornyak <ghornyak@fdstonewater.com>; Daniel Alers <dalers@fdstonewater.com>; Schilt, Scott (DCP) <Scott.Schilt@mass.gov>
Subject: RE: Request for Proposals for Massachusetts Trial Court (TRC), Springfield, MA, (the RFP) – 125 Liberty Street

Thank you!

Thanks,

KENDRA HOWES
Senior Project Manager

Division of Capital Asset Management & Maintenance
Office of Leasing and State Office Planning
One Ashburton Place, 15th Floor, Boston, MA 02108
www.mass.gov/dcamm
PHONE: 857-276-0905

From: Claiborne Williams <cwilliams@fdstonewater.com>
Sent: Friday, March 6, 2026 2:47 PM
To: Howes, Kendra (DCP) <Kendra.Howes@mass.gov>
Cc: Russell, Deborah (DCP) <Deborah.Russell2@mass.gov>; Woodford, Peter (DCP) <peter.woodford@mass.gov>; Richard Mann <rmann@fdstonewater.com>; Katherine Ahnen <kahnen@fdstonewater.com>; Griffin Hornyak <ghornyak@fdstonewater.com>; Daniel Alers <dalers@fdstonewater.com>; Schilt, Scott (DCP) <Scott.Schilt@mass.gov>
Subject: RE: Request for Proposals for Massachusetts Trial Court (TRC), Springfield, MA, (the RFP) – 125 Liberty Street

Yes, we can send over this afternoon. Let me huddle with the team and make sure we get you the best information. Thanks

Claiborne Williams
Co-Founder/Principal
T 213.600.4326 | C 202.669.8142 | cwilliams@fdstonewater.com

From: Howes, Kendra (DCP) <Kendra.Howes@mass.gov>
Sent: Friday, March 6, 2026 11:34 AM
To: Claiborne Williams <cwilliams@fdstonewater.com>
Cc: Russell, Deborah (DCP) <Deborah.Russell2@mass.gov>; Woodford, Peter (DCP) <peter.woodford@mass.gov>; Richard Mann <rmann@fdstonewater.com>; Katherine Ahnen <kahnen@fdstonewater.com>; Griffin Hornyak <ghornyak@fdstonewater.com>; Daniel Alers <dalers@fdstonewater.com>; Schilt, Scott (DCP) <Scott.Schilt@mass.gov>
Subject: RE: Request for Proposals for Massachusetts Trial Court (TRC), Springfield, MA, (the RFP) – 125 Liberty Street

Hi Claiborne –

Regarding the construction budget provided in your clarification, could you provide more detail?

We are specifically looking for a full construction budget with details sheets/detailed line item construction budget.

When do you think you'd be able to send this over?

Thanks,

KENDRA HOWES
Senior Project Manager

Division of Capital Asset Management & Maintenance
Office of Leasing and State Office Planning
One Ashburton Place, 15th Floor, Boston, MA 02108
www.mass.gov/dcamm
PHONE: 857-276-0905

From: Claiborne Williams <cwilliams@fdstonewater.com>
Sent: Wednesday, February 25, 2026 1:09 PM
To: Howes, Kendra (DCP) <Kendra.Howes@mass.gov>
Cc: Russell, Deborah (DCP) <Deborah.Russell2@mass.gov>; Woodford, Peter (DCP) <peter.woodford@mass.gov>; Richard Mann <rmann@fdstonewater.com>; Katherine Ahnen <kahnen@fdstonewater.com>; Griffin Hornyak <ghornyak@fdstonewater.com>; Daniel Alers <dalers@fdstonewater.com>
Subject: RE: Request for Proposals for Massachusetts Trial Court (TRC), Springfield, MA, (the RFP) – 125 Liberty Street

Kendra –
Please see our response to the clarification letter dated 2/18/26. Feel free to reach out with any questions. Thank you and looking forward to seeing you and your team next week.

Claiborne Williams
Co-Founder/Principal
T 213.600.4326 | C 202.669.8142 | cwilliams@fdstonewater.com

From: Howes, Kendra (DCP) <Kendra.Howes@mass.gov>
Sent: Wednesday, February 18, 2026 10:22 AM
To: Claiborne Williams <cwilliams@fdstonewater.com>
Cc: Russell, Deborah (DCP) <Deborah.Russell2@mass.gov>; Woodford, Peter (DCP) <peter.woodford@mass.gov>; Howes, Kendra (DCP) <Kendra.Howes@mass.gov>

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

Good Afternoon,

Please see attached request for clarification.

Thanks,

KENDRA HOWES
Senior Project Manager
Division of Capital Asset Management & Maintenance
Office of Leasing and State Office Planning
One Ashburton Place, 15th Floor, Boston, MA 02108
www.mass.gov/dcamm
PHONE: 857-276-0905

From: Claiborne Williams
To: Howes, Kendra (DCP)
Cc: Russell, Deborah (DCP); Woodford, Peter (DCP); Richard Mann; Katherine Ahnen; Griffin Hornyak; Daniel Alers
Subject: RE: Request for Proposals for Massachusetts Trial Court (TRC), Springfield, MA, (the RFP) – 125 Liberty Street
Date: Wednesday, February 25, 2026 1:12:09 PM
Attachments: image001.jpg
Liberty Junction Team Clarification Response 2 25 26 final DA.pdf

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CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Kendra –

Please see our response to the clarification letter dated 2/18/26. Feel free to reach out with any questions. Thank you and looking forward to seeing you and your team next week.

Claiborne Williams
Co-Founder/Principal
T 213.600.4326 | C 202.669.8142 | cwilliams@fdstonewater.com

From: Howes, Kendra (DCP) <Kendra.Howes@mass.gov>
Sent: Wednesday, February 18, 2026 10:22 AM
To: Claiborne Williams <cwilliams@fdstonewater.com>
Cc: Russell, Deborah (DCP) <Deborah.Russell2@mass.gov>; Woodford, Peter (DCP) <peter.woodford@mass.gov>; Howes, Kendra (DCP) <Kendra.Howes@mass.gov>
Subject: Request for Proposals for Massachusetts Trial Court (TRC), Springfield, MA, (the RFP) – 125 Liberty Street

Good Afternoon,

Please see attached request for clarification.

Thanks,

KENDRA HOWES
Senior Project Manager

Division of Capital Asset Management & Maintenance
Office of Leasing and State Office Planning
One Ashburton Place, 15th Floor, Boston, MA 02108
www.mass.gov/dcamm
PHONE: 857-276-0905

February 25, 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 in Springfield, MA. Please find our responses *italicized* below in response to your letter dated February 18, 2026.

1) Please indicate whether the proposed rider language is negotiable. If any terms are non-negotiable, please identify them in your response.
   Response*: All language in the proposed rider is negotiable.*

2) Please confirm the "capital repair allowance" is built into the proposed rent.
   Response: *We had intended that the initial Capital Repair Allowance would need to be mutually agreed upon in total and concept. The Commonwealth could use the $5,000,000 cash concession as provided in our offer as the initial Capital Repair Allowance, which from our analysis (as described below and shown in Attachment A) should be sufficient to cover the first 20 years of the lease term. Any remaining Capital Repairs can be paid lump sum by the Commonwealth or amortized into the rent over the remaining length of the lease term.*

3) How would you propose the amount of the "capital repair allowance" be calculated?
   Response*: The Capital Repair Allowance is an upfront deposit put into an interest-bearing account ("Capex Account") which grows over time. The Capex Account could be drawn down overtime to fund Capital Repairs as they occur. As shown in Attachment A, the above referenced initial deposit amount was determined by escalating the cost of the Capital Repairs today to the projected year of each expense (based on each item's useful life) and back-solving for the deposit that, with assumed investment growth, would fund each obligation as it comes due over initial 20-years of the lease term.*

   To advise the Commonwealth if the balance in the Capex Account will be sufficient for the Capital Repairs needed each year, the Lessor will annually provide a five-year outlook of estimated Capital Repair expenses during the Lease. To inform this estimate, the Lessor will perform a Property Condition Report every 5 years.

4) Please provide a revised rent table that breaks out "OET" and the coinciding breakdown for estimated "OET".
   Response*: Please see the attached rent table spreadsheet in Attachment B. A further breakout of the estimate OET can be found in the Requested Documents section of the Lease Proposal Form and attached to this response.*

5) Please confirm the annual ground lease cost is included in base rent. ***Response**: Confirmed.*

6) Please confirm the utility "energy rebate savings", will be attributed to base rent in addition to proposed year 1 rent concessions.
***Response**: Confirmed. The Utility "Energy Rebate Savings" will be attributed to the base rent in addition to the $5,000,000 cash concession. Please note that the $5,000,000 cash concession offered can be taken as a lump sum at occupancy, free rent through year 1, or for the initial deposit for the Capex Account.*

7) Please provide a detailed construction budget
***Response**: A detailed construction budget is provided as Attachment C.*

8) Please provide a detailed project schedule
***Response**: A detailed project schedule is provided as Attachment D.*

9) Please confirm the construction budget "site work" includes all environmental remediation required to address environmental report.
***Response**: Confirmed. We have conducted extensive environmental testing of the proposed site at 125 Liberty Street. Results confirm that groundwork remediation and governmental regulatory reporting would not be required.*

10) Please detail construction budget "Soft Cost" for Administrative, Marketing /Land Commissions, and Professional Fees.
***Response**: A detailed construction budget is provided as Attachment C.*

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

Sincerely,

Claiborne Williams
Authorized Signatory

Attachments:

A. Capital Repair Allowance Schedule (20 years)
B. Revised Rent Table (Breakout of OET)
C. Detailed Construction Budget
D. Detailed Project Schedule

Project Name:	**LIBERTY JUNCTION - PROJECT BUDGET**
Unit Measurement:	**RSF**

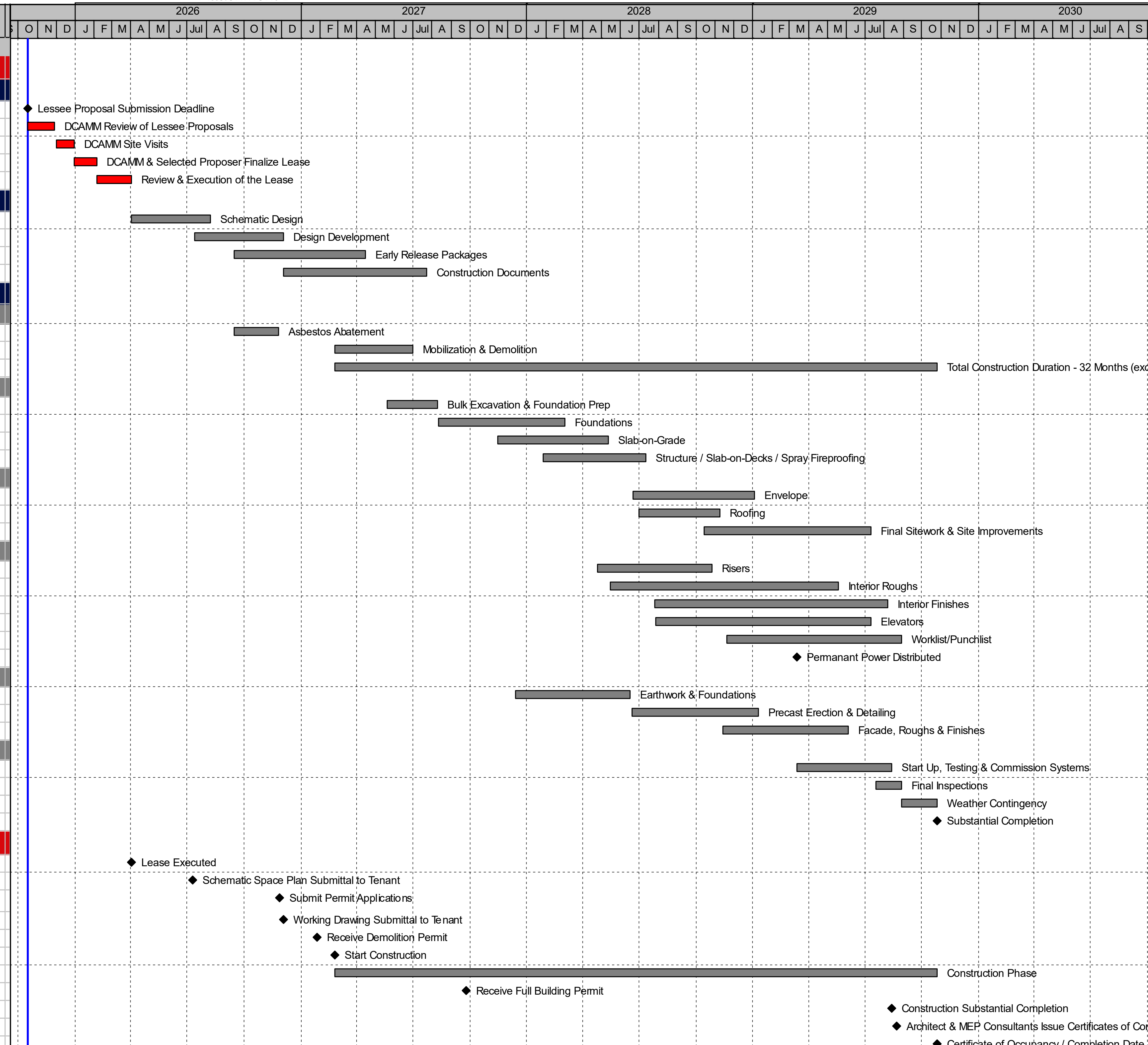
Building:	Total	New SF	Common Area Factor
RSF Area:	**300,391**	**300,391**	1.11233
Useable Area:	**270,055**	**270,055**	

PROJECT DETAIL

DESCRIPTION	BUDGET	RSF	COMMENTS
SOFT COSTS			
DESIGN & ENGINEERING			
Architectural	$11,785,527	$39.23	
MEP Services	$5,850,000	$19.47	
Civil/Landscape Engineering	$536,500	$1.79	
Structural Engineering	$1,362,000	$4.53	
Soil Testing	$118,000	$0.39	
LEED Consultant/Fees	$156,000	$0.52	
Building Commissioning Agent	$250,000	$0.83	
Traffic Study	$80,000	$0.27	
Political Consultant	$140,000	$0.47	
Design Intent Drawings	$10,000	$0.03	
Miscellaneous	$25,000	$0.08	
Survey	$20,000	$0.07	
Material Testing	$482,509	$1.61	
Gov't Coordination/Approvals	$100,000	$0.33	
Environmental Consultant	$20,000	$0.07	
Reimbursable Expenses	$200,000	$0.67	
DESIGN & ENGINEERING TOTAL	$21,135,536	$70.36	
ADMINISTRATIVE			
Travel	$450,000	$1.50	
Office Expense	$10,000	$0.03	
On-Site Office Expense	$10,000	$0.03	
Miscellaneous	$10,000	$0.03	
ADMINISTRATIVE TOTAL	$480,000	$1.60	
MARKETING			
Commissions	$1,751,173	$5.83	
Photography	$5,000	$0.02	
Travel & Pursuit	$5,000	$0.02	
MARKETING TOTAL	$1,761,173	$5.86	
PROFESSIONAL FEES			
Lenders Legal Fees	$150,000	$0.50	
Appraisal Services	$15,000	$0.05	
Borrower Legal Fees	$100,000	$0.33	
Other Professional fees	$500,000	$1.66	
PROFESSIONAL FEES TOTAL	$765,000	$2.55	
FINANCING			
Special Risk Insurance Fee	$3,310,955	$11.02	
Mortgage Brokerage Fee	$2,207,303	$7.35	
Closing Costs	$250,500	$0.83	
General Liability Insurance	$10,000	$0.03	
Miscellaneous Insurance	$40,000	$0.13	
Title Insurance	$15,000	$0.05	
Builder's Risk Insurance	$1,800,000	$5.99	
Real Estate Taxes	$1,132,343	$3.77	
Other Taxes	$10,000	$0.03	
Inspecting Architect	$112,000	$0.37	
FINANCING TOTAL	**$8,888,102**	**$29.59**	
PROJECT MANAGEMENT FEES			
Soft Costs PM Fee	$5,657,103	$18.83	
PROJECT MANAGEMENT FEES TOTAL	**$5,657,103**	**$18.83**	
CONSTRUCTION PERIOD INTEREST			
Interest	**$38,138,643**	**$126.96**	
SOFT COST TOTAL	**$76,825,558**	**$255.75**	
PROJECT TOTAL	**$462,225,258**	**$1,538.75**	

Attachment D

Activity ID	Activity Name	Orig Dur	Start	Finish
[23.0754-000.00-PR] Springfield Courthouse Justice Center		1011	16-Oct-25	25-Oct-29
Summary Schedule		1011	16-Oct-25	25-Oct-29
Lessee Contract Award		114	16-Oct-25	01-Apr-26
A1910	Lessee Proposal Submission Deadline	0	16-Oct-25	
A1920	DCAMM Review of Lessee Proposals	30	16-Oct-25	28-Nov-25
A1930	DCAMM Site Visits	20	01-Dec-25	29-Dec-25
A1940	DCAMM & Selected Proposer Finalize Lease	25	30-Dec-25	04-Feb-26
A1950	Review & Execution of the Lease	39	05-Feb-26	01-Apr-26
Design Documents		330	02-Apr-26	23-Jul-27
DD10	Schematic Design	90	02-Apr-26	07-Aug-26
DD20	Design Development	100	13-Jul-26	03-Dec-26
DD30	Early Release Packages	145	15-Sep-26	14-Apr-27
DD40	Construction Documents	160	04-Dec-26	23-Jul-27
Construction Phase		782	15-Sep-26	25-Oct-29
Enabling		782	15-Sep-26	25-Oct-29
A1120	Asbestos Abatement	50	15-Sep-26	25-Nov-26
A1060	Mobilization & Demolition	90	25-Feb-27	01-Jul-27
A1160	Total Construction Duration - 32 Months (excludes abatement)	672	25-Feb-27	25-Oct-29
Structure		287	20-May-27	11-Jul-28
A3100	Bulk Excavation & Foundation Prep	57	20-May-27	10-Aug-27
A2980	Foundations	140	11-Aug-27	03-Mar-28
A3040	Slab-on-Grade	125	15-Nov-27	12-May-28
A2990	Structure / Slab-on-Decks / Spray Fireproofing	115	28-Jan-28	11-Jul-28
Exterior		264	21-Jun-28	10-Jul-29
A3000	Envelope	134	21-Jun-28	03-Jan-29
A3170	Roofing	91	30-Jun-28	08-Nov-28
A3220	Final Sitework & Site Improvements	185	13-Oct-28	10-Jul-29
Interior		340	24-Apr-28	28-Aug-29
A3110	Risers	130	24-Apr-28	26-Oct-28
A3010	Interior Roughs	255	15-May-28	18-May-29
A3020	Interior Finishes	260	26-Jul-28	07-Aug-29
A3950	Elevators	240	27-Jul-28	11-Jul-29
A3210	Worklist/Punchlist	195	20-Nov-28	28-Aug-29
A3190	Permanant Power Distributed	0		12-Mar-29
Parking Garage		371	13-Dec-27	04-Jun-29
A4020	Earthwork & Foundations	130	13-Dec-27	16-Jun-28
A4030	Precast Erection & Detailing	141	19-Jun-28	10-Jan-29
A4040	Facade, Roughs & Finishes	140	13-Nov-28	04-Jun-29
Closeout		159	13-Mar-29	25-Oct-29
A3050	Start Up, Testing & Commission Systems	108	13-Mar-29	13-Aug-29
A3200	Final Inspections	30	18-Jul-29	28-Aug-29
A3060	Weather Contingency	40	29-Aug-29	25-Oct-29
A3070	Substantial Completion	0		25-Oct-29
Executed Lease Milestones		897	01-Apr-26	25-Oct-29
A1960	Lease Executed	0		01-Apr-26
A4060	Schematic Space Plan Submittal to Tenant	0		10-Jul-26
A4080	Submit Permit Applications	0		27-Nov-26
A4070	Working Drawing Submittal to Tenant	0		03-Dec-26
A4150	Receive Demolition Permit	0	27-Jan-27	
A4100	Start Construction	0	25-Feb-27	
A4140	Construction Phase	672	25-Feb-27	25-Oct-29
A4090	Receive Full Building Permit	0		24-Sep-27
A4110	Construction Substantial Completion	0		13-Aug-29
A4120	Architect & MEP Consultants Issue Certificates of Completion	0		20-Aug-29
A4130	Certificate of Occupancy / Completion Date	0		25-Oct-29

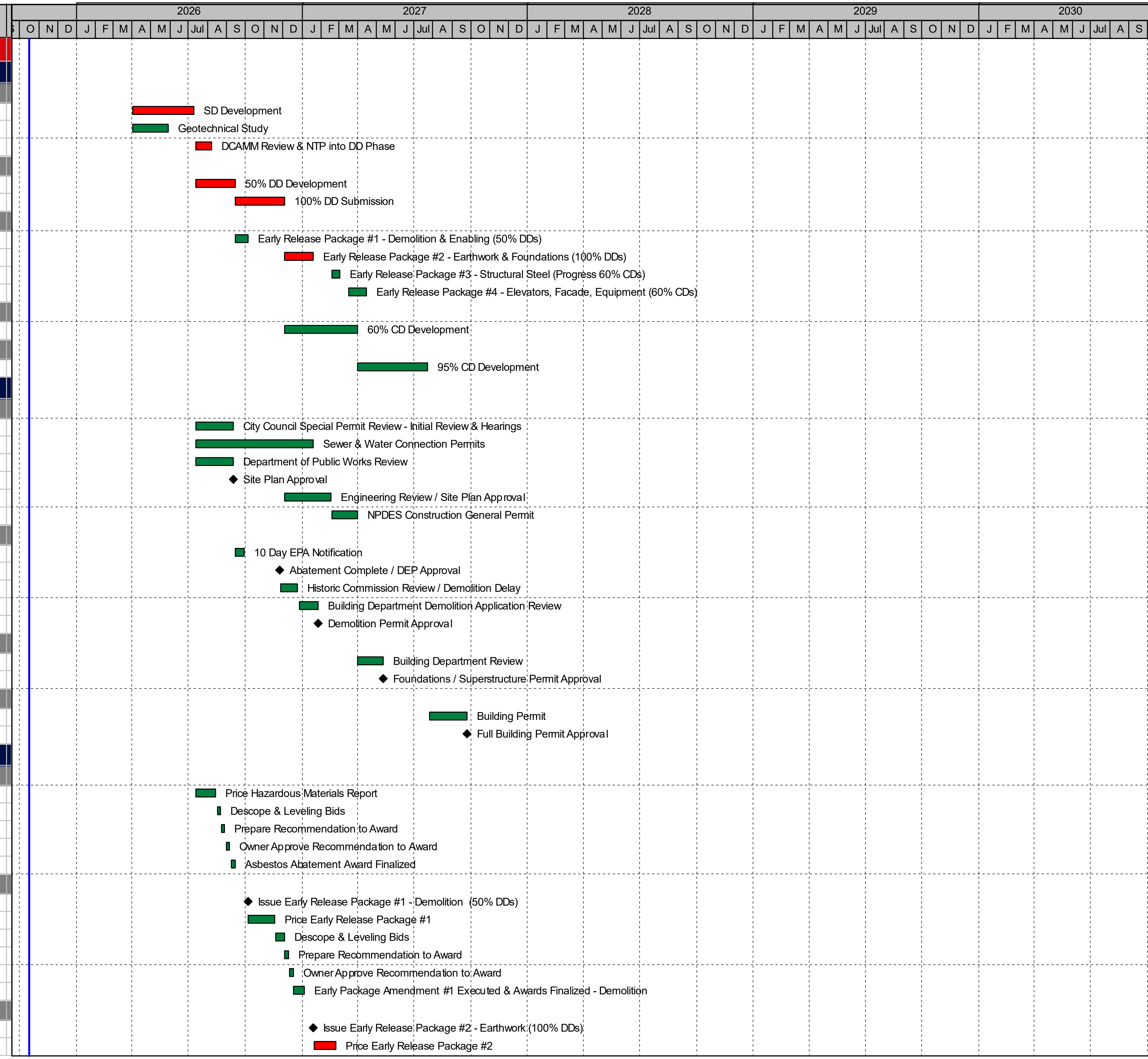


PROJECT ID: 23.0754-000.00-PR
DATA DATE: 16-Oct-25
PRINT DATE: 23-Feb-26
Page 1 of 7

Remaining Level of Effort ◆ ◆ Milestone
Actual Level of Effort
Completed Work
Remaining Work
Critical Remaining Work

Springfield Courthouse
Conceptual Design Schedule
02/23/2026

Activity ID	Activity Name	Orig Dur	Start	Finish
Preconstruction		659	02-Apr-26	14-Nov-28
Design Documents & Estimating		330	02-Apr-26	23-Jul-27
Schematic Drawings		90	02-Apr-26	07-Aug-26
A1070	SD Development	70	02-Apr-26	10-Jul-26
A1240	Geotechnical Study	40	02-Apr-26	28-May-26
A1250	DCAMM Review & NTP into DD Phase	20	13-Jul-26	07-Aug-26
Design Documents		100	13-Jul-26	03-Dec-26
A1260	50% DD Development	45	13-Jul-26	14-Sep-26
A1080	100% DD Submission	55	15-Sep-26	03-Dec-26
Early Packages		145	15-Sep-26	14-Apr-27
A2860	Early Release Package #1 - Demolition & Enabling (50% DDs)	15	15-Sep-26	05-Oct-26
A2870	Early Release Package #2 - Earthwork & Foundations (100% DDs)	30	04-Dec-26	19-Jan-27
A1150	Early Release Package #3 - Structural Steel (Progress 60% CDs)	10	18-Feb-27	03-Mar-27
A3120	Early Release Package #4 - Elevators, Facade, Equipment (60% CDs)	20	18-Mar-27	14-Apr-27
60% Construction Documents		80	04-Dec-26	31-Mar-27
A1100	60% CD Development	80	04-Dec-26	31-Mar-27
95% Construction Documents		80	01-Apr-27	23-Jul-27
A1110	95% CD Development	80	01-Apr-27	23-Jul-27
Permitting		304	13-Jul-26	24-Sep-27
Site Plan		180	13-Jul-26	31-Mar-27
A1970	City Council Special Permit Review - Initial Review & Hearings	44	13-Jul-26	11-Sep-26
A3260	Sewer & Water Connection Permits	130	13-Jul-26	19-Jan-27
A4180	Department of Public Works Review	44	13-Jul-26	11-Sep-26
A4190	Site Plan Approval	0		11-Sep-26
A3240	Engineering Review / Site Plan Approval	50	04-Dec-26	17-Feb-27
A2930	NPDES Construction General Permit	30	18-Feb-27	31-Mar-27
Demolition		90	15-Sep-26	26-Jan-27
A1130	10 Day EPA Notification	10	15-Sep-26	28-Sep-26
A1140	Abatement Complete / DEP Approval	0		25-Nov-26
A3160	Historic Commission Review / Demolition Delay	20	27-Nov-26	24-Dec-26
A4160	Building Department Demolition Application Review	20	28-Dec-26	26-Jan-27
A4170	Demolition Permit Approval	0		26-Jan-27
Foundations / Superstructure		30	01-Apr-27	12-May-27
A4200	Building Department Review	30	01-Apr-27	12-May-27
A4210	Foundations / Superstructure Permit Approval	0		12-May-27
Full Building		44	26-Jul-27	24-Sep-27
A2920	Building Permit	44	26-Jul-27	24-Sep-27
A3030	Full Building Permit Approval	0		24-Sep-27
Trade Awards		345	13-Jul-26	24-Nov-27
Asbestos Abatement		45	13-Jul-26	14-Sep-26
A3250	Price Hazardous Materials Report	25	13-Jul-26	14-Aug-26
A4220	Descope & Leveling Bids	5	17-Aug-26	21-Aug-26
A4260	Prepare Recommendation to Award	5	24-Aug-26	28-Aug-26
A4280	Owner Approve Recommendation to Award	5	31-Aug-26	04-Sep-26
A3140	Asbestos Abatement Award Finalized	5	08-Sep-26	14-Sep-26
Early Package Amendment #1 - Demolition		60	05-Oct-26	04-Jan-27
A1550	Issue Early Release Package #1 - Demolition (50% DDs)	0		05-Oct-26
A1090	Price Early Release Package #1	30	06-Oct-26	18-Nov-26
A1190	Descope & Leveling Bids	10	19-Nov-26	03-Dec-26
A1280	Prepare Recommendation to Award	5	04-Dec-26	10-Dec-26
A1290	Owner Approve Recommendation to Award	5	11-Dec-26	17-Dec-26
A1300	Early Package Amendment #1 Executed & Awards Finalized - Demolition	10	18-Dec-26	04-Jan-27
Early Package Amendment #2 - Earthwork & Foundations		45	19-Jan-27	24-Mar-27
A3090	Issue Early Release Package #2 - Earthwork (100% DDs)	0		19-Jan-27
A1330	Price Early Release Package #2	25	20-Jan-27	24-Feb-27



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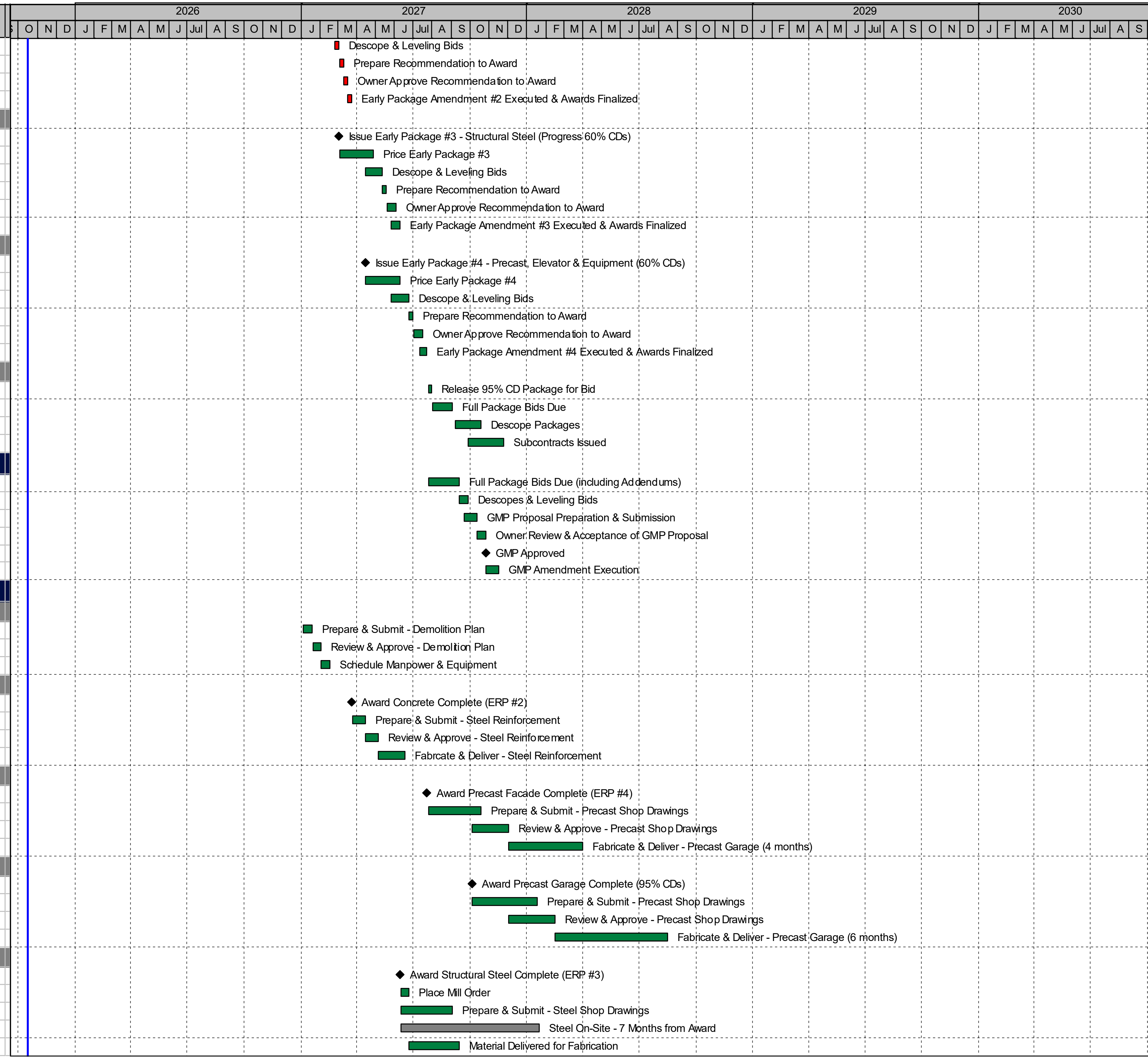
Page 2 of 7

Remaining Level of Effort
Actual Level of Effort
Completed Work
Remaining Work
Critical Remaining Work
◆ Milestone

Springfield Courthouse
Conceptual Design Schedule
02/23/2026

Activity ID	Activity Name	Orig Dur	Start	Finish
A1340	Descope & Leveling Bids	5	25-Feb-27	03-Mar-27
A1350	Prepare Recommendation to Award	5	04-Mar-27	10-Mar-27
A1360	Owner Approve Recommendation to Award	5	11-Mar-27	17-Mar-27
A1370	Early Package Amendment #2 Executed & Awards Finalized	5	18-Mar-27	24-Mar-27
Early Package Amendment #3 - Structural Steel		70	03-Mar-27	10-Jun-27
A4300	Issue Early Package #3 - Structural Steel (Progress 60% CDs)	0		03-Mar-27
A4310	Price Early Package #3	40	04-Mar-27	28-Apr-27
A4320	Descope & Leveling Bids	20	15-Apr-27	12-May-27
A4330	Prepare Recommendation to Award	5	13-May-27	19-May-27
A4340	Owner Approve Recommendation to Award	10	20-May-27	03-Jun-27
A4350	Early Package Amendment #3 Executed & Awards Finalized	10	27-May-27	10-Jun-27
Early Package Amendment #4 - Facade, Elevators & Equipment		70	14-Apr-27	23-Jul-27
A3130	Issue Early Package #4 - Precast, Elevator & Equipment (60% CDs)	0		14-Apr-27
A1390	Price Early Package #4	40	15-Apr-27	10-Jun-27
A1400	Descope & Leveling Bids	20	27-May-27	24-Jun-27
A1410	Prepare Recommendation to Award	5	25-Jun-27	01-Jul-27
A1420	Owner Approve Recommendation to Award	10	02-Jul-27	16-Jul-27
A1430	Early Package Amendment #4 Executed & Awards Finalized	10	12-Jul-27	23-Jul-27
95% Construction Documents		85	26-Jul-27	24-Nov-27
A2880	Release 95% CD Package for Bid	5	26-Jul-27	30-Jul-27
A2890	Full Package Bids Due	25	02-Aug-27	03-Sep-27
A2900	Descope Packages	30	07-Sep-27	19-Oct-27
A2910	Subcontracts Issued	40	28-Sep-27	24-Nov-27
GMP		80	26-Jul-27	17-Nov-27
A1730	Full Package Bids Due (including Addendums)	35	26-Jul-27	13-Sep-27
A1740	Descopes & Leveling Bids	10	14-Sep-27	27-Sep-27
A1750	GMP Proposal Preparation & Submission	15	21-Sep-27	12-Oct-27
A1790	Owner Review & Acceptance of GMP Proposal	10	13-Oct-27	26-Oct-27
A3080	GMP Approved	0		26-Oct-27
A1770	GMP Amendment Execution	15	27-Oct-27	17-Nov-27
Procurement		469	05-Jan-27	14-Nov-28
02 - Demolition		30	05-Jan-27	17-Feb-27
A1460	Prepare & Submit - Demolition Plan	10	05-Jan-27	19-Jan-27
A1470	Review & Approve - Demolition Plan	10	20-Jan-27	02-Feb-27
A1480	Schedule Manpower & Equipment	10	03-Feb-27	17-Feb-27
03 - Concrete		60	24-Mar-27	17-Jun-27
A1560	Award Concrete Complete (ERP #2)	0		24-Mar-27
A1570	Prepare & Submit - Steel Reinforcement	15	25-Mar-27	14-Apr-27
A1580	Review & Approve - Steel Reinforcement	15	15-Apr-27	05-May-27
A1590	Fabrcate & Deliver - Steel Reinforcement	30	06-May-27	17-Jun-27
03 - Precast Facade		172	23-Jul-27	31-Mar-28
A4230	Award Precast Facade Complete (ERP #4)	0		23-Jul-27
A4240	Prepare & Submit - Precast Shop Drawings	60	26-Jul-27	19-Oct-27
A4250	Review & Approve - Precast Shop Drawings	40	05-Oct-27	02-Dec-27
A4270	Fabricate & Deliver - Precast Garage (4 months)	86	03-Dec-27	31-Mar-28
03 - Precast Garage		217	04-Oct-27	15-Aug-28
A3400	Award Precast Garage Complete (95% CDs)	0		04-Oct-27
A3980	Prepare & Submit - Precast Shop Drawings	70	05-Oct-27	18-Jan-28
A3990	Review & Approve - Precast Shop Drawings	50	03-Dec-27	15-Feb-28
A4010	Fabricate & Deliver - Precast Garage (6 months)	130	16-Feb-28	15-Aug-28
05 - Structural Steel		152	10-Jun-27	20-Jan-28
A1170	Award Structural Steel Complete (ERP #3)	0		10-Jun-27
A1200	Place Mill Order	10	11-Jun-27	24-Jun-27
A1320	Prepare & Submit - Steel Shop Drawings	60	11-Jun-27	03-Sep-27
A1440	Steel On-Site - 7 Months from Award	152	11-Jun-27	20-Jan-28
A1530	Material Delivered for Fabrication	55	25-Jun-27	13-Sep-27



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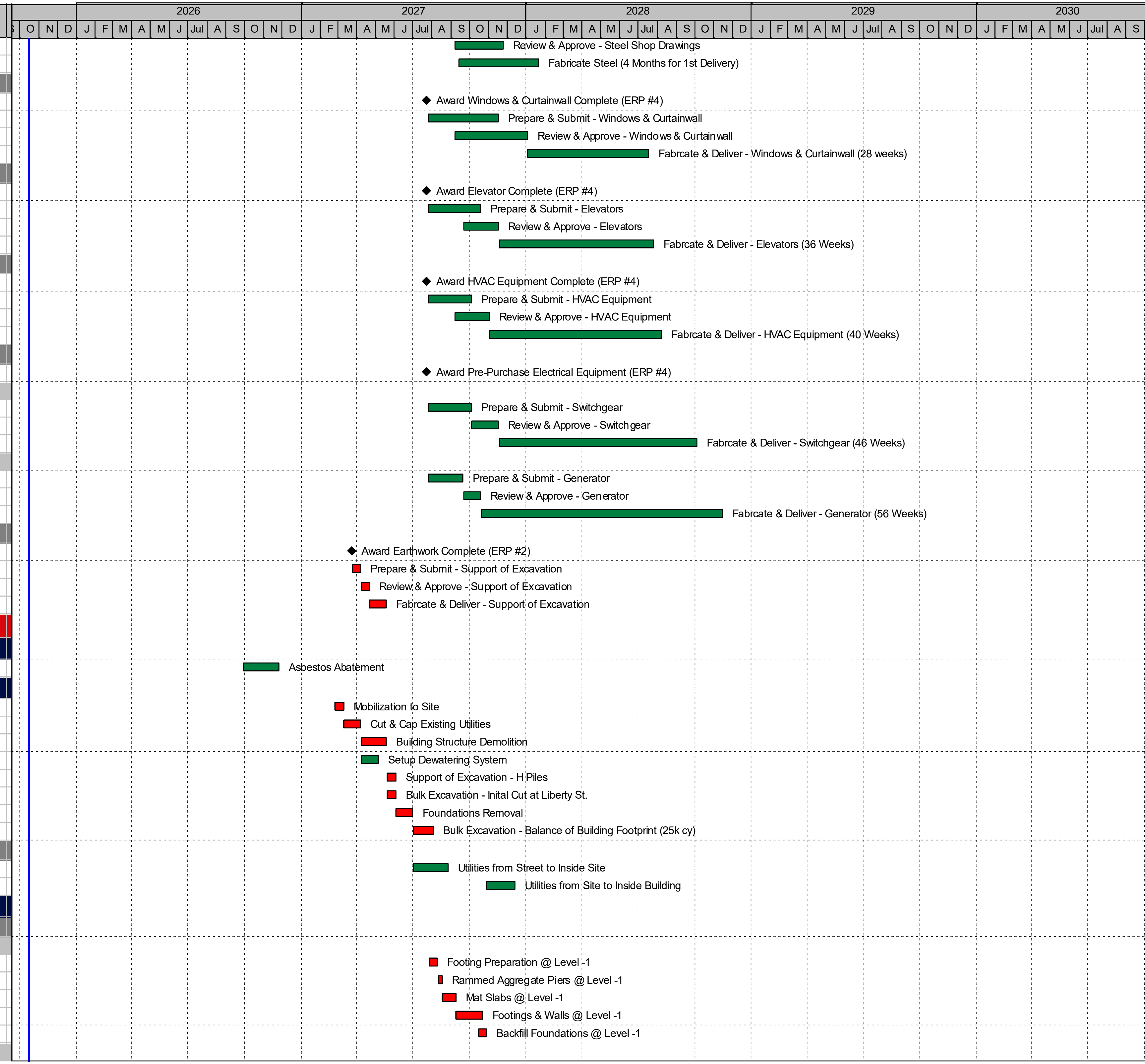
Activity ID	Activity Name	Orig Dur	Start	Finish
A1380	Review & Approve - Steel Shop Drawings	55	07-Sep-27	24-Nov-27
A1540	Fabricate Steel (4 Months for 1st Delivery)	87	14-Sep-27	20-Jan-28
08 - Windows & Curtainwall		246	23-Jul-27	17-Jul-28
A2740	Award Windows & Curtainwall Complete (ERP #4)	0		23-Jul-27
A2750	Prepare & Submit - Windows & Curtainwall	80	26-Jul-27	17-Nov-27
A2760	Review & Approve - Windows & Curtainwall	80	07-Sep-27	03-Jan-28
A2770	Fabrcate & Deliver - Windows & Curtainwall (28 weeks)	140	04-Jan-28	17-Jul-28
14 - Elevator		253	23-Jul-27	26-Jul-28
A1600	Award Elevator Complete (ERP #4)	0		23-Jul-27
A1610	Prepare & Submit - Elevators	60	26-Jul-27	19-Oct-27
A1620	Review & Approve - Elevators	40	21-Sep-27	17-Nov-27
A1630	Fabrcate & Deliver - Elevators (36 Weeks)	180	18-Nov-27	26-Jul-28
23 - HVAC		262	23-Jul-27	08-Aug-28
A2940	Award HVAC Equipment Complete (ERP #4)	0		23-Jul-27
A2950	Prepare & Submit - HVAC Equipment	50	26-Jul-27	04-Oct-27
A2960	Review & Approve - HVAC Equipment	40	07-Sep-27	02-Nov-27
A2970	Fabrcate & Deliver - HVAC Equipment (40 Weeks)	200	03-Nov-27	08-Aug-28
26 - Electrical		329	23-Jul-27	14-Nov-28
A1640	Award Pre-Purchase Electrical Equipment (ERP #4)	0		23-Jul-27
Gear		302	26-Jul-27	04-Oct-28
A1650	Prepare & Submit - Switchgear	50	26-Jul-27	04-Oct-27
A1660	Review & Approve - Switchgear	30	05-Oct-27	17-Nov-27
A1670	Fabrcate & Deliver - Switchgear (46 Weeks)	230	18-Nov-27	04-Oct-28
Generator		329	26-Jul-27	14-Nov-28
A1680	Prepare & Submit - Generator	40	26-Jul-27	20-Sep-27
A1690	Review & Approve - Generator	20	21-Sep-27	19-Oct-27
A1700	Fabrcate & Deliver - Generator (56 Weeks)	280	20-Oct-27	14-Nov-28
31 - Earthwork		40	24-Mar-27	19-May-27
A1490	Award Earthwork Complete (ERP #2)	0		24-Mar-27
A1500	Prepare & Submit - Support of Excavation	10	25-Mar-27	07-Apr-27
A1510	Review & Approve - Support of Excavation	10	08-Apr-27	21-Apr-27
A1520	Fabrcate & Deliver - Support of Excavation	20	22-Apr-27	19-May-27
Construction Phase		827	13-Jul-26	25-Oct-29
Asbestos Abatement		40	29-Sep-26	25-Nov-26
A1840	Asbestos Abatement	40	29-Sep-26	25-Nov-26
Enabling		202	25-Feb-27	13-Dec-27
A1270	Mobilization to Site	10	25-Feb-27*	10-Mar-27
A1860	Cut & Cap Existing Utilities	20	11-Mar-27	07-Apr-27
A1850	Building Structure Demolition	30	08-Apr-27	19-May-27
A3290	Setup Dewatering System	20	08-Apr-27	05-May-27
A3230	Support of Excavation - H Piles	10	20-May-27	03-Jun-27
A3270	Bulk Excavation - Inital Cut at Liberty St.	10	20-May-27	03-Jun-27
A1900	Foundations Removal	20	04-Jun-27	01-Jul-27
A3280	Bulk Excavation - Balance of Building Footprint (25k cy)	22	02-Jul-27	03-Aug-27
Utilities		112	02-Jul-27	13-Dec-27
A1180	Utilities from Street to Inside Site	40	02-Jul-27	27-Aug-27
A2620	Utilities from Site to Inside Building	30	29-Oct-27	13-Dec-27
Structure		240	28-Jul-27	11-Jul-28
Foundations		150	28-Jul-27	03-Mar-28
Level -1		65	28-Jul-27	28-Oct-27
A2000	Footing Preparation @ Level -1	10	28-Jul-27	10-Aug-27
A3300	Rammed Aggregate Piers @ Level -1	5	11-Aug-27	17-Aug-27
A3310	Mat Slabs @ Level -1	15	18-Aug-27	08-Sep-27
A3320	Footings & Walls @ Level -1	30	09-Sep-27	21-Oct-27
A3330	Backfill Foundations @ Level -1	10	15-Oct-27	28-Oct-27
Level 0		100	07-Oct-27	03-Mar-28



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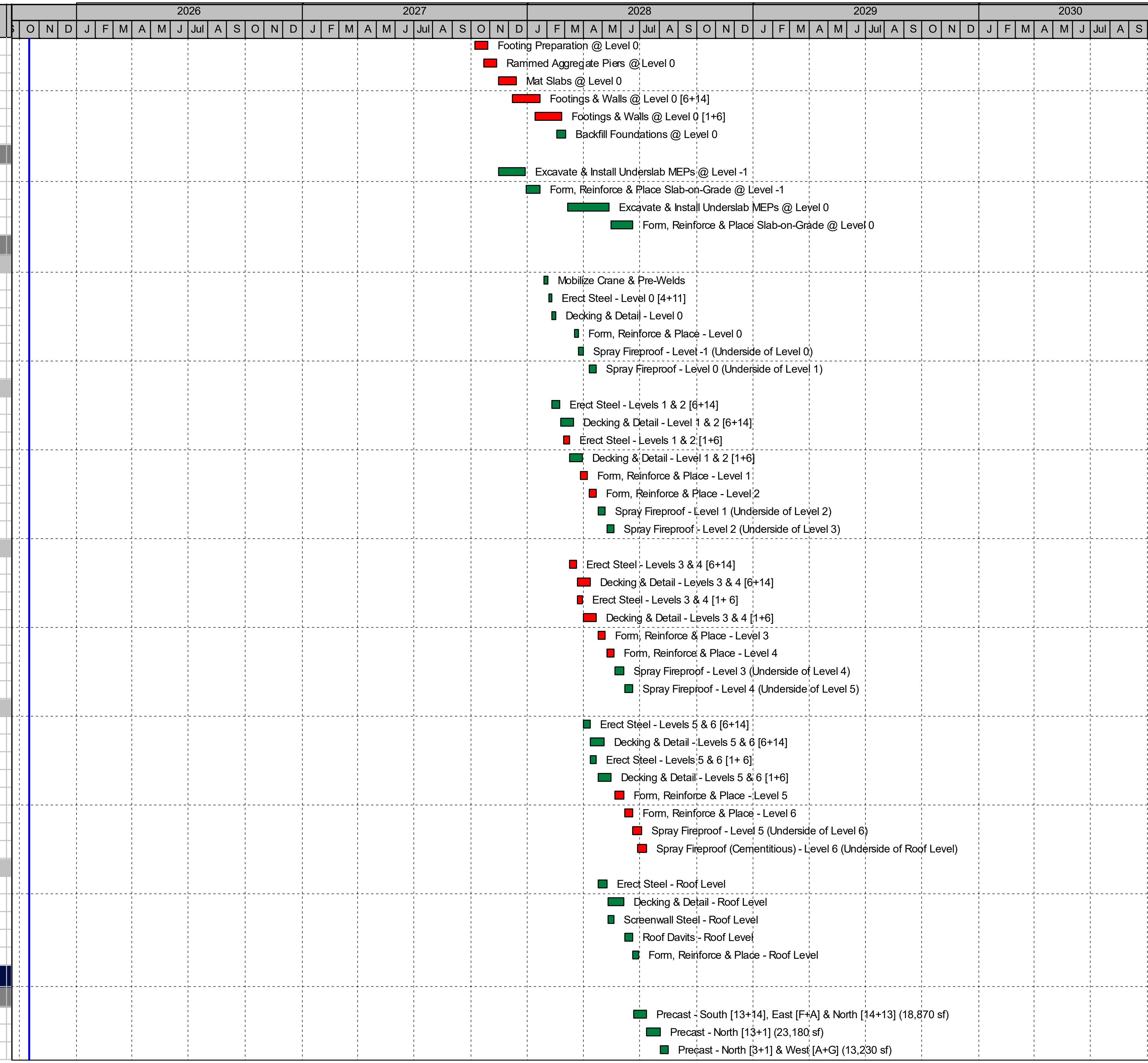
Activity ID	Activity Name	Orig Dur	Start	Finish
A3350	Footing Preparation @ Level 0	15	07-Oct-27	28-Oct-27
A3360	Rammed Aggregate Piers @ Level 0	15	22-Oct-27	12-Nov-27
A3370	Mat Slabs @ Level 0	20	15-Nov-27	13-Dec-27
A3380	Footings & Walls @ Level 0 [6+14]	30	07-Dec-27	20-Jan-28
A3410	Footings & Walls @ Level 0 [1+6]	30	13-Jan-28	25-Feb-28
A3390	Backfill Foundations @ Level 0	10	18-Feb-28	03-Mar-28
Slab-on-Grade		150	15-Nov-27	19-Jun-28
A2040	Excavate & Install Underslab MEPs @ Level -1	30	15-Nov-27	28-Dec-27
A2140	Form, Reinforce & Place Slab-on-Grade @ Level -1	15	29-Dec-27	20-Jan-28
A3960	Excavate & Install Underslab MEPs @ Level 0	50	06-Mar-28	12-May-28
A3970	Form, Reinforce & Place Slab-on-Grade @ Level 0	25	15-May-28	19-Jun-28
Structural Steel/Slab-on-Decks/Spray Fireproofing		115	28-Jan-28	11-Jul-28
Level 0		60	28-Jan-28	21-Apr-28
A2030	Mobilize Crane & Pre-Welds	5	28-Jan-28	03-Feb-28
A3420	Erect Steel - Level 0 [4+11]	4	04-Feb-28	09-Feb-28
A3430	Decking & Detail - Level 0	5	10-Feb-28	16-Feb-28
A3440	Form, Reinforce & Place - Level 0	5	17-Mar-28	23-Mar-28
A2170	Spray Fireproof - Level -1 (Underside of Level 0)	6	24-Mar-28	31-Mar-28
A3570	Spray Fireproof - Level 0 (Underside of Level 1)	10	10-Apr-28	21-Apr-28
Levels 1 & 2		71	10-Feb-28	19-May-28
A2060	Erect Steel - Levels 1 & 2 [6+14]	8	10-Feb-28	22-Feb-28
A2100	Decking & Detail - Level 1 & 2 [6+14]	16	23-Feb-28	15-Mar-28
A3450	Erect Steel - Levels 1 & 2 [1+6]	8	28-Feb-28	08-Mar-28
A3460	Decking & Detail - Level 1 & 2 [1+6]	16	09-Mar-28	30-Mar-28
A2050	Form, Reinforce & Place - Level 1	10	27-Mar-28	07-Apr-28
A3540	Form, Reinforce & Place - Level 2	10	10-Apr-28	21-Apr-28
A2180	Spray Fireproof - Level 1 (Underside of Level 2)	10	24-Apr-28	05-May-28
A3580	Spray Fireproof - Level 2 (Underside of Level 3)	10	08-May-28	19-May-28
Level 3 & 4		72	09-Mar-28	19-Jun-28
A2070	Erect Steel - Levels 3 & 4 [6+14]	8	09-Mar-28	20-Mar-28
A2110	Decking & Detail - Levels 3 & 4 [6+14]	16	21-Mar-28	11-Apr-28
A3470	Erect Steel - Levels 3 & 4 [1+ 6]	8	21-Mar-28	30-Mar-28
A3480	Decking & Detail - Levels 3 & 4 [1+6]	16	31-Mar-28	21-Apr-28
A2150	Form, Reinforce & Place - Level 3	10	24-Apr-28	05-May-28
A3550	Form, Reinforce & Place - Level 4	10	08-May-28	19-May-28
A2190	Spray Fireproof - Level 3 (Underside of Level 4)	10	22-May-28	05-Jun-28
A3590	Spray Fireproof - Level 4 (Underside of Level 5)	10	06-Jun-28	19-Jun-28
Level 5 & 6		71	31-Mar-28	11-Jul-28
A3500	Erect Steel - Levels 5 & 6 [6+14]	8	31-Mar-28	11-Apr-28
A3520	Decking & Detail - Levels 5 & 6 [6+14]	16	12-Apr-28	03-May-28
A3510	Erect Steel - Levels 5 & 6 [1+ 6]	8	12-Apr-28	21-Apr-28
A3530	Decking & Detail - Levels 5 & 6 [1+6]	16	24-Apr-28	15-May-28
A3490	Form, Reinforce & Place - Level 5	10	22-May-28	05-Jun-28
A3560	Form, Reinforce & Place - Level 6	10	06-Jun-28	19-Jun-28
A3600	Spray Fireproof - Level 5 (Underside of Level 6)	10	20-Jun-28	03-Jul-28
A3610	Spray Fireproof (Cementitious) - Level 6 (Underside of Roof Level)	10	27-Jun-28	11-Jul-28
Roof		48	24-Apr-28	29-Jun-28
A2080	Erect Steel - Roof Level	12	24-Apr-28	09-May-28
A2120	Decking & Detail - Roof Level	18	10-May-28	05-Jun-28
A3740	Screenwall Steel - Roof Level	8	10-May-28	19-May-28
A3720	Roof Davits - Roof Level	10	06-Jun-28	19-Jun-28
A2160	Form, Reinforce & Place - Roof Level	8	20-Jun-28	29-Jun-28
Facade		233	21-Jun-28	24-May-29
Precast - Envelope Systems A & B		233	21-Jun-28	24-May-29
A3620	Precast - South [13+14], East [F+A] & North [14+13] (18,870 sf)	14	21-Jun-28	11-Jul-28
A3630	Precast - North [13+1] (23,180 sf)	16	12-Jul-28	02-Aug-28
A3640	Precast - North [3+1] & West [A+G] (13,230 sf)	9	03-Aug-28	15-Aug-28



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Activity ID	Activity Name	Orig Dur	Start	Finish
A3650	Precast - South [1+14] (13,340 sf)	9	16-Aug-28	28-Aug-28
A3660	Precast - East [G+E] (2,730 sf) @ Hoist Infill	4	21-May-29	24-May-29
Metal Panel Systems - Envelope System C		125	09-Aug-28	08-Feb-29
Levels 3 thru 6		125	09-Aug-28	08-Feb-29
A3680	Punched Windows (Type 4) at Precast	10	09-Aug-28	22-Aug-28
A3670	Exterior Framing & Sheathing - Level 3	8	17-Aug-28	28-Aug-28
A3690	Curtainwall (Type 2) at Precast	25	23-Aug-28	27-Sep-28
A2210	Exterior Framing & Sheathing - Level 4	8	29-Aug-28	08-Sep-28
A2260	Unitized Curtainwall System (Type 3)	50	29-Aug-28	08-Nov-28
A2300	Exterior Framing & Sheathing - Roof Parapets	12	29-Aug-28	14-Sep-28
A2230	Exterior Framing & Sheathing - Level 5	8	11-Sep-28	20-Sep-28
A2240	Exterior Framing & Sheathing - Level 6	8	21-Sep-28	02-Oct-28
A2250	Envelope Air Vapor Barrier	15	21-Sep-28	12-Oct-28
A3700	Curtanwall Ribbon Windows (Type 1)	30	13-Oct-28	27-Nov-28
A2270	Metal Panels	50	03-Nov-28	18-Jan-29
A2280	Joint Sealants	25	04-Jan-29	08-Feb-29
Roof		171	30-Jun-28	08-Mar-29
A3710	Roofing System - Air Vapor Barrier (+189', +194', +199')	10	30-Jun-28	14-Jul-28
A3750	Building Temporary Watertight	0		14-Jul-28
A2220	Roofing System - Insulation & Membrane (+189', +194', +199')	30	27-Sep-28	08-Nov-28
A3730	Roofing System - Level 3 (+113')	10	03-Oct-28	17-Oct-28
A2340	Building Weather Tight	0		08-Nov-28
A2470	HVAC Set Equipment	20	09-Nov-28	08-Dec-28
A2480	Equipment Connections & Wiring	60	11-Dec-28	08-Mar-29
A2560	Set Generator	2	11-Dec-28	12-Dec-28
A3900	Screenwall Panels	50	13-Dec-28	26-Feb-29
Hoisting		296	08-May-28	11-Jul-29
Temporary Hoists		260	08-May-28	18-May-29
A2450	Install Man/Material Hoist	5	08-May-28	12-May-28
A3920	Hoist Usage Duration	260	08-May-28	18-May-29
A3910	Remove Hoist	1	18-May-29	18-May-29
Elevators		240	27-Jul-28	11-Jul-29
A2380	Elevators - S1 / D1	70	27-Jul-28	03-Nov-28
A2390	Elevators - S2 / D2	65	23-Oct-28	26-Jan-29
A3930	Temporary Use for Construction Inspection	10	06-Nov-28	20-Nov-28
A2400	Elevators - P1 thru P4	145	09-Nov-28	08-Jun-29
A3760	Elevators - S3 / D3	70	12-Jan-29	23-Apr-29
A3770	Elevators - S4 / D4	65	10-Apr-29	11-Jul-29
Interior - Infrastructure		221	24-Apr-28	12-Mar-29
Stairwells		169	08-May-28	09-Jan-29
A2290	Stairwell - West	25	08-May-28	12-Jun-28
A2350	Stairwell - Central	30	13-Jun-28	25-Jul-28
A3180	Stairwell - East	25	26-Jul-28	29-Aug-28
A2310	Stairwell - Public Monumental	40	09-Nov-28	09-Jan-29
Risers		130	24-Apr-28	26-Oct-28
A2420	Piping Risers	60	24-Apr-28	18-Jul-28
A2430	Duct Risers	60	24-Apr-28	18-Jul-28
A2440	Piping & Duct Insulation	50	22-May-28	01-Aug-28
A2410	Standpipes at Stairwells	40	30-Aug-28	26-Oct-28
Main Electric Room		163	17-Jul-28	12-Mar-29
A2490	Construct Main Electric Room	40	17-Jul-28	11-Sep-28
A2500	Switchboards & Panels	30	05-Oct-28	17-Nov-28
A2520	Pull Wiring to Sub-Panels	30	20-Nov-28	03-Jan-29
A2690	ATS & Emergency Power Wire Pulling	20	13-Dec-28	11-Jan-29
A2510	Pull Secondary Conductors	5	04-Jan-29	10-Jan-29
A2660	Permanent Power Activated	10	12-Jan-29	26-Jan-29

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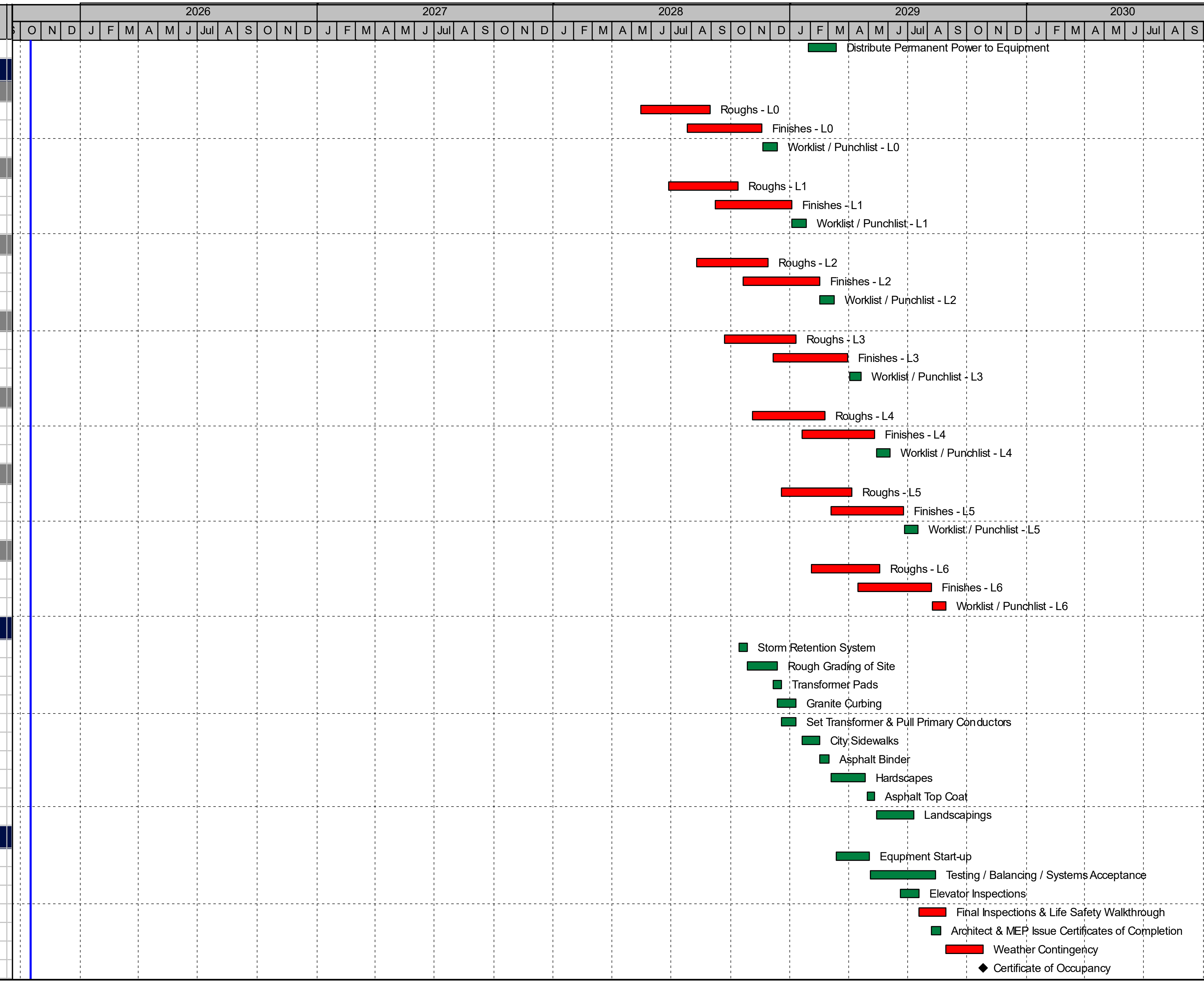
Activity ID	Activity Name	Orig Dur	Start	Finish
A2670	Distribute Permanent Power to Equipment	30	29-Jan-29	12-Mar-29
Interior - Fitout		325	15-May-28	28-Aug-29
Level 0		145	15-May-28	11-Dec-28
A3870	Roughs - L0	75	15-May-28	29-Aug-28
A3880	Finishes - L0	80	26-Jul-28	17-Nov-28
A3890	Worklist / Punchlist - L0	15	20-Nov-28	11-Dec-28
Level 1		145	27-Jun-28	25-Jan-29
A2460	Roughs - L1	75	27-Jun-28	12-Oct-28
A2610	Finishes - L1	80	07-Sep-28	03-Jan-29
A2780	Worklist / Punchlist - L1	15	04-Jan-29	25-Jan-29
Level 2		145	09-Aug-28	09-Mar-29
A2800	Roughs - L2	75	09-Aug-28	27-Nov-28
A2810	Finishes - L2	80	20-Oct-28	15-Feb-29
A2820	Worklist / Punchlist - L2	15	16-Feb-29	09-Mar-29
Level 3		145	21-Sep-28	20-Apr-29
A2830	Roughs - L3	75	21-Sep-28	10-Jan-29
A2840	Finishes - L3	80	05-Dec-28	30-Mar-29
A2850	Worklist / Punchlist - L3	15	02-Apr-29	20-Apr-29
Level 4		145	03-Nov-28	04-Jun-29
A3780	Roughs - L4	75	03-Nov-28	23-Feb-29
A3790	Finishes - L4	80	19-Jan-29	11-May-29
A3800	Worklist / Punchlist - L4	15	14-May-29	04-Jun-29
Level 5		145	19-Dec-28	17-Jul-29
A3810	Roughs - L5	75	19-Dec-28	06-Apr-29
A3820	Finishes - L5	80	05-Mar-29	25-Jun-29
A3830	Worklist / Punchlist - L5	15	26-Jun-29	17-Jul-29
Level 6		145	02-Feb-29	28-Aug-29
A3840	Roughs - L6	75	02-Feb-29	18-May-29
A3850	Finishes - L6	80	16-Apr-29	07-Aug-29
A3860	Worklist / Punchlist - L6	15	08-Aug-29	28-Aug-29
Site Improvements		185	13-Oct-28	10-Jul-29
A2630	Storm Retention System	10	13-Oct-28	26-Oct-28
A2530	Rough Grading of Site	30	27-Oct-28	11-Dec-28
A2550	Transformer Pads	10	05-Dec-28	18-Dec-28
A2580	Granite Curbing	20	12-Dec-28	10-Jan-29
A2540	Set Transformer & Pull Primary Conductors	15	19-Dec-28	10-Jan-29
A2570	City Sidewalks	20	19-Jan-29	15-Feb-29
A2590	Asphalt Binder	10	16-Feb-29	02-Mar-29
A2640	Hardscapes	40	05-Mar-29	27-Apr-29
A2600	Asphalt Top Coat	10	30-Apr-29	11-May-29
A2650	Landscapings	40	14-May-29	10-Jul-29
Testing & Inspections		159	13-Mar-29	25-Oct-29
A2680	Equipment Start-up	38	13-Mar-29	03-May-29
A2700	Testing / Balancing / Systems Acceptance	70	04-May-29	13-Aug-29
A3940	Elevator Inspections	20	20-Jun-29	18-Jul-29
A2710	Final Inspections & Life Safety Walkthrough	30	18-Jul-29	28-Aug-29
A4050	Architect & MEP Issue Certificates of Completion	10	07-Aug-29	20-Aug-29
A2730	Weather Contingency	40	29-Aug-29	25-Oct-29
A2720	Certificate of Occupancy	0		25-Oct-29



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From:	Howes, Kendra (DCP)
To:	cwilliams@fdstonewater.com
Cc:	Russell, Deborah (DCP); Woodford, Peter (DCP); Howes, Kendra (DCP)
Subject:	Request for Proposals for Massachusetts Trial Court (TRC), Springfield, MA, (the RFP) – 125 Liberty Street
Date:	Wednesday, February 18, 2026 1:22:12 PM
Attachments:	Proposal #8 - TRC Springfield Clarification - FDS MA Liberty Junction, LLC.pdf image001.jpg

Good Afternoon,

Please see attached request for clarification.

Thanks,

KENDRA HOWES
Senior Project Manager

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Office of Leasing and State Office Planning
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