

From: [Mitch Bolotin](#)
To: [Howes, Kendra \(DCP\)](#)
Cc: [Russell, Deborah \(DCP\)](#); [Woodford, Peter \(DCP\)](#); [Mitch Bolotin](#)
Subject: Re: Request for Proposals for Massachusetts Trial Court (TRC), Springfield, MA, (the RFP) – 413 Dwight St., Springfield
Date: Tuesday, February 24, 2026 9:32:53 PM
Attachments: [image001.jpg](#)
[combined Response to DCAMM RFP Questions.pdf](#)

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Hi Kendra and Peter,
Enclosed please find the clarification information requested in your February 18th email.
Please review and contact me with any questions. Please confirm receipt. Thank you. Mitch

Mitch Bolotin
Region Commercial
11 Interstate Drive,
West Springfield, MA 01089
C: 413-537-2020
P: 413-415-1200
mitch@regionco.com
www.regionco.com



On Wed, Feb 18, 2026 at 1:05 PM Howes, Kendra (DCP) <Kendra.Howes@mass.gov> wrote:

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/dcomm

PHONE: 857-276-0905



February 24, 2026

Via Email

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

Re: Clarifications to Proposal Submitted by USBP JV, LLC; Project File #: 202410900.

Dear Mr. Woodford:

On behalf of USBP JV, LLC (the “Proposer”), and in response to your correspondence dated February 18, 2026, please find the requested clarifications to our proposal. We appreciate the opportunity to provide additional details and welcome further questions.

1. Cost savings for a LEED Silver building

A LEED Silver certifiable building would result in annual rent savings of \$750,000.

2. Alternative Approaches to the Garage

Yes, we are open to alternative approaches to the garage, including but not limited to Landlord’s direct operation of the garage, or engagement of a third-party parking vendor and assumption of costs by the Landlord. In these scenarios, parking would be provided on a fee-to-park basis for court employees, court visitors, and the public.

3. Rent Table Excluding Garage

Please see Exhibit A – Rent Table Excluding Garage

4. Capital Reserves – Inclusion in Proposed Rent

The proposed rent did not include a specific dollar amount attributable to capital reserves.

5. Capital Reserves – Estimated Annual Amount

The Proposer estimates an annual capital reserve contribution of \$0.50 per usable square foot per year. This is an estimate and subject to adjustment based on actual capital replacement requirements over the lease term.

6. Detailed Construction Budget

Please see Exhibit B – Detailed Construction Budget

6. Proposed Rider Language – Negotiability

Yes, the proposed rider language is entirely negotiable. As stated on the first page of our lease rider in Footnote 1 (page 206 of our RFP submission): “Note to Draft: The proposed modifications outlined below are provided as suggestions for consideration. We welcome the opportunity to discuss any of these items further and are open to feedback or alternative approaches.”

Our intent in proposing the rider language was to demonstrate that we have carefully reviewed the model lease and its underlying requirements, and that our team is prepared to proceed efficiently toward finalizing an agreement. That said, we again emphasize that all suggested modifications are offered for discussion purposes only and remain fully subject to negotiation and Tenant input.

Please do not hesitate to contact me if you require any additional information or clarification.

Sincerely,



Mitch Bolotin
Region Commercial
USPB JV, LLC

Attachments:

- Exhibit A – Rent Table Excluding Garage
- Exhibit B – Detailed Construction Budget

EXHIBIT A

Annual Rent (Total \$/yr)	Year 1	Year 2	Year 3	Year 4	Year 5
Base Amount for Rent:	\$31,750,000	\$32,543,750	\$33,357,344	\$34,191,277	\$35,046,059
Estimate for Lights and Plugs:	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for HVAC:	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for Reserved Parking:	Included	Included	Included	Included	Included
Estimate for Other: Operating Expenses	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for Other: Real Estate Taxes	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for Other:					
*Total Annual Rent:	\$31,750,000	\$32,543,750	\$33,357,344	\$34,191,277	\$35,046,059

Annual Rent (\$/yr)	Year 6	Year 7	Year 8	Year 9	Year 10
Base Amount for Rent:	\$35,922,211	\$36,820,266	\$37,740,773	\$38,684,292	\$39,651,399
Estimate for Lights and Plugs:	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for HVAC:	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for Reserved Parking:	Included	Included	Included	Included	Included
Estimate for Other: Operating Expenses	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for Other: Real Estate Taxes	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for Other:					
*Total Annual Rent:	35,922,211	\$36,820,266	\$37,740,773	\$38,684,292	\$39,651,399

Annual Rent (\$/yr)	Year 11	Year 12	Year 13	Year 14	Year 15
Base Amount for Rent:	\$40,444,427	\$41,253,316	\$42,078,382	\$42,919,950	\$43,778,349
Estimate for Lights and Plugs:	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for HVAC:	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for Reserved Parking:	Included	Included	Included	Included	Included
Estimate for Other: Operating Expenses	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for Other: Real Estate Taxes	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for Other:					
*Total Annual Rent:	\$40,444,427	\$41,253,316	\$42,078,382	\$42,919,950	\$43,778,349

Annual Rent (\$/yr)	Year 16	Year 17	Year 18	Year 19	Year 20
Base Amount for Rent:	\$44,653,916	\$45,546,994	\$46,457,934	\$47,387,093	\$48,334,835
Estimate for Lights and Plugs:	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for HVAC:	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for Reserved Parking:	Included	Included	Included	Included	Included
Estimate for Other: Operating Expenses	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for Other: Real Estate Taxes	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for Other:					
*Total Annual Rent:	\$44,653,916	\$45,546,994	\$46,457,934	\$47,387,093	\$48,334,835

Annual Rent (\$/yr)	Year 21	Year 22	Year 23	Year 24	Year 25
Base Amount for Rent:	\$49,059,857	\$49,795,755	\$50,542,691	\$51,300,832	\$52,070,344
Estimate for Lights and Plugs:	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for HVAC:	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for Reserved Parking:	Included	Included	Included	Included	Included
Estimate for Other: Operating Expenses	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for Other: Real Estate Taxes	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for Other:					
*Total Annual Rent:	\$49,059,857	\$49,795,755	\$50,542,691	\$51,300,832	\$52,070,344

Annual Rent (\$/yr)	Year 26	Year 27	Year 28	Year 29	Year 30
Base Amount for Rent:	\$52,851,399	\$53,644,170	\$54,448,833	\$55,265,565	\$56,094,549
Estimate for Lights and Plugs:	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for HVAC:	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for Reserved Parking:	Included	Included	Included	Included	Included
Estimate for Other: Operating Expenses	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for Other: Real Estate Taxes	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for Other:					
*Total Annual Rent:	\$52,851,399	\$53,644,170	\$54,448,833	\$55,265,565	\$56,094,549

Annual Rent (\$/yr)	Year 31	Year 32	Year 33	Year 34	Year 35
Base Amount for Rent:	\$56,375,021	\$56,656,897	\$56,940,181	\$57,224,882	\$57,511,006
Estimate for Lights and Plugs:	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for HVAC:	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for Reserved Parking:	Included	Included	Included	Included	Included
Estimate for Other: Operating Expenses	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for Other: Real Estate Taxes	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for Other:					
*Total Annual Rent:	\$56,375,021	\$56,656,897	\$56,940,181	\$57,224,882	\$57,511,006
Annual Rent (\$/yr)	Year 36	Year 37	Year 38	Year 39	Year 40
Base Amount for Rent:	\$57,798,561	\$58,087,554	\$58,377,992	\$58,669,882	\$58,963,231
Estimate for Lights and Plugs:	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for HVAC:	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for Reserved Parking:	Included	Included	Included	Included	Included
Estimate for Other: Operating Expenses	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for Other: Real Estate Taxes	Excluded	Excluded	Excluded	Excluded	Excluded
Estimate for Other:					
*Total Annual Rent:	\$57,798,561	\$58,087,554	\$58,377,992	\$58,669,882	\$58,963,231

*** Total Annual Rent Amount Pricing Alternatives:**

-Pricing includes a LEED Platinum certifiable building. Total Annual Rent Amount can be reduced by \$650,000 per year if DCAMM opts for a LEED Gold certifiable building or \$750,000 per year if DCAMM opts for LEED Silver instead of LEED Platinum.

Exhibit B

10/9/2025



Springfield Courthouse - Leggat Dennis/Balise
Conceptual Estimate - LEED Platinum
Schedule of Values

390,000gsf

335,100gsf

54,900gsf

CODE	DESCRIPTION	TOTAL COST	\$/gsf
11	LEED Platinum Staffing	840,000	2.15
100	Temp Conditions - LEED Platinum	96,000	0.25
240	Demolition	5,768,297	14.79
330	Concrete	11,925,295	30.58
345	Precast Facade	11,030,912	28.28
420	Masonry	1,596,000	4.09
510	Structural Steel	21,150,369	54.23
550	Misc Metals	1,901,190	4.87
560	Metal Stairs	1,353,300	3.47
610	Rough Carpentry	1,029,990	2.64
620	Finish Carpentry	10,648,544	27.30
622	DFH Install	1,222,950	3.14
640	Architectural Millwork	1,851,360	4.75
710	Waterproofing	936,080	2.40
721	Insulation	1,187,697	3.05
727	AVB	110,000	0.28
740	Roofing	3,217,950	8.25
742	Metal Panel Facade	3,075,000	7.88
780	Applied Fireproofing	1,606,500	4.12
792	Joint Sealants	1,339,819	3.44
810	Doors, Frames & Hardware	5,471,850	14.03
833	OH Doors	90,000	0.23
844	Windows & Curtainwall	19,255,448	49.37
880	Interior Glass & Glazing	1,180,670	3.03
920	Drywall	17,000,797	43.59
930	Tile	1,893,276	4.85
951	ACT	2,403,140	6.16
965	Resilient Flooring	1,816,992	4.66
968	Carpet	1,273,572	3.27
990	Painting & Wallcovering	4,429,101	11.36
997	Sealers & Coatings	43,427	0.11
1000	Specialties	1,405,130	3.60
1026	Wall and Door Protection	468,000	1.20
1040	Signage	499,923	1.28

Base Building Core/Shell & Fitout	\$/gsf	Site Development	Below-Grade Parking	\$/gsf	Demo / Abatement
722,400	2.16	-	117,600	2.14	-
96,000	0.29	-	-	-	-
-	-	258,650	-	-	5,509,647
9,048,349	27.00	-	2,876,946	52.40	-
11,030,912	32.92	-	-	-	-
924,000	2.76	-	672,000	12.24	-
18,496,534	55.20	-	2,653,835	48.34	-
1,835,310	5.48	-	65,880	1.20	-
1,353,300	4.04	-	-	-	-
1,029,990	3.07	-	-	-	-
10,648,544	31.78	-	-	-	-
1,222,950	3.65	-	-	-	-
1,851,360	5.52	-	-	-	-
294,833	0.88	-	641,247	11.68	-
788,497	2.35	-	399,200	7.27	-
110,000	0.33	-	-	-	-
3,217,950	9.60	-	-	-	-
3,075,000	9.18	-	-	-	-
1,441,800	4.30	-	164,700	3.00	-
1,120,219	3.34	-	219,600	4.00	-
5,471,850	16.33	-	-	-	-
90,000	0.27	-	-	-	-
19,255,448	57.46	-	-	-	-
1,180,670	3.52	-	-	-	-
17,000,797	50.73	-	-	-	-
1,893,276	5.65	-	-	-	-
2,403,140	7.17	-	-	-	-
1,816,992	5.42	-	-	-	-
1,273,572	3.80	-	-	-	-
4,382,436	13.08	-	46,665	0.85	-
43,427	0.13	-	-	-	-
1,388,660	4.14	-	16,470	0.30	-
468,000	1.40	-	-	-	-
485,100	1.45	-	14,823	0.27	-



Springfield Courthouse - Leggat Dennis/Balise
Conceptual Estimate - LEED Platinum
Schedule of Values

10/9/2025

390,000gsf

CODE	DESCRIPTION	TOTAL COST	\$/gsf
1124	Facade Maintenance (EBMS)	212,000	0.54
1220	Window Treatments	643,605	1.65
1248	Entrance Mats	136,250	0.35
1420	Elevators & Escalators	4,014,000	10.29
2110	Fire Protection	4,433,500	11.37
2210	Plumbing	9,979,421	25.59
2310	HVAC	43,154,861	110.65
2610	Electrical	38,062,488	97.60
2710	Communications	4,693,625	12.03
2740	Audiovisual	2,320,000	5.95
2810	Electronic Safety and Security	3,626,290	9.30
3110	Earthwork	9,839,369	25.23
3112	Shoring Systems	3,029,000	7.77
3160	Deep Foundations	4,464,748	11.45
3210	Paving	230,660	0.59
3230	Site Furnishings	179,000	0.46
3290	Landscape/Hardscape	1,511,215	3.87
3310	Civil Utilities	2,169,425	5.56

SUBTOTAL \$ 271,818,036 697/gsf

	General Conditions	15,779,952	40.46
	General Requirements	10,968,810	28.13
	Design Contingency	-	-
	Estimating Contingency	13,590,902	34.85
	Construction Contingency	15,607,885	40.02
	Escalation	9,832,968	25.21
	Tariffs	3,375,986	8.66
	Building Permits	-	-
	Subguard	5,114,618	13.11
	Builder's Risk Insurance - by Owner	-	-
	General Liability Insurance	4,845,248	12.42
	Performance & Payment Bonds	-	-
	Fee	12,282,704	31.49

TOTAL COST \$ 363,217,108 931/gsf

335,100gsf

Base Building Core/Shell & Fitout	\$/gsf	Site Development	Below-Grade Parking	\$/gsf	Demo / Abatement
212,000	0.63	-	-	-	-
643,605	1.92	-	-	-	-
136,250	0.41	-	-	-	-
4,014,000	11.98	-	-	-	-
3,994,300	11.92	-	439,200	8.00	-
9,746,096	29.08	-	233,325	4.25	-
42,282,641	126.18	-	872,220	15.89	-
36,542,175	109.05	80,000	1,440,313	26.24	-
4,693,625	14.01	-	-	-	-
2,320,000	6.92	-	-	-	-
3,626,290	10.82	-	-	-	-
1,215,721	3.63	5,910,749	2,712,899	49.42	-
67,390	0.20	2,736,000	225,610	4.11	-
-	-	4,464,748	-	-	-
-	-	230,660	-	-	-
-	-	179,000	-	-	-
-	-	1,511,215	-	-	-
-	-	2,169,425	-	-	-

\$ 234,955,409 701.15 \$ 17,540,447 \$ 13,812,533 251.59 \$ 5,509,647

13,639,952	40.70	1,018,282	801,864	14.61	319,854
9,481,274	28.29	707,819	557,384	10.15	222,334
-	-	-	-	-	-
11,747,770	35.06	877,022	690,627	12.58	275,482
13,491,220	40.26	1,007,179	793,120	14.45	316,366
8,499,469	25.36	634,522	499,666	9.10	199,310
2,918,151	8.71	217,853	171,552	3.12	68,430
-	-	-	-	-	-
4,420,999	13.19	330,047	259,901	4.73	103,671
-	-	-	-	-	-
4,188,159	12.50	312,664	246,213	4.48	98,211
-	-	-	-	-	-
10,616,984	31.68	792,604	624,150	11.37	248,966

\$ 313,959,387 937/gsf \$ 23,438,440 \$ 18,457,010 336/gsf \$ 7,362,271



10/9/2025

Springfield Courthouse - Leggat Dennis/Balise

Conceptual Estimate - LEED Platinum

Detailed Estimate

DESCRIPTION OF WORK	QNTY	UOM	UNIT COST	TOTAL	Base Building Core/Shell & Fitout	Site Development	Below-Grade Parking	Demo / Abatement
General Conditions								
Staffing Required For Platinum	28	Mo	30,000.00	840,000	722,400		117,600	
Total General Conditions				840,000	722,400	-	117,600	-
Temp Conditions								
Temporary Construction								
Additional Air Quality Testing	384,000	ls	0.25	96,000	96,000			
Total Temp Conditions				96,000	96,000	-	-	-
Demolition								
Demolition								
Bldg 01 Demo Existing Building - 435 Dwight St	2,164	gsf	17.00	36,788				36,788
Bldg 02 Demo Existing Building - 435 Dwight St	9,135	gsf	17.00	155,295				155,295
Bldg 03 Demo Existing Building - 435 Dwight St	1,061	gsf	17.00	18,037				18,037
Bldg 04 Demo Existing Building - 435 Dwight St	8,492	gsf	17.00	144,364				144,364
Bldg 05 Demo Existing Building - 435 Dwight St	13,686	gsf	17.00	232,662				232,662
Bldg 06 Demo Existing Building - 435 Dwight St	27,320	gsf	17.00	464,440				464,440
Bldg 07 Demo Existing Building - 435 Dwight St	49,448	gsf	17.00	840,616				840,616
Remove Concrete SOG	14,220	sf	7.50	106,650		106,650		
Bldg 01 Demolition - Make Safe - Disconnect, Etc 435 Dwight St	2,164	sf	2.50	5,410				5,410
Bldg 02 Demolition - Make Safe - Disconnect, Etc 435 Dwight St	9,135	sf	2.50	22,838				22,838
Bldg 03 Demolition - Make Safe - Disconnect, Etc 435 Dwight St	1,061	sf	2.50	2,653				2,653
Bldg 04 Demolition - Make Safe - Disconnect, Etc 435 Dwight St	8,492	sf	2.50	21,230				21,230
Bldg 05 Demolition - Make Safe - Disconnect, Etc 435 Dwight St	13,686	sf	2.50	34,215				34,215
Bldg 06 Demolition - Make Safe - Disconnect, Etc 435 Dwight St	27,320	sf	2.50	68,300				68,300
Bldg 07 Demolition - Make Safe - Disconnect, Etc 435 Dwight St	49,448	sf	2.50	123,620				123,620
Demolition - Site Clearing - Asphalt Removal	38,000	sf	4.00	152,000		152,000		
Asbestos Remediation								
Bldg 01 Hazardous Material Removal 435 Dwight St	2,164	sf	30.00	64,920				64,920
Bldg 02 Hazardous Material Removal 435 Dwight St	9,135	sf	30.00	274,050				274,050
Bldg 03 Hazardous Material Removal 435 Dwight St	1,061	sf	30.00	31,830				31,830
Bldg 04 Hazardous Material Removal 435 Dwight St	8,492	sf	30.00	254,760				254,760
Bldg 05 Hazardous Material Removal 435 Dwight St	13,686	sf	30.00	410,580				410,580
Bldg 06 Hazardous Material Removal 435 Dwight St	27,320	sf	30.00	819,600				819,600
Bldg 07 Hazardous Material Removal 435 Dwight St	49,448	sf	30.00	1,483,440				1,483,440
Total Demolition				5,768,297	-	258,650	-	5,509,647



10/9/2025

Springfield Courthouse - Leggat Dennis/Balise

Conceptual Estimate - LEED Platinum

Detailed Estimate

DESCRIPTION OF WORK	QNTY	UOM	UNIT COST	TOTAL	Base Building Core/Shell & Fitout	Site Development	Below-Grade Parking	Demo / Abatement
Concrete								
Structural Concrete								
Column Count At Fnd	87	ea	-	-	-			
Grout Base Plates	87	ea	650.00	56,550	56,550			
Spread Footings/Wall Footing	3,450	cy	769.73	2,655,555	2,655,555			
Foundation Wall	1,206	cy	897.27	1,082,113	248,886		833,227	
Column Encasement	65	ea	892.56	58,017			58,017	
Slab on Grade	71,500	sf	12.00	858,000	197,340		660,660	
SOMD 6 1/4" LW	318,500	sf	10.05	3,200,257	3,200,257			
SOMD 7 1/2" NW	71,500	sf	18.56	1,326,939	305,196		1,021,743	
Elevator Pit - Form and Place	10	ea	15,000.00	150,000	150,000			
Garage Pits	2	ea	15,000.00	30,000			30,000	
Field Engineer	7	wks	12,000.00	84,000	84,000			
Concrete Winter Conditions Allow	1	ls	100,000.00	100,000	100,000			
Specialty Placed Concrete								
CIP Greywater Storage Tank	1	ls	30,000.00	30,000	30,000			
Concrete Curbs/Pads - Below Grade	54,900	sf	0.25	13,725			13,725	
Concrete Curbs/Pads - Overall Building	335,100	sf	0.40	134,040	134,040			
Loading Dock Leveler Pits	2	ea	15,000.00	30,000	30,000			
Misc Concrete	390,000	sf	4.00	1,560,000	1,341,600		218,400	
Misc Concrete - Below Grade Parking	54,900	sf	0.75	41,175			41,175	
Misc Concrete - Overall Building	335,100	sf	0.75	251,325	251,325			
RTU Concrete Pads	2,925	sf	40.00	117,000	117,000			
Concrete Topping								
Metal Pan Stair Infills	844	rsr	150.00	126,600	126,600			
Cranes and Hoists								
Material Hoist Foundation	1	ls	20,000.00	20,000	20,000			
Total Concrete				11,925,295	9,048,349	-	2,876,946	-
Precast Facade								
Precast Architectural Concrete								
Architectural Precast - Supply Only	77,889	sf	85.00	6,620,529	6,620,529			
Erection of Precast	331	pc	3,500.00	1,158,500	1,158,500			
Precast-Premium Stone	69,189	sf	47.00	3,251,883	3,251,883			
Total Precast Facade				11,030,912	11,030,912	-	-	-



10/9/2025

Springfield Courthouse - Leggat Dennis/Balise

Conceptual Estimate - LEED Platinum

Detailed Estimate

DESCRIPTION OF WORK	QNTY	UOM	UNIT COST	TOTAL	Base Building Core/Shell & Fitout	Site Development	Below-Grade Parking	Demo / Abatement
Masonry								
Concrete Unit Masonry								
CMU	16,800	sf	40.00	672,000			672,000	
CMU	23,100	sf	40.00	924,000	924,000			
Total Masonry				1,596,000	924,000	-	672,000	-
Structural Steel								
Structural Steel Framing								
A14 Special Floor Load Capacity	-	blank		-	-			
Crew Premium Time for Weather Lost Days	1	ls	60,000.00	60,000	60,000			
Additional Picks for Other Trades	1	ls	75,000.00	75,000	75,000			
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			
Structural Steel - Base Building	2,681	tn	5,750.00	15,415,750	13,257,545		2,158,205	
Structural Steel, Allow Transfers	36	tns	5,750.00	207,000	178,020		28,980	
PV Structural Support/Dunnage	44	tn	7,500.00	326,400	326,400			
RTU Support/Dunnage	13	tn	6,500.00	87,133	87,133			
Screen Wall Support	104	tn	6,500.00	678,600	678,600			
Beam Openings-Pipe, Shop	168	ea	750.00	126,000	126,000			
Beam Openings-Duct, Shop	101	ea	600.00	60,600	60,600			
Struct Steel-Bent Plate Pour Stop-Fabricate & Erect	3,152	lf	85.00	267,886	267,886			
Steel Elevator Rail Support	52	stops	8,000.00	416,000	416,000			
Elevator hoist Beams	2	ea	2,500.00	5,000	5,000			
Steel Decking								
Fire Watch Allowance	1	ls	50,000.00	50,000	50,000			
Metal Deck and Detailing	54,900	sf	8.50	466,650			466,650	
Metal Deck and Detailing	335,100	sf	8.50	2,848,350	2,848,350			
Total Structural Steel				21,150,369	18,496,534	-	2,653,835	-
Misc Metals								
Metal Support Assemblies								
CMU Seismic Clip	1,180	lf	30.00	35,400	35,400			
Misc. Metals	54,900	sf	1.20	65,880			65,880	
Misc. Metals	335,100	sf	3.50	1,172,850	1,172,850			
Loose Lintels/Relieving Angles for Masonry	92,662	sf	0.50	46,331	46,331			
Loose Lintels/Relieving Angles, etc	4,727	lf	85.00	401,829	401,829			
Elevator Sill Angles	52	ea	1,000.00	52,000	52,000			



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Metal Stairs								
Ladder-Elevator Pit	10	ea	2,000.00	20,000	20,000			
Ladder-Roof Access	2	ea	12,200.00	24,400	24,400			
Metal Gratings								
Areaway Grating	750	sf	90.00	67,500	67,500			
Metal Floor Plates								
Sump Pit Cover/Frame	10	ea	1,500.00	15,000	15,000			
Total Misc Metals				1,901,190	1,835,310	-	65,880	-
Metal Stairs								
Metal Stairs								
Stairs/Rails-Metal Pan-Egress - Stair 1	79	rsr	1,500.00	118,500	118,500			
Stairs/Rails-Metal Pan-Egress - Stair 2	137	rsr	1,500.00	205,500	205,500			
Stairs/Rails-Metal Pan-Egress - Stair 3	240	rsr	1,500.00	360,000	360,000			
Stairs/Rails-Metal Pan-Egress - Stair 4	206	rsr	1,500.00	309,000	309,000			
Stairs/Rails-Metal Pan-Egress - Stair 5	182	rsr	1,500.00	273,000	273,000			
Feature Stair 1 - Ornamental Upgrades - NA current design	79	rsr	-	-	-			
Metal Railings								
Glass Guardrail at Open to Below	97	lf	900.00	87,300	87,300			
Total Metal Stairs				1,353,300	1,353,300	-	-	-
Rough Carpentry								
Wood Framing								
Interior Wall Blocking and Misc. Blocking - Allowance	335,100	sf	2.00	670,200	670,200			
Roof Blocking - PT	64,500	sf	3.50	225,750	225,750			
Sheathing								
Plywood Backer Board @ MEP Rooms	16,755	sf	8.00	134,040	134,040			
Total Rough Carpentry				1,029,990	1,029,990	-	-	-
Finish Carpentry								
Millwork								
Millwork Allowance	312,500	sf	8.00	2,500,000	2,500,000			
A05 Judge Bench	32	ea	60,000.00	1,920,000	1,920,000			
A06 Session Clerk/Docketing Bench	32	ea	17,500.00	560,000	560,000			
A07 Probation Bench	32	ea	50,000.00	1,600,000	1,600,000			
A08 Witness Stand	32	ea	50,000.00	1,600,000	1,600,000			
A09 Bar/Railing	32	ea	35,000.00	1,120,000	1,120,000			
A10 Court Officer	32	ea	15,000.00	480,000	480,000			
A11 Transaction Counter	12	ea	47,500.00	570,000	570,000			



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A12 Pass Under Transaction Window	3	ea	10,000.00	30,000	30,000			
A15 - Staff Support Counter - Breakroom and Kitchenette	24	ea	7,500.00	180,000	180,000			
A15 - Staff Support Counter - Jury Pantry	3	ea	7,500.00	22,500	22,500			
A15 - Staff Support Counter - Wellness Room	8	ea	7,500.00	60,000	60,000			
A17 Jury Box/Jury Railing	-	ea	250.00	-	-			
Wood Trim								
Wood Base - Stain Grade	242	lf	25.00	6,044	6,044			
Total Finish Carpentry				10,648,544	10,648,544	-	-	-
DFH Install								
Wood Doors								
Install Door & Hardware	789	set	1,550.00	1,222,950	1,222,950			
Total DFH Install				1,222,950	1,222,950	-	-	-
Architectural Millwork								
Wood Stairs and Railings								
Wood Paneling Wainscot w/ Chair Rail at Courtrooms 3'-6"	2,639	sf	140.00	369,460	369,460			
Accent Wall Wood Paneling Behind Judge	2,755	sf	140.00	385,700	385,700			
Handrail at Judge/Witness Stand Ramps	-	lf	200.00	-	-			
Gallery Seating	783	lf	1,400.00	1,096,200	1,096,200			
Total Architectural Millwork				1,851,360	1,851,360	-	-	-
Waterproofing								
Sheet Waterproofing								
Waterproofing Foundation Wall	20,060	sf	14.00	280,840	64,593		216,247	
Fluid-Applied Waterproofing								
Waterproofing Deck -Hydro Tech	17,000	sf	25.00	425,000			425,000	
Cementitious and Reactive Waterproofing								
Crystalline Waterproofing - elevator Pit	10	ea	15,000.00	150,000	150,000			
Thermal Insulation								
Insulation-Rigid-Foundation Wall	20,060	sf	4.00	80,240	80,240			
Total Waterproofing				936,080	294,833	-	641,247	-
Insulation								
Thermal Insulation								
Mineral Fiber - Soffit	10,000	sf	8.75	87,500	87,500			



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Spray Insulation - Precast w/ coating	77,889	sf	9.00	700,997	700,997			
Insulation - Garage To Conditioned Space	49,900	sf	8.00	399,200			399,200	
Total Insulation				1,187,697	788,497	-	399,200	-
AVB								
Air Barriers								
Sheet Applied Air Barrier - Soffit	10,000	sf	11.00	110,000	110,000			
Total AVB				110,000	110,000	-	-	-
Roofing								
Thermoplastic Membrane Roofing								
PVC Roof Membrane and Isulation	64,500	sf	42.00	2,709,000	2,709,000			
Temp Roof/Phasing	64,500	sf	3.00	193,500	193,500			
Sheet Metal Flashing and Trim								
Roof Perimeter Fascia - Edge and Parapet	1,700	lf	25.00	42,500	42,500			
Flashing - Rooftop Unit Bases	355	lf	50.00	17,750	17,750			
Flashing - Roof Drains	56	ls	750.00	42,000	42,000			
Flashing - Vents and Penetrations	1	ls	30,000.00	30,000	30,000			
Roof Specialties								
Roof Walkway Pads	3,225	sf	12.00	38,700	38,700			
Miscellaneous Roof Flashing	64,500	sf	1.00	64,500	64,500			
Roof Accessories	1	ls	30,000.00	30,000	30,000			
Roof Hatches and Ladders	1	ls	50,000.00	50,000	50,000			
Total Roofing				3,217,950	3,217,950	-	-	-
Metal Panel Facade								
Wall Panels								
Metal Panel Concealed PH Walls	5,000	sf	145.00	725,000	725,000			
Metal Panel Soffit Lvl 2	10,000	sf	145.00	1,450,000	1,450,000			
Louvers								
Louvers Exhaust - Allowance	3,000	sf	300.00	900,000	900,000			
Total Metal Panel Facade				3,075,000	3,075,000	-	-	-
Applied Fireproofing								
Applied Fireproofing								
Spray Fireproofing - Exposed Beams/Columns	54,900	sf	3.00	164,700			164,700	
Spray Fireproofing Beams/Columns Only	335,100	gsf	3.00	1,005,300	1,005,300			
Exposed Column 1 HR Intumescent - Allowance	1	ls	200,000.00	200,000	200,000			



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Patch Fireproofing	17	dy	3,000.00	51,000	51,000			
Firestopping								
Firestopping-Perimeter Slab	5,300	lf	35.00	185,500	185,500			
Total Applied Fireproofing				1,606,500	1,441,800	-	164,700	-
Joint Sealants								
Joint Sealants								
Caulking - Interior - Misc	54,900	sf	4.00	219,600			219,600	
Caulking Precast-Double Joint	27,261	lf	11.00	299,871	299,871			
Joint Sealants - Exterior	79,424	sf	4.00	317,698	317,698			
Joint Sealants - Interior	335,100	sf	1.50	502,650	502,650			
Total Joint Sealants				1,339,819	1,120,219	-	219,600	-
Doors, Frames & Hardware								
Wood Doors								
D01 Standard Door Vision Panel	324	ea	2,150.00	696,600	696,600			
D02 Standard Door W/O Vision Panel	288	ea	1,700.00	489,600	489,600			
D03 Sliding Cell Door	44	ea	20,000.00	880,000	880,000			
D04 Double Door Vision Panel	43	ea	3,500.00	150,500	150,500			
D05 Double Door W/O Vision Panel	36	ea	3,000.00	108,000	108,000			
D06 Secure Steel Door	46	ea	10,000.00	460,000	460,000			
D07 Tenant Entry Door	2	ea	20,000.00	40,000	40,000			
Door Hardware								
H01 Standard Hardware	532	set	1,500.00	798,000	798,000			
H02 Heavy Duty Hardware	208	set	3,750.00	780,000	780,000			
H03 Electronic Remote Door Release	5	set	6,000.00	30,000	30,000			
H04 Cell Door Slam Lock - See Detention Equipment	44	set	100.00	4,400	4,400			
H05 Electronic Lock	189	set	2,250.00	425,250	425,250			
H06 Card Access Control Device	215	set	2,500.00	537,500	537,500			
H07 Intercom Remote Door Release	12	set	6,000.00	72,000	72,000			
Total Doors, Frames & Hardware				5,471,850	5,471,850	-	-	-
OH Doors								
Coiling Doors and Grilles								
Overhead Coiling Door - Exterior - Insulated - Motorized	3	ea	30,000.00	90,000	90,000			
Total OH Doors				90,000	90,000	-	-	-



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<u>Windows & Curtainwall</u>								
<i>Testing & Inspections</i>								
Mock Up and Testing Mock-up - Performance	1	ls	250,000.00	250,000	250,000			
<i>Entrances and Storefronts</i>								
Aluminum Entrance Doors (Pair)	8	pr	24,000.00	192,000	192,000			
Aluminum Entrance Doors (Single)	6	ea	12,000.00	72,000	72,000			
<i>Curtain Wall and Glazed Assemblies</i>								
Allow Trellis/High Bay Entry Canopy - Turnkey	6,100	sf	400.00	2,440,000	2,440,000			
Entry Canopy	950	sf	350.00	332,500	332,500			
Skylights - allowance	4,620	sf	350.00	1,617,000	1,617,000			
Curtainwall at Stairs	3,971	sf	185.00	734,676	734,676			
Standard Curtainwall Lvl 1	10,912	sf	185.00	2,018,757	2,018,757			
Curtainwall Staggered Edge	31,800	sf	225.00	7,155,000	7,155,000			
Punched Windows in Stone Facade	23,827	sf	185.00	4,407,995	4,407,995			
Store Front Vestibule - Aluminum Framed	192	sf	185.00	35,520	35,520			
Total Windows & Curtainwall				19,255,448	19,255,448	-	-	-
<u>Interior Glass & Glazing</u>								
<i>Mirrors</i>								
A03 - IG - Interior Glazing Tempered	5,369	sf	180.00	966,420	966,420			
A04 - SG - Interior Glazing Assault Resistant	857	sf	250.00	214,250	214,250			
Total Interior Glass & Glazing				1,180,670	1,180,670	-	-	-
<u>Drywall</u>								
<i>Structural Metal Stud Framing</i>								
Exterior Wall @ Precast	69,189	sf	9.00	622,701	622,701			
LGMF and Sheathing - Exterior Wall	10,000	sf	24.00	240,000	240,000			
Raised Floor LGMF - At Jury Box	6,119	sf	55.00	336,545	336,545			
Raised Floor LGMF - At Judge and Witness Stand	11,310	sf	55.00	622,050	622,050			
<i>Gypsum Board</i>								
Partions	463,040	sf	20.00	9,260,800	9,260,800			
Shaft Wall	-	sf	23.00	-	-			
Holding Cell Wall	35,796	sf	35.00	1,252,860	1,252,860			
Corridor Partition	146,400	sf	20.00	2,928,000	2,928,000			
2 HR Rated GWB Partition	-	sf	23.00	-	-			
C02 Security Ceiling GWB Ceilings - Suspended	43,880	sf	25.00	1,097,009	1,097,009			
GWB Ceilings and Soffits - 20% of Ceiling - Premium from ACT	40,052	sf	16.00	640,832	640,832			
Total Drywall				17,000,797	17,000,797	-	-	-



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<u>Tile</u>								
<i>Thin-Set Tiling</i>								
Ceramic Tile - Base	1,170	lf	30.00	35,087	35,087			
F05 Ceramic Tile - Floor	6,266	sf	35.00	219,293	219,293			
F04 Porcelain Tile - Floor	32,496	sf	45.00	1,462,299	1,462,299			
Porcelain Tile - Base	1,170	lf	35.00	40,935	40,935			
<i>Flooring Treatment</i>								
Crack Isolation Membrane	38,761	sf	2.20	85,274	85,274			
Anti-Fracture Membrane	38,761	sf	1.30	50,389	50,389			
Total Tile				1,893,276	1,893,276	-	-	-
<u>ACT</u>								
<i>Acoustical Ceilings</i>								
C01 ACT - Standard	200,262	sf	12.00	2,403,140	2,403,140			
Total ACT				2,403,140	2,403,140	-	-	-
<u>Resilient Flooring</u>								
<i>Removal and Salvage of Construction Mate</i>								
Floor Prep - Excluding Moisture Mitigation	176,429	sf	2.00	352,858	352,858			
Floor Prep - Moisture Mitigation Premium	176,429	sf	5.00	882,145	882,145			
<i>Resilient Flooring</i>								
Floor Protection (Resilient Flooring & Carpet)	176,429	ls	1.00	176,429	176,429			
F02 Vinyl Composition Tile	26,597	sf	6.00	159,584	159,584			
Base - Vinyl	12,059	lf	5.00	60,296	60,296			
Rubber Stair Treads and Nosings	844	rsr	220.00	185,680	185,680			
Total Resilient Flooring				1,816,992	1,816,992	-	-	-
<u>Carpet</u>								
<i>Carpeting</i>								
F01 Carpet Tile - Standard	149,832	sf	8.50	1,273,572	1,273,572			
Total Carpet				1,273,572	1,273,572	-	-	-
<u>Painting & Wallcovering</u>								
<i>Painting</i>								
A01 Paint - GWB Walls	292,800	sf	3.00	878,400	878,400			
A01 - In Unit Paint (Latex)	997,672	sf	3.00	2,993,016	2,993,016			
A02 - In Unit Paint Epoxy (Chair rail w/Millwork)	-	sf	1.00	-	-			
Paint Stair w/ Rails	844	rsr	105.00	88,620	88,620			



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Painting/Striping Garage	54,900	sf	0.85	46,665			46,665	
Paint Grey Water	384,000	sf	1.10	422,400	422,400			
Total Painting & Wallcovering				4,429,101	4,382,436	-	46,665	-
Sealers & Coatings								
Traffic Coatings								
Traffic Coatings - Except SOG	54,900	sf	-	-			-	
Staining and Transparent Finishing								
F03 Concrete Sealer	28,952	sf	1.50	43,427	43,427			
Total Sealers & Coatings				43,427	43,427	-	-	-
Specialties								
Signage								
Photoluminescent Safety Specialty - Allowance	24	lvs	5,000.00	120,000	120,000			
Compartments and Cubicles								
Toilet Compartments	120	ea	2,200.00	264,000	264,000			
Shower Partitions	6	ea	2,200.00	13,200	13,200			
Toilet, Bath, and Laundry Accessories								
Toilet Accessories at Restrooms	375	ea	850.00	318,750	318,750			
Shower Accessories per Fixture	6	ea	750.00	4,500	4,500			
Changing Tables	15	ea	500.00	7,500	7,500			
Electric Hand Dryer-Surface Mounted	30	ea	1,400.00	42,000	42,000			
Fire Protection Specialties								
AED Cabinet and Device	12	ea	1,200.00	14,400	14,400			
Fire extinguishers and Cabinets	42	ea	850.00	35,700	35,700			
Lockers								
S08 Gun Locker	2	ea	20,000.00	40,000	40,000			
Other Specialties								
Misc Specialties	54,900	sf	0.30	16,470			16,470	
Misc Specialties	335,100	sf	1.10	368,610	368,610			
Pedestrian Control Equipment								
Security Turnstiles - Ground Floor Lobby - Allowance	1	ls	160,000.00	160,000	160,000			
Total Specialties				1,405,130	1,388,660	-	16,470	-



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Wall and Door Protection								
Wall and Door Protection								
Wall and Door Protection - Allowance	390,000	sf	1.00	390,000	390,000			
Corner guards	390,000	ea	0.20	78,000	78,000			
Total Wall and Door Protection				468,000	468,000	-	-	-
Signage								
Signage								
Exterior Signage - Allowance	1	ls	150,000.00	150,000	150,000			
Wayfinding Signage - Allowanc	335,100	sf	1.00	335,100	335,100			
Code Signage	54,900	sf	0.27	14,823			14,823	
Total Signage				499,923	485,100	-	14,823	-
Facade Maintenance (EBMS)								
Metal Specialties								
Window Washing Equipment - Roof Anchor System	80	ea	2,650.00	212,000	212,000			
Total Facade Maintenance (EBMS)				212,000	212,000	-	-	-
Window Treatments								
Window Shades								
Window Treatments	42,907	sf	15.00	643,605	643,605			
Total Window Treatments				643,605	643,605	-	-	-
Entrance Mats								
Rugs and Mats								
Recessed Entry Mats	2,725	sf	50.00	136,250	136,250			
Total Entrance Mats				136,250	136,250	-	-	-
Elevators & Escalators								
Operation and Maintenance of Conveying E								
Elevator Operators - Allowance TBD	1,600	hrs	165.00	264,000	264,000			
Temp Protection at Elevators	10	ea	5,000.00	50,000	50,000			
Electric Traction Elevators								
ET01 Passenger Elevator-MRL 200 fpm, 3500 lbs	1	ea	200,000.00	200,000	200,000			
ET02 Passenger Elevator-MRL 200 fpm, 3500 lbs	1	ea	200,000.00	200,000	200,000			
ET03 Passenger Elevator-MRL 200 fpm, 3500 lbs	1	ea	200,000.00	200,000	200,000			
ET04 Passenger Elevator-MRL 200 fpm, 3500 lbs	1	ea	200,000.00	200,000	200,000			



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ET05 Passenger Elevator-MRL 200 fpm, 3500 lbs	1	ea	200,000.00	200,000	200,000			
ET06 Passenger Elevator-MRL 200 fpm, 3500 lbs	1	ea	200,000.00	200,000	200,000			
ET07 Passenger Elevator-MRL 200 fpm, 3500 lbs	1	ea	200,000.00	200,000	200,000			
ET08 Passenger Elevator-MRL 200 fpm, 3500 lbs	1	ea	200,000.00	200,000	200,000			
ET09 Passenger Elevator-MRL 200 fpm, 3500 lbs	1	ea	200,000.00	200,000	200,000			
ET10 Passenger Elevator-MRL 200 fpm, 3500 lbs	1	ea	200,000.00	200,000	200,000			
ET01 Passenger Elevator Stops	5	Stops	25,000.00	125,000	125,000			
ET02 Passenger Elevator Stops	5	Stops	25,000.00	125,000	125,000			
ET03 Passenger Elevator Stops	5	Stops	25,000.00	125,000	125,000			
ET04 Passenger Elevator Stops	5	Stops	25,000.00	125,000	125,000			
ET05 Passenger Elevator Stops	5	Stops	25,000.00	125,000	125,000			
ET06 Passenger Elevator Stops	6	Stops	25,000.00	150,000	150,000			
ET07 Passenger Elevator Stops	6	Stops	25,000.00	150,000	150,000			
ET08 Passenger Elevator Stops	5	Stops	25,000.00	125,000	125,000			
ET09 Passenger Elevator Stops	5	Stops	25,000.00	125,000	125,000			
ET10 Passenger Elevator Stops	5	Stops	25,000.00	125,000	125,000			
Custom Elevator Cabs and Doors								
Elevator Cab Fitout	10	ea	40,000.00	400,000	400,000			
Total Elevators & Escalators				4,014,000	4,014,000	-	-	-
Fire Protection								
Miscellaneous								
Design-Build, Stamped Drawings (inclusive E&O Insurance)	390,000	sf	0.10	39,000	39,000			
Hydraulics and Shop Drawings	390,000	sf	0.15	58,500	58,500			
Hoisting, rigging, lifts	390,000	sf	0.10	39,000	39,000			
Submittals, permit, as-builts, etc.	390,000	sf	0.15	58,500	58,500			
Testing, start-up and CX assist	390,000	sf	0.05	19,500	19,500			
Coordination/BIM	390,000	sf	0.30	117,000	117,000			
Service								
Fire Protection Service	1	ls	15,000.00	15,000	15,000			
Fire Department Connections								
Fire Department Test Connection	1	ea	7,500.00	7,500	7,500			
Standpipes								
Fire Department Standpipe Connection	3	ea	5,000.00	15,000	15,000			
Drain Pipe	1,183	lf	50.00	59,150	59,150			
Fire Protection Mains, Standpipes & Mains	1,183	lf	150.00	177,450	177,450			
Fire Protection Floor Control Valves	21	ea	7,500.00	157,500	157,500			
Piping and Heads								
Fire Protection Mains, Branch Mains	8,667	lf	80.00	693,360	693,360			
Fire Protection Branch Pipe	28,890	lf	50.00	1,444,500	1,444,500			



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Detailed Estimate

DESCRIPTION OF WORK	QNTY	UOM	UNIT COST	TOTAL	Base Building Core/Shell & Fitout	Site Development	Below-Grade Parking	Demo / Abatement
Sprinkler Head - Concealed/Recessed Pendant	2,889	ea	140.00	404,460	404,460			
Fire Protection - Parking	54,900	sf	8.00	439,200			439,200	
Fire Protection at top of atrium	-	sf	7.50	-	-			
Dry Systems								
Fire Protection Mains, Branch Mains Dry	1,374	lf	100.00	137,400	137,400			
Fire Protection Dry Branch Pipe	4,580	lf	45.00	206,100	206,100			
Sprinkler Head - Dry Pendant	458	ea	110.00	50,380	50,380			
6" Dry Valve Assembly	1	ea	40,000.00	40,000	40,000			
Pre-Action Systems								
Double-Interlock Pre-Action Sprinkler System	1	ea	50,000.00	50,000	50,000			
Electrical & Controls for Pre-Action system	1	ea	10,000.00	10,000	10,000			
Fire Pumps & Controllers								
Jockey Maintenance Pump	1	ea	15,000.00	15,000	15,000			
Fire Pump Electric	1	ea	150,000.00	150,000	150,000			
Plan & Control	750	hr	40.00	30,000	30,000			
Total Fire Protection				4,433,500	3,994,300	-	439,200	-
Plumbing								
Miscellaneous								
Plan & Control	1,500	hr	40.00	60,000	60,000			
Heat Trace at Garage Level	54,900	sf	1.50	82,350			82,350	
Insulation								
Insulation on CW, HW, HWC, Lateral Storm Piping	335,100	sf	2.50	837,750	837,750			
Domestic Water								
Plumbing Infrastructure, Domestic Water	335,100	sf	4.00	1,340,400	1,340,400			
Meter two Water Subsystems	1	ea	25,000.00	25,000	25,000			
Water Service Connection	1	ea	10,000.00	10,000	10,000			
Backflow Preventer Flanged	1	ea	15,000.00	15,000	15,000			
Sanitary Waste & Vent								
Plumbing Infrastructure, Grey Water Main & Branch	384,000	sf	1.25	480,000	480,000			
Plumbing Infrastructure, Grey Water Waste Riser	384,000	sf	1.75	672,000	672,000			
Plumbing Infrastructure, Sanitary Waste & Vent	335,100	sf	5.00	1,675,500	1,675,500			
Storm Water								
Garage Drainage / Misc	54,900	sf	2.75	150,975			150,975	
Grey Water Pipe Insulation	384,000	sf	1.15	441,600	441,600			
Combination Roof Drains w/ Overflow	26	ea	5,000.00	130,000	130,000			
Storm Water Risers	1,680	lf	125.00	210,000	210,000			
Storm Water Horizontal	3,900	lf	100.00	390,000	390,000			



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Detailed Estimate

DESCRIPTION OF WORK	QNTY	UOM	UNIT COST	TOTAL	Base Building Core/Shell & Fitout	Site Development	Below-Grade Parking	Demo / Abatement
Equipment								
Misc Ejector Pumps	5	ea	10,000.00	50,000	50,000			
Sewage Ejectors	3	ea	18,000.00	54,000	54,000			
Hot Water Heaters & Storage System	335,100	ea	3.50	1,172,850	1,172,850			
Grey Water Triplex X,XXX GMP Booster Pump XX HP, Small	1	ea	79,435.82	79,436	79,436			
Triplex 410 GPM Booster Pump	1	ea	125,000.00	125,000	125,000			
Sand / Gas Interceptor	1	ea	25,000.00	25,000	25,000			
Fixtures								
Water Closet Carrier - Single	120	ea	980.00	117,600	117,600			
Urinal Carrier	30	ea	980.00	29,400	29,400			
Water Closet-Wall Hung/Elect. Flush Valve	120	ea	3,740.00	448,800	448,800			
Urinal-Carrier Mounted/Elect. Flush Valve	30	ea	3,490.00	104,700	104,700			
Lavatory - w/ Carrier & Electric Faucet	150	ea	4,530.00	679,500	679,500			
Lavatory - Handicap - w/ Carrier & Electric Faucet	75	ea	4,630.00	347,250	347,250			
Shower, Fiberglass with Mixing Valve and Head	6	ea	6,175.00	37,050	37,050			
Water Cooler with Bottle Fill	20	ea	3,950.00	79,000	79,000			
Pantry Sink	10	ea	3,240.00	32,400	32,400			
Janitor Sink	14	ea	5,490.00	76,860	76,860			
Total Plumbing				9,979,421	9,746,096	-	233,325	-
HVAC								
Miscellaneous								
Plan & Control	3,000	hr	40.00	120,000	120,000			
Testing & Balancing	335,100	sf	0.25	83,775	83,775			
Hoisting & Rigging	335,100	sf	0.66	221,166	221,166			
HVAC Commissioning	335,100	sf	0.50	167,550	167,550			
Glycol Tank, Pump Skid, & HX	1	ls	125,000.00	125,000	125,000			
Insulation								
Insulation on HVAC Piping - Small Bore	335,100	sf	2.00	670,200	670,200			
Insulation on HVAC Plant Piping & Equipment	335,100	sf	0.75	251,325	251,325			
Duct Insulation 2" External Wrap .75 lb density	376,988	sf	6.00	2,261,925	2,261,925			
Fuel Oil								
FO Pump skid/controller	1	ea	25,000.00	25,000	25,000			
FP Piping Welded w/containment	358	lf	450.00	161,100	161,100			
Generator Exhaust piping	20	lf	250.00	5,000	5,000			
Fuel Oil Dbl Wall Steel Underground Tank 7200gal	1	ea	80,000.00	80,000	80,000			
Piping								
Plant Piping	746	ton	1,200.00	895,200	895,200			
HVAC Piping (CHW&HHW)	335,100	sf	25.00	8,377,500	8,377,500			



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Sheet Metal								
Galvanized Duct	502,650	lb	28.00	14,074,200	14,074,200			
Galvanized Duct	21,960	lb	17.00	373,320			373,320	
Fire Smoke Dampers	335,100	sf	0.50	167,550	167,550			
RGDs, Louvers, Sound Attenuators, Vibration Isolation	335,100	sf	1.50	502,650	502,650			
Fans								
Stair Pressurization	22	flr	25,000.00	550,000	550,000			
Garage supply & exhaust	82,350	cfm	4.00	329,400			329,400	
High Velocity Air Mover	22	ea	2,500.00	55,000			55,000	
Condenser Water Plant								
Air Source Heat Pumps	746	tns	4,350.00	3,245,100	3,245,100			
Pumps - CHW&HHW	6	ea	75,000.00	450,000	450,000			
Air Handling Equipment								
AHU - Standard - Semi-Custom	88,700	cfm	15.00	1,330,500	1,330,500			
DOAS - Standard - Semi-Custom	46,400	cfm	16.00	742,400	742,400			
Terminal Devices								
A/C Split systems for IT/Elec	100	ton	2,500.00	250,000	250,000			
Terminal Devices - FCUs 4-Pipe	516	ea	6,500.00	3,354,000	3,354,000			
Unit Heater	22	ea	2,500.00	55,000			55,000	
HVAC - BMS CO2/Particulate Sensors	384,000	sqft	1.50	576,000	576,000			
HVAC - BMS Upgrades	384,000	sqft	5.00	1,920,000	1,920,000			
Automatic Temperature Controls								
DDC Controls - Head End	335,100	sf	5.00	1,675,500	1,675,500			
CO Monitoring & Fan Control	17	pts	3,500.00	59,500			59,500	
Total HVAC				43,154,861	42,282,641	-	872,220	-
Electrical								
Miscellaneous								
Plan & Control	2,500	hr	40.00	100,000	100,000			
Charging Stations - 25% of spaces (12.5% w duals)	14	ea	10,350.00	144,900			144,900	
2-way Communications AOR	335,100	sf	0.15	50,265	50,265			
Audio Visual Rough Only	335,100	sf	1.95	653,445	653,445			
Demolition	335,100	sf	0.50	167,550	167,550			
Emergency Feeders	335,100	sf	4.00	1,340,400	1,340,400			
Fire Alarm System	335,100	sf	2.50	837,750	837,750			
Fire Alarm System Branch	335,100	sf	5.70	1,910,070	1,910,070			
Light Fixture Install	335,100	sf	5.00	1,675,500	1,675,500			
Light Fixture Purchase	335,100	sf	13.00	4,356,300	4,356,300			
Lighting Branch	335,100	sf	7.00	2,345,700	2,345,700			
Lighting Controls Furnish and Install	335,100	sf	6.00	2,010,600	2,010,600			



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Lightning Protection and Grounding	335,100	sf	0.65	217,815	217,815			
Mechanical Equipment Branch	335,100	sf	5.00	1,675,500	1,675,500			
Mechanical Equipment Install	335,100	sf	0.65	217,815	217,815			
Miscellaneous	335,100	sf	3.00	1,005,300	1,005,300			
Normal Distribution and Feeders	335,100	sf	18.00	6,031,800	6,031,800			
Power and Devices Branch	335,100	sf	9.00	3,015,900	3,015,900			
Power and Devices Install	335,100	sf	7.00	2,345,700	2,345,700			
Security System Rough Only	335,100	sf	0.85	284,835	284,835			
Site Conduits	335,100	sf	0.20	67,020	67,020			
Site Lighting	335,100	sf	0.70	234,570	234,570			
Site Tel-data	335,100	sf	0.20	67,020	67,020			
Tel-data Rough Only	335,100	sf	1.20	402,120	402,120			
Temp Power and Lighting	335,100	sf	2.00	670,200	670,200			
PV System - 21,760 sf	425,000	Watts	3.00	1,275,000	1,275,000			
PV System - 21,760 sf to 32,640	215,000	watts	3.00	645,000	645,000			
Normal Power Distribution								
Secondary Switchgear Equipment & Distribution - Pkg	54,900	sf	10.00	549,000			549,000	
Metering Whole Building - Emergency Power	384,000	sqft	0.50	192,000	192,000			
Metering Whole Building - Normal Power	384,000	sqft	0.50	192,000	192,000			
Emergency Power Distribution								
Emergency Switchgear Equipment & Distribution	54,900	sf	8.00	439,200			439,200	
Light Fixtures and Branch Circuits								
Lighting - Garage - Install/Wire	183	ea	303.76	55,588			55,588	
2 MW Generator, ATS's, Load Bank, Docking Station	1	ls	2,350,000.00	2,350,000	2,350,000			
30KVA UPS	1	ls	35,000.00	35,000	35,000			
Parking Controls (Allowance)	2	ls	60,000.00	120,000	120,000			
PV Provisions	1	ls	50,000.00	50,000	50,000			
Site Lighting Enhancements (Allowance)	1	ls	80,000.00	80,000		80,000		
Lighting - Garage	183	ea	175.00	32,025			32,025	
Fire Alarm								
Fire Alarm System	54,900	sf	4.00	219,600			219,600	
Total Electrical				38,062,488	36,542,175	80,000	1,440,313	-
Communications								
Audio-Visual Equipment								
Sound Masking System w/ Testing	312,500	sf	1.00	312,500	312,500			
Miscellaneous								
DAS	335,100	sf	0.85	284,835	284,835			
LV PA & Sound Masking systems	335,100	sf	0.90	301,590	301,590			
LV Tel-data system	335,100	sf	8.00	2,680,800	2,680,800			



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Plan & Control	750	hr	40.00	30,000	30,000			
Communications								
M03 TEL/DATA Outlet	1,823	ea	450.00	820,350	820,350			
Horizontal Cabling and Outlets								
M02 DATA Patch Panel Relay Back	39	ea	450.00	17,550	17,550			
Intercomm Systems								
M01 AV MIC/Speaker	410	ea	600.00	246,000	246,000			
Total Communications				4,693,625	4,693,625	-	-	-
Audiovisual								
Miscellaneous								
Courtroom AV Allowance	29	ea	80,000.00	2,320,000	2,320,000			
Total Audiovisual				2,320,000	2,320,000	-	-	-
Electronic Safety and Security								
Miscellaneous								
Access Control	335,100	sf	3.50	1,172,850	1,172,850			
Detention Security	335,100	sf	1.75	586,425	586,425			
Video Surveillance	335,100	sf	4.65	1,558,215	1,558,215			
Plan & Control	750	hr	40.00	30,000	30,000			
S01 Burglar Alarm Panel	1	ea	2,500.00	2,500	2,500			
Access Control								
S03 Duress Alarm Button	178	ea	100.00	17,800	17,800			
CCTV								
S05 CCTV Monitor	32	ea	750.00	24,000	24,000			
S04 CCTV Camera	164	ea	1,000.00	164,000	164,000			
S07 CCTV Recorder	5	ea	1,500.00	7,500	7,500			
S06 CCTV Controls	31	ea	1,000.00	31,000	31,000			
Blue Phone								
S02 Duress Annunciator Panel	32	ea	1,000.00	32,000	32,000			
Total Electronic Safety and Security				3,626,290	3,626,290	-	-	-
Earthwork								
Temporary Construction								
Site Layout & Control	14	wks	4,200.00	58,800	13,524		45,276	
Layout and Control	1	ls	100,000.00	100,000		100,000		
Construction Entrance	2	ea	5,000.00	10,000	2,300		7,700	
Temporary Jersey Barriers	200	lf	65.00	13,000	2,990		10,010	
Construction Signage	1	ls	15,000.00	15,000		15,000		



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Demolition								
Cut & Cap Existing Utilities	21	ea	5,000.00	105,000		105,000		
Removal and Disposal of Contaminated Soi								
Naturally Deposited Soils - <RCS-1	82,974	tn	15.00	1,244,610	286,260		958,350	
Trucking & Disposal: Naturally Deposited Soils - <RCS-1	51,917	tn	25.00	1,297,925		1,297,925		
Materials - Asphalt, Brick and Concrete	-	tn	500.00	-	-		-	
Materials - Granite Block, Wood, Timber, Misc. Rubble	-	tn	600.00	-	-		-	
Tipping Fee Allowance	-	tns	45.00	-	-		-	
Spoil Removal - Soldier Pile	304	cy	75.00	22,790	5,242		17,548	
Obstruction Removal Allowance	1	ls	100,000.00	100,000	23,000		77,000	
Maintenance of Earthwork								
Mobilization	1	ls	150,000.00	150,000		150,000		
Clearing and Grubbing								
Demo Existing Granite Curbs	1,300	lf	18.00	23,400		23,400		
Remove Underground Utilities	620	lf	75.00	46,500		46,500		
Remove Misc. Site Improvements	1	ls	10,000.00	10,000		10,000		
Street Cleaning	200	dy	200.00	40,000		40,000		
Temporary Dewatering - during excavation	3	mo	25,000.00	75,000	17,250		57,750	
Earth Stripping and Stockpiling								
Strip Topsoil - Haul Offsite	93,000	cy	25.00	2,325,000		2,325,000		
Grading								
Rough Grade	71,500	sf	2.00	143,000	32,890		110,110	
Rough Grade	93,000	sf	3.00	279,000		279,000		
Gravel Base Under Slab	2,019	cy	60.00	121,140		121,140		
Gravel Base Under footings	1,553	cy	60.00	93,150		93,150		
Gravel Base Under Sidewalks	144	cy	60.00	8,640		8,640		
Fine Grade	93,000	sf	1.00	93,000		93,000		
Fine Grade	71,500	sf	0.95	67,925	15,623		52,302	
Excavate for Concrete Walks	289	cy	100.00	28,889		28,889		
Excavate for Pavers	606	cy	100.00	60,556		60,556		
Excavation and Fill								
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		
Excavate Sub Slab Utilities	54,500	sf	1.50	81,750		81,750		
Exc. & Backfill - Elevator Pit	10	ea	6,500.00	65,000		65,000		
Obstruction Removal - Allowance at Piles	17	ea	8,000.00	136,000	31,280		104,720	
Mass Excavation	41,046	cy	35.00	1,436,610	330,420		1,106,190	
Excavate - Foundation	7,763	cy	30.00	232,875	232,875			
Backfill - Foundation	4,313	cy	40.00	172,500	172,500			
Depth to Bottom of Excavation	16	lf	-	-	-		-	



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Erosion and Sedimentation Controls								
Erosion Control	1,534	lf	15.00	23,010	5,292		17,718	
Erosion - Protection at Catch Basins	24	ea	500.00	11,800		11,800		
Erosion Control - Maintenance	800	hr	75.00	60,000		60,000		
Truck Wash Down	35	wks	3,000.00	105,000	24,150		80,850	
Dust Control	70	dy	1,250.00	87,500	20,125		67,375	
Cribbing and Walers								
Remove Bracing	-	tns	200.00	-	-		-	
Storm Utility Drainage Pumps								
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		
Site Layout and Control	40	wks	4,500.00	180,000		180,000		
Total Earthwork				9,839,369	1,215,721	5,910,749	2,712,899	-
Shoring Systems								
Shoring								
Excavation Support - ADD for Pin Piles	21	ea	8,000.00	168,000	38,640		129,360	
Slurry Walls								
Soldier Pile and Lagging (exposed)	-	sf	100.00	-	-		-	
Support of Excavation	22,800	sf	120.00	2,736,000		2,736,000		
Depth to Bottom of Excavation	16	lf	-	-	-		-	
Driven Piles								
Internal Bracing	-	tn	4,200.00	-	-		-	
Levels of Bracing	-	ea	-	-	-		-	
Special Foundations								
Mobilization/Demobilization Soldier Pile Operation	1	ls	125,000.00	125,000	28,750		96,250	
Total Shoring Systems				3,029,000	67,390	2,736,000	225,610	-
Deep Foundations								
Bored Piles								
Spoil Removal for Deep Foundation System	10,914	tns	90.00	982,260		982,260		
Site Prep/Support for Deep Foundations	1	ls	50,000.00	50,000		50,000		
Rigid Inclusions	67,031	VLF	48.00	3,217,488		3,217,488		
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 Deep Foundations				4,464,748	-	4,464,748	-	-



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<u>Paving</u>								
<i>Excavation and Fill</i>								
Gravel Base at Pavers	198	cy	65.00	12,870		12,870		
<i>Base Courses</i>								
Gravel Base at Sidewalks	144	cy	65.00	9,360		9,360		
Gravel Paving Base Beneath Pavers	198	cy	85.00	16,830		16,830		
<i>Flexible Paving</i>								
Bituminous Concrete Paving - 1 1/2" Mill and Overlay	50	sy	120.00	6,000		6,000		
Bituminous Concrete Paving - Roadway	-	sy	70.00	-		-		
<i>Curbs, Gutters, Sidewalks, and Driveways</i>								
Granite Curbs	1,300	lf	80.00	104,000		104,000		
Reset Granite Curb - Plus 100 lf Allowance	325	lf	60.00	19,500		19,500		
<i>Paving Specialties</i>								
Detectable Warning Strips	16	ea	1,000.00	16,000		16,000		
<i>Fences and Gates</i>								
Striping-per Space	50	sp	120.00	6,000		6,000		
Striping-Roadway Lines	1,300	lf	5.00	6,500		6,500		
Striping-Crosswalks	8	ea	4,200.00	33,600		33,600		
				230,660	-	230,660	-	-
Total Paving								
<u>Site Furnishings</u>								
<i>Site Furnishings</i>								
Site Benches	11	ea	4,500.00	49,500		49,500		
Trash / Recycling Receptacles	11	ea	4,000.00	44,000		44,000		
Bike Racks	11	ea	1,000.00	11,000		11,000		
<i>Schedules for Exterior Improvements</i>								
Bollards - Standard	33	ea	1,500.00	49,500		49,500		
<i>Manufactured Site Specialties</i>								
Misc. Site Furnishings On Grade- Allownace	1	ls	25,000.00	25,000		25,000		
				179,000	-	179,000	-	-
Total Site Furnishings								
<u>Landscape/Hardscape</u>								
<i>Unit Paving</i>								
Unit Pavers	10,700	sf	65.00	695,500		695,500		
<i>Irrigation Pumps</i>								
Irrigation	38,500	sf	5.00	192,500		192,500		
<i>Plants</i>								
Planting- Exterior - Allowance	38,500	sf	10.00	385,000		385,000		
Trees	19	ea	3,800.00	72,200		72,200		



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Conceptual Estimate - LEED Platinum

Detailed Estimate

DESCRIPTION OF WORK	QNTY	UOM	UNIT COST	TOTAL	Base Building Core/Shell & Fitout	Site Development	Below-Grade Parking	Demo / Abatement
Planting Accessories								
Mulch	193	cy	165.00	31,845		31,845		
Planting Soils- Exterior	963	cy	90.00	86,670		86,670		
Tree Grates	19	ea	2,500.00	47,500		47,500		
Total Landscape/Hardscape				1,511,215	-	1,511,215	-	-
Civil Utilities								
Service								
Fire Hydrants	4	ea	4,500.00	18,000		18,000		
Clearing and Grubbing								
Sawcut, and Patch Asphalt for Utility Connections	2,600	sf	80.00	208,000		208,000		
Sawcut, and Patch Asphalt for Water Connections	813	sf	80.00	65,040		65,040		
Water Utility Distribution Piping								
Water Line-4in-CLDI	100	lf	130.00	13,000		13,000		
Fire Water Line-6in-CLDI	100	lf	300.00	30,000		30,000		
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		
Cut and Cap Sewer Service at Main	1	ea	5,000.00	5,000		5,000		
Water Utility Distribution Equipment								
4" Gate Valve	1	ea	6,500.00	6,500		6,500		
6" Gate Valve	1	ea	8,000.00	8,000		8,000		
Sanitary Utility Sewerage Piping								
Sanitary Drain Line-6in PVC	200	lf	180.00	36,000		36,000		
Sanitary Drain Line-10in PVC	350	lf	220.00	77,000		77,000		
10" Sewer Connection to Main	1	ea	8,500.00	8,500		8,500		
Sanitary Utility Sewerage Force Mains								
Sand Setting Bed for Water Line	16	cy	65.00	1,040		1,040		
Sand Setting Bed for Sewer Line	55	cy	65.00	3,575		3,575		
Sanitary Utility Sewerage Structures								
Excavate and Backfill Sewer Line	550	cy	80.00	44,000		44,000		
Storm Utility Drainage Piping								
6" PVC - Storm Drainage	125	lf	150.00	18,750		18,750		
8" PVC - Storm Drainage	100	lf	160.00	16,000		16,000		
12" PVC - Storm Drainage	650	lf	180.00	117,000		117,000		
Storm Drain Line - Connection to Main	1	ea	8,500.00	8,500		8,500		
Excavate and Backfill for Storm Drainage	681	cy	80.00	54,480		54,480		
Sand Setting Bed for Storm Drainage	68	cy	65.00	4,420		4,420		
Storm Utility Water Drains								
CB - Catch Basin	4	ea	6,500.00	26,000		26,000		
TD - Trench Drain Set in Concrete	80	LF	250.00	20,000		20,000		



10/9/2025

Springfield Courthouse - Leggat Dennis/Balise

Conceptual Estimate - LEED Platinum

Detailed Estimate

DESCRIPTION OF WORK	QNTY	UOM	UNIT COST	TOTAL	Base Building Core/Shell & Fitout	Site Development	Below-Grade Parking	Demo / Abatement
TD - Trench Drain - Concrete	12	CY	1,400.00	16,800		16,800		
Storm Utility Drainage Pumps								
Recharge System- Adder for 90th percentile Stormwater	1	ls	150,000.00	150,000		150,000		
Recharge System-ALLOW	1	ls	275,000.00	275,000		275,000		
Storm Drainage Structures								
DMH - Drainage Man Hole	7	ea	9,000.00	63,000		63,000		
SMH - Sewer Man Hole (was 8)	11	ea	9,000.00	99,000		99,000		
Electrical Utility Transmission and Dist								
Excavate and Backfill For Underslab Utilities - Allowance	1,300	lf	70.00	91,000		91,000		
Electric/Telephone Manhole	1	ea	12,000.00	12,000		12,000		
Site Electric-Excavation/Backfill -Ductbank	67	cy	120.00	8,040		8,040		
Site Electric - Concrete Encasement -Ductbank	58	cy	600.00	34,800		34,800		
Telecom Ductbank Excavate and Backfill	50	cy	120.00	6,000		6,000		
Telecom Manhole	1	ea	15,000.00	15,000		15,000		
Concrete-Telecom Ductbank	50	cy	400.00	20,000		20,000		
Site Telecomm-Connect to Existing	1	ea	7,500.00	7,500		7,500		
Roadway Signaling and Control Equipment								
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		
Excavate and Backfill Water Line	156	cy	80.00	12,480		12,480		
Total Civil Utilities				2,169,425	-	2,169,425	-	-

From: [Mitch Bolotin](#)
To: [Howes, Kendra \(DCP\)](#)
Cc: [Woodford, Peter \(DCP\)](#); [Russell, Deborah \(DCP\)](#); [Mitch Bolotin](#)
Subject: Re: Request for Proposals for Massachusetts Trial Court (TRC), Springfield, MA, (the RFP) – 413 Dwight St., Springfield
Date: Tuesday, March 10, 2026 11:40:05 AM
Attachments: [~WRD0003.jpg](#)
[image001.jpg](#)
[Courthouse Properties \(2\).pdf](#)
[Surface & Structure Parking Option #2 - 03-10-26 - Printed.pdf](#)
[Surface & Structure Parking Option #1 - 03-10-26 - Printed.pdf](#)

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.

Hi Kendra,

Thank you for your email. We are committed to meeting DCAMM's collective parking goals.

Our total land control stands at 4.82 acres — comprising 2.21 acres for the proposed courthouse site, 2.32 acres of additional owned parcels, and a binding Purchase and Sale Agreement for an additional 0.29 acres (plan enclosed). While our submission exceeds the RFP's on-site and public parking requirements — including approximately 5,900 existing public parking spaces within a quarter mile of the proposed site — the additional land presents an opportunity to optimize parking placement above the RFP's specifications and develop a larger 400+ space structured parking facility. We would construct and maintain this structure on a public fee basis, and it would address the needs of courthouse employees, visitors, and jurors, while also potentially enabling development surrounding the proposed garage — directly advancing Springfield's broader economic development goals for the immediate area around the proposed courthouse site.

While we have several parking facility options, we have intentionally refrained from discussions with the City of Springfield until the appropriate time. Two conceptual drawings of many are enclosed for illustrative purposes only. With our additional owned parcels, we are confident in our ability to exceed all courthouse parking needs, adapt to demand, and deliver a positive experience for all courthouse users.

We look forward to your comments and further discussion. Please confirm receipt. Thank you.

Mitch Bolotin
Region Commercial
11 Interstate Drive,
West Springfield, MA 01089
C: 413-537-2020
P: 413-415-1200
mitch@regionco.com
www.regionco.com



On Wed, Mar 4, 2026 at 6:43 AM Howes, Kendra (DCP) <Kendra.Howes@mass.gov> wrote:

Hi Mitch,

Please do provide the below information.

We do have several viable options to address the 650–900 parking space requirement and would like to present those for the proposed site/adjoining site in a clear, organized manner. Would it be acceptable for us to do so within one week?

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/dcam

PHONE: 857-276-0905

From: Mitch Bolotin <mitch@regionco.com>

Sent: Thursday, February 26, 2026 7:20 AM

To: Howes, Kendra (DCP) <Kendra.Howes@mass.gov>

Cc: Woodford, Peter (DCP) <peter.woodford@mass.gov>; Russell, Deborah (DCP)

<Deborah.Russell2@mass.gov>; Mitch Bolotin <mitch@regionco.com>

Subject: Re: Request for Proposals for Massachusetts Trial Court (TRC), Springfield, MA, (the RFP)
– 413 Dwight St., Springfield

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Hi Kendra,

Thank you for the update. Mitch

Mitch Bolotin

Region Commercial

11 Interstate Drive,

West Springfield, MA 01089

C: 413-537-2020

P: 413-415-1200

mitch@regionco.com

www.regionco.com



On Thu, Feb 26, 2026 at 7:05 AM Howes, Kendra (DCP) <Kendra.Howes@mass.gov> wrote:

Hi Mitch,

Confirming receipt. I don't anticipate I will have an answer for your question until Monday.

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/dcam

PHONE: 857-276-0905

From: Mitch Bolotin <mitch@regionco.com>

Sent: Wednesday, February 25, 2026 4:49 PM

To: Howes, Kendra (DCP) <Kendra.Howes@mass.gov>

Cc: Woodford, Peter (DCP) <peter.woodford@mass.gov>; Russell, Deborah (DCP) <Deborah.Russell2@mass.gov>; Mitch Bolotin <mitch@regionco.com>

Subject: Re: Request for Proposals for Massachusetts Trial Court (TRC), Springfield, MA, (the RFP) – [413 Dwight St.](#), Springfield

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Hi Kendra,

Thank you for your email and clarification. Please see the follow up question to #2 below and let me know. Thank you. Mitch

Mitch Bolotin

Region Commercial

[11 Interstate Drive,](#)

[West Springfield, MA 01089](#)

C: 413-537-2020

P: 413-415-1200

mitch@regionco.com

www.regionco.com



On Wed, Feb 25, 2026 at 8:07 AM Howes, Kendra (DCP) <Kendra.Howes@mass.gov> wrote:

Hi Mitch,

Please see below.

- In DCAMM/TRC's evaluation of the Proposal, would the Landlord's commitment to construct, manage, and maintain the parking garage be considered as part of the overall review?

The Proposal detailed the required on-site parking; The RFP requires approximately 650 to 900 available public parking spaces within one-quarter mile of the proposed Premises. DCAMM/Trial court would evaluate proposed private parking within a ¼ mile of the proposed building if the parking is available to the User Agency upon occupancy.

- When completing the revised rent table, is it appropriate to reference the availability of parking to serve both the Courthouse and the general public, whether located on the proposed site or on an adjoining site to provide enhanced capacity?

The General Parking does not need to be outlined on the rent table as it should not be included in the rent but feel free to respond to your questions with how the requirement of 650 - 900 available parking spaces will be met whether located on the proposed site, or an adjoining site.

We do have several viable options to address the 650–900 parking space requirement and would like to present those for the proposed site/adjoining site in a clear, organized manner. Would it be acceptable for us to do so within one week?

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/dcam

PHONE: 857-276-0905

From: Mitch Bolotin <mitch@regionco.com>

Sent: Monday, February 23, 2026 9:37 PM

To: Howes, Kendra (DCP) <Kendra.Howes@mass.gov>

Cc: Woodford, Peter (DCP) <peter.woodford@mass.gov>; Russell, Deborah (DCP)

<Deborah.Russell2@mass.gov>; Mitch Bolotin <mitch@regionco.com>

Subject: Re: Request for Proposals for Massachusetts Trial Court (TRC), Springfield, MA, (the RFP) – [413 Dwight St.](#), Springfield

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.

Hi Kendra,

Thank you. To clarify:

- In DCAMM/TRC's evaluation of the Proposal, would the Landlord's commitment to construct, manage, and maintain the parking garage be considered as part of the overall review?
- When completing the revised rent table, is it appropriate to reference the availability of parking to serve both the Courthouse and the general public, whether located on the proposed site or on an adjoining site to provide enhanced capacity?

Thank you,

Mitch

Mitch Bolotin

Region Commercial

[11 Interstate Drive,](#)

[West Springfield, MA 01089](#)

C: 413-537-2020

P: 413-415-1200

mitch@regionco.com

www.regionco.com



On Mon, Feb 23, 2026 at 3:02 PM Howes, Kendra (DCP) <Kendra.Howes@mass.gov> wrote:

Hi Mitch –

Please see below and let us know of any additional questions.

If the Landlord were to construct and operate the parking garage on a fee basis, please clarify the following:

- Would DCAMM require the use of the parking garage be exclusive for the Courthouse? **No**
- If the use is not exclusive, could the parking garage facility be enlarged onto adjoining land controlled by Ownership as part of working collaboratively with the City of Springfield and its long term development goals for this area of Springfield?
If constructed and operated by Landlord separately from the Proposal/a Lease, DCAMM/TRC would not be part of this decision making.

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/dcam

PHONE: 857-276-0905

From: Mitch Bolotin <mitch@regionco.com>

Sent: Saturday, February 21, 2026 11:43 AM

To: Woodford, Peter (DCP) <peter.woodford@mass.gov>

Cc: Howes, Kendra (DCP) <Kendra.Howes@mass.gov>; Russell, Deborah (DCP) <Deborah.Russell2@mass.gov>; Mitch Bolotin <mitch@regionco.com>

Subject: Re: Request for Proposals for Massachusetts Trial Court (TRC), Springfield, MA, (the RFP) – [413 Dwight St.](#), Springfield

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.

Hi Kendra and Peter,

Thank you for your email.

If the Landlord were to construct and operate the parking garage on a fee basis, please clarify the following:

- Would DCAMM require the use of the parking garage be exclusive for the Courthouse?

- If the use is not exclusive, could the parking garage facility be enlarged onto adjoining land controlled by Ownership as part of working collaboratively with the City of Springfield and its long term development goals for this area of Springfield?

Thank you for your guidance.

Sincerely,

Mitch

Mitch Bolotin

Region Commercial

[11 Interstate Drive,](#)

[West Springfield, MA 01089](#)

C: 413-537-2020

P: 413-415-1200

mitch@regionco.com

www.regionco.com



On Fri, Feb 20, 2026 at 10:41 AM Woodford, Peter (DCP)
<peter.woodford@mass.gov> wrote:

Mitch,

Please email your follow-up questions, this ensures we have record of the question and our response.

Thank you

PETER M. WOODFORD

Senior Project Manager



Division of Capital Asset Management & Maintenance

Office of Leasing One Ashburton Place, 15th Floor, Boston, MA 02108

www.mass.gov/dcamm

PHONE: 617-429-8227

From: Mitch Bolotin <mitch@regionco.com>

Sent: Friday, February 20, 2026 10:29 AM

To: Howes, Kendra (DCP) <Kendra.Howes@mass.gov>

Cc: Russell, Deborah (DCP) <Deborah.Russell2@mass.gov>; Woodford, Peter (DCP) <peter.woodford@mass.gov>; Mitch Bolotin <mitch@regionco.com>

Subject: Re: Request for Proposals for Massachusetts Trial Court (TRC), Springfield, MA, (the RFP) – [413 Dwight St.](#), Springfield

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.

Hi Kendra,

I just left a voicemail. We have a follow up question on the parking clarification request. Please let me know if it's appropriate to review on a call. Thank you.
Mitch

Mitch Bolotin

Region Commercial

[11 Interstate Drive,](#)

[West Springfield, MA 01089](#)

C: 413-537-2020

P: 413-415-1200

mitch@regionco.com

www.regionco.com



On Wed, Feb 18, 2026 at 1:05 PM Howes, Kendra (DCP)
<Kendra.Howes@mass.gov> wrote:

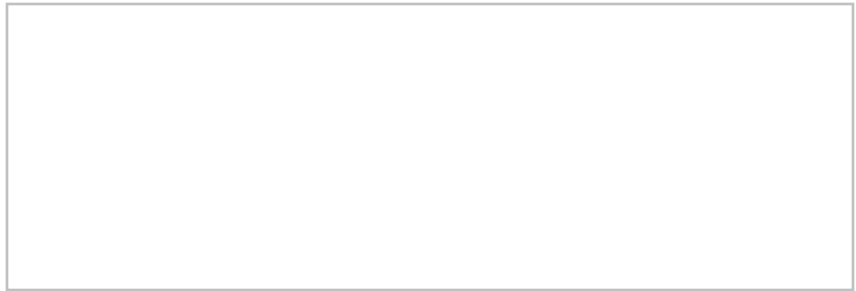
Good Afternoon,

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



* Properties submitted with original RFP

Subject A.1

413 Dwight Street

2.21 Acres

** Owner: BAR Belmont, LLC
Under Contract to: USPB JV, LLC

Subject A.2

130-134 Lyman Street

0.2156 Acres

Owner: BAR Belmont, LLC
Under Contract to: USPB JV, LLC

Subject A.3

SS Lyman Street

0.0735 Acres

Owner: BAR Belmont, LLC
Under Contract to: USPB JV, LLC

Subject A.4

175 Chestnut Street

0.3987 Acres

Owner: BAR Belmont, LLC
Under Contract to: USPB JV, LLC

Subject B

135 Lyman Street

139-141 Lyman Street

SS Lyman Street

151 Lyman Street

SS Lyman Street

0.466 Acres
Owner: BAR Belmont, LLC

Subject C

157-159 Lyman Street

163 Lyman Street

SS Lyman Street

0.286 Acres
Owner: Under contract for BAR Belmont, LLC to Purchase
from Zimmerman Kurt R Trustee

Subject D

NS Worthington Street

NS Worthington Street

NS Worthington Street

1.168 Acres
Owner: BAR Belmont, LLC

**BAR Belmont, LLC is owned and controlled by Jeb Balise

From: [Howes, Kendra \(DCP\)](#)
To: mitch@regionco.com
Cc: [Russell, Deborah \(DCP\)](#); [Woodford, Peter \(DCP\)](#); [Howes, Kendra \(DCP\)](#)
Subject: Request for Proposals for Massachusetts Trial Court (TRC), Springfield, MA, (the RFP) – 413 Dwight St., Springfield
Date: Wednesday, February 18, 2026 1:05:00 PM
Attachments: [Proposal #2 - TRC Springfield Clarification - USB JV, LLC.pdf](#)
[image001.jpg](#)

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



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: mitch@regionco.com

USPB JV, LLC
Mitch Bolotin
Region Commercial
11 Interstate Drive
West Springfield, MA 01089

RE: Request for Proposals for Massachusetts Trial Court (TRC), Springfield, MA, (the RFP) – 413 Dwight St., Springfield

Dear Mr. Bolotin:

Thank you for the proposal that USPB JV, 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.

- The rent table provided states that the Total Annual Rent includes a LEED Platinum certifiable building but if DCAMM opts for a LEED Gold certifiable building there would be a savings of \$650,000 per year. The requirement in the RFP, and in subsequent documents, is for a LEED Silver building. Please provide the cost savings for opting for a LEED Silver building.
- Would you be willing to discuss alternative approaches to the garage? Such as Landlord operates or engages a vendor to operate the garage on a fee to park basis rather than requiring the Tenant to assume costs?
- Please submit a rent table that shows the rent if the garage was not included.
- You stated, "DCAMM shall assume responsibility for future capital improvements and replacements to the Premises. Landlord can coordinate a DCAMM funded annual capital reserve account to ensure adequate funding sources if requested." Please clarify - does the proposed rent include a dollar value for Capital Reserves or would this be additional?

- If Capital Reserves have not been accounted for in the proposed rent, please provide an estimated annual amount.
- Please provide a detailed construction budget
- Please indicate whether the proposed rider language is negotiable. If any terms are non-negotiable, please identify them in your response.

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,

A handwritten signature in blue ink, appearing to read "Peter Woodford", is positioned above the typed name.

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

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



STRUCTURED AND SURFACE PARKING OPTION #1



STRUCTURED AND SURFACE PARKING OPTION #2