

AGENCY: TRIAL COURT, MASSACHUSETTS	TOWN: SPRINGFIELD	PROJ MGR: PETER WOODFORD
PROJECT NO: 2024109.00.1	REQUEST AREA: 244,000 USF	DEADLINE: 10/16/2025

BUILDING ADDRESS	STATUS	SQ. FT.	PR NO	HS	PROP AVG RATE EXC Costs	Gateway EO 594 EJ	AVG OCC. RATE	AVG OCC. COST	PV TOTAL OCC. COST
RESPONSIVE PROPOSALS									
THE LIBERTY JUNCTION TEAM 125 LIBERTY STREET FLOOR: LEVELS -1,0,1,2,3,4,5,AND 6 SPRINGFIELD, MA 01103 COMMENTS	RESPONSIVE	270,055	8		\$138.27 O	YES YES YES	\$179.82	\$48,560,429.46	\$611,449,348.98
*ICONIC REAL ESTATE HOLDINGS LLC 130 & 120 MAPLE STREET NEW CONSTRUCTION - FOUR FLOORS SPRINGFIELD, MA 01103 COMMENTS	RESPONSIVE	290,000	6		\$177.04 LUO	YES YES YES	\$188.03	\$54,528,711.40	\$655,686,845.98
GREATLAND REALTY PARTNERS, LLC 1860 MAIN STREET SPRINGFIELD, MA 01103 COMMENTS	RESPONSIVE	232,000	10		\$206.15 LUO	YES YES YES	\$256.55	\$59,519,467.60	\$707,645,417.54
USPB JV, LLC 413 DWIGHT STREET ENTIRE BUILDING SPRINGFIELD, MA 01103 COMMENTS	RESPONSIVE	287,438	2		\$162.66 LUO	YES YES YES	\$206.11	\$59,242,690.73	\$720,671,907.28
*THOMAS N. O'BRIEN 50 STATE STREET SPRINGFIELD, MA 01103 COMMENTS	RESPONSIVE	261,836	5		\$244.19 LUO	YES YES YES	\$261.04	\$68,348,596.43	\$758,630,516.67
GATEWAY JUSTICE PARTNERS A CONSOLIDATION CITY SPRINGFIELD PARCELS SPRINGFIELD, MA 01104 COMMENTS	RESPONSIVE	246,189	4		\$189.75 LO	YES YES YES	\$227.35	\$55,970,289.96	\$772,023,779.75
*SPRINGFIELD TOWER SQUARE, L.L.C 1515 MAIN STREET VACANT SITE SPRINGFIELD, MA 01103 COMMENTS	RESPONSIVE	249,912	1		\$192.23 LUO	YES YES YES	\$325.38	\$81,317,119.75	\$902,573,742.83
*SPRINGFIELD 1550 L.L.C 1550 MAIN STREET SPRINGFIELD, MA 01103 COMMENTS	RESPONSIVE	257,856	3		\$203.73 LUO	YES YES YES	\$340.96	\$87,918,801.74	\$975,848,656.48
*SPRINGFIELD TOWER SQUARE, L.L.C 275 CHESTNUT STREET VACANT SITE SPRINGFIELD, MA 01104 COMMENTS	RESPONSIVE	249,912	7		\$210.49 LUO	YES YES YES	\$351.92	\$87,948,679.40	\$976,180,281.41

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*STATE STREET 55, LLC 55 STATE STREET ENTIRE NEW BUILDING (15 STORIES) SPRINGFIELD, MA 01103 COMMENTS	RESPONSIVE	236,121	9		\$222.60 LUO	YES YES YES	\$354.32	\$83,663,405.64	1,094,995,960.31

*Proposals 1, 3, 5, 6, 7, and 9 were not further clarified because they were not advanced beyond the initial evaluation and clarification stage