



Springfield Regional Justice Center Update

June 24, 2025



DIVISION OF
CAPITAL ASSET
MANAGEMENT &
MAINTENANCE

Project Engagement

- DCAMM & TRC hosted Legislative and Building Stakeholder Briefings - March 14, 2025
- DCAMM & TRC attended the Springfield City Council Finance Committee meeting for public discussion - April 30, 2025
- DCAMM & TRC hosted an RFP Listening Session/Transaction Advisor Introduction Meeting - June 16, 2025, in Springfield
- DCAMM & TRC will host a meeting at the Springfield Office Building to provide an in-person update on the proposal review process in the Fall of 2025.

Anticipated Timeline

Task	Approximate Date
Issue RFP; advertise in accordance with c. 7C, §36	June 30, 2025
Q&A Session / Bidder's Conference	July 2025
Proposal Submission Deadline	October 2025
Proposal Selected	Early to Mid-2026
Lease Executed	Mid-2026

Proposers will be required to submit estimated timelines from Lease Execution to Project Completion with their proposal.

Transaction Advisor

- The AMB authorization requires DCAMM to seek to maximize competition in the public interest.
- DCAMM also heard from the public, stakeholders, and elected officials that maximizing competition was a top priority.
- DCAMM has hired Greystone Real Estate Advisory Group to help market the opportunity regionally and nationally.
- Greystone will also provide technical expertise and advise the Commonwealth during the review of proposals and selection of a developer partner.

Greystone's Approach to Maximize Competition

Strategic Market Outreach

Greystone's approach is designed to provide the resources to DCAMM to select the optimal proposal for the Springfield Regional Justice Center, through a targeted and competitive process.

Key Initiatives

- **Development of a Comprehensive Marketing Package**
 - Crafting a compelling and informative presentation to highlight project opportunities
 - Providing essential details to attract high-quality proposals
- **Targeted Local & National Engagement**
 - Implementing a strategic outreach plan to maximize competition, which engages both local and national developers to ensure a diverse and competitive pool of candidates
- **Leveraging Industry Affiliations & Associations**
 - Outreach to organizations experienced in Public-Private Partnerships (P3)
 - Connecting with industry leaders and associations specializing in the development and construction of public buildings to ensure knowledge of this unique opportunity

Any Questions?