

AGENCY: TRIAL COURT, MASSACHUSETTS			TOWN: SPRINGFIELD		PROJ MGR: PETER WOODFORD		
PROJECT NO: 2024109.00.1			REQUEST AREA: 244,000		DEADLINE: 10/16/2025		
PROP NO: 1			TERM: 40 YEARS		OWNER: SPRINGFIELD TOWER SQUARE, L.L.C (VID MITTA & DINESH PATEL)		
PROPOSER: SPRINGFIELD TOWER SQUARE, L.L.C			STATUS: ANALYSIS IN PROGRESS		CONTACT: VID MITTA		
PROPOSED 1515 MAIN STREET			TEL: 978-929-6488		COMPANY: SPRINGFIELD TOWER SQUARE, L.L.C		
ADDRESS: VACANT SITE			CELL: 978-828-6488		CONTACT 1500 MAIN STREET, SUITE 255		
SPRINGFIELD, MA 01103			FAX:		ADDRESS: P.O. BOX 15503		
			EMAIL: VID@MITTASGROUP.COM		SPRINGFIELD, MA 01115		
Historic Property: N		Gateway City: Y	South Coast Rail Corridor Plan: N		EO 594: Y	LEED Certified: Y	Energy Star Building: Y
PROPOSED AREA: 249,912 USF		CONFIRMED AREA	249,912 USF				

	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
BASE RENT	25,485,563.00	26,250,130.00	27,037,634.00	27,848,763.00	28,684,226.00	29,544,753.00	30,431,095.00	31,344,028.00	32,284,349.00	33,252,880.00
TOTAL RENTAL RATE	\$101.98	\$105.04	\$108.19	\$111.43	\$114.78	\$118.22	\$121.77	\$125.42	\$129.18	\$133.06
TOTAL ANNUAL RENT	\$25,485,563.00	\$26,250,130.00	\$27,037,634.00	\$27,848,763.00	\$28,684,226.00	\$29,544,753.00	\$30,431,095.00	\$31,344,028.00	\$32,284,349.00	\$33,252,880.00
LIGHTS AND PLUGS	1,725,000.00	1,776,750.00	1,830,053.00	1,884,954.00	1,941,503.00	1,999,748.00	2,059,740.00	2,121,532.00	2,185,178.00	2,250,734.00
HVAC	1,275,000.00	1,313,250.00	1,352,648.00	1,393,227.00	1,435,024.00	1,478,074.00	1,522,417.00	1,568,089.00	1,615,132.00	1,663,586.00
OPEX	2,255,876.00	2,323,552.00	2,393,259.00	2,465,057.00	2,539,008.00	2,615,179.00	2,693,634.00	2,774,443.00	2,857,676.00	2,943,407.00
RET	12,008,021.00	12,368,261.00	12,739,309.00	13,121,488.00	13,515,133.00	13,920,587.00	14,338,204.00	14,768,351.00	15,211,401.00	15,667,743.00
CAPEX RESERVE	388,875.00	400,541.00	412,557.00	424,934.00	437,682.00	450,813.00	464,337.00	478,267.00	492,615.00	507,394.00
TOTAL ADDITIONAL COSTS	\$17,652,772.00	\$18,182,354.00	\$18,727,826.00	\$19,289,660.00	\$19,868,350.00	\$20,464,401.00	\$21,078,332.00	\$21,710,682.00	\$22,362,002.00	\$23,032,864.00
TOTAL OCCUPANCY RATE	\$172.61	\$177.79	\$183.13	\$188.62	\$194.28	\$200.11	\$206.11	\$212.29	\$218.66	\$225.22
TOTAL OCCUPANCY RENT	\$43,138,335.00	\$44,432,484.00	\$45,765,460.00	\$47,138,423.00	\$48,552,576.00	\$50,009,154.00	\$51,509,427.00	\$53,054,710.00	\$54,646,351.00	\$56,285,744.00

OFFICE OF LEASING AND STATE OFFICE PLANNING
PROPOSAL COST ANALYSIS

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

PROP NO: 1 (Continued) TERM: 40 YEARS

	YR 11	YR 12	YR 13	YR 14	YR 15	YR 16	YR 17	YR 18	YR 19	YR 20
BASE RENT	34,250,466.00	35,277,980.00	36,336,319.00	37,426,409.00	38,549,201.00	39,705,677.00	40,896,848.00	42,123,753.00	43,387,466.00	44,689,090.00

TOTAL RENTAL RATE	\$137.05	\$141.16	\$145.40	\$149.76	\$154.25	\$158.88	\$163.64	\$168.55	\$173.61	\$178.82
TOTAL ANNUAL RENT	\$34,250,466.00	\$35,277,980.00	\$36,336,319.00	\$37,426,409.00	\$38,549,201.00	\$39,705,677.00	\$40,896,848.00	\$42,123,753.00	\$43,387,466.00	\$44,689,090.00
LIGHTS AND PLUGS	2,318,256.00	2,387,803.00	2,459,438.00	2,533,221.00	2,609,217.00	2,687,494.00	2,768,119.00	2,851,162.00	2,936,697.00	3,024,798.00
HVAC	1,713,493.00	1,764,898.00	1,817,845.00	1,872,380.00	1,928,552.00	1,986,408.00	2,046,001.00	2,107,381.00	2,170,602.00	2,235,720.00
OPEX	3,031,709.00	3,122,660.00	3,216,340.00	3,312,830.00	3,412,215.00	3,514,581.00	3,620,019.00	3,728,619.00	3,840,478.00	3,955,692.00
RET	16,137,775.00	16,621,909.00	17,120,566.00	17,634,183.00	18,163,208.00	18,708,105.00	19,269,348.00	19,847,428.00	20,442,851.00	21,056,137.00
CAPEX RESERVE	522,615.00	538,294.00	554,443.00	571,076.00	588,208.00	605,855.00	624,030.00	642,751.00	662,034.00	681,895.00

TOTAL ADDITIONAL COSTS	\$23,723,848.00	\$24,435,564.00	\$25,168,632.00	\$25,923,690.00	\$26,701,400.00	\$27,502,443.00	\$28,327,517.00	\$29,177,341.00	\$30,052,662.00	\$30,954,242.00
TOTAL OCCUPANCY RATE	\$231.98	\$238.94	\$246.11	\$253.49	\$261.09	\$268.93	\$276.99	\$285.30	\$293.86	\$302.68
TOTAL OCCUPANCY RENT	\$57,974,314.00	\$59,713,544.00	\$61,504,951.00	\$63,350,099.00	\$65,250,601.00	\$67,208,120.00	\$69,224,365.00	\$71,301,094.00	\$73,440,128.00	\$75,643,332.00

	YR 21	YR 22	YR 23	YR 24	YR 25	YR 26	YR 27	YR 28	YR 29	YR 30
BASE RENT	46,029,762.00	47,410,655.00	48,832,975.00	50,297,964.00	51,806,903.00	53,361,110.00	54,961,943.00	56,610,802.00	58,309,126.00	60,058,399.00

TOTAL RENTAL RATE	\$184.18	\$189.71	\$195.40	\$201.26	\$207.30	\$213.52	\$219.93	\$226.52	\$233.32	\$240.32
TOTAL ANNUAL RENT	\$46,029,762.00	\$47,410,655.00	\$48,832,975.00	\$50,297,964.00	\$51,806,903.00	\$53,361,110.00	\$54,961,943.00	\$56,610,802.00	\$58,309,126.00	\$60,058,399.00
LIGHTS AND PLUGS	3,115,542.00	3,209,008.00	3,305,278.00	3,404,437.00	3,506,570.00	3,611,767.00	3,720,120.00	3,831,724.00	3,946,675.00	4,065,075.00
HVAC	2,302,792.00	2,371,876.00	2,443,032.00	2,516,323.00	2,591,812.00	2,669,567.00	2,749,654.00	2,832,143.00	2,917,108.00	3,004,621.00
OPEX	4,074,363.00	4,196,594.00	4,322,492.00	4,452,166.00	4,585,731.00	4,723,303.00	4,865,002.00	5,010,953.00	5,161,281.00	5,316,120.00
RET	21,687,821.00	22,338,455.00	23,008,609.00	23,698,867.00	24,409,833.00	25,142,128.00	25,896,392.00	26,673,284.00	27,473,482.00	28,297,687.00
CAPEX RESERVE	702,352.00	723,422.00	745,125.00	767,478.00	790,503.00	814,218.00	838,644.00	863,804.00	889,718.00	916,409.00

TOTAL ADDITIONAL COSTS	\$31,882,870.00	\$32,839,355.00	\$33,824,536.00	\$34,839,271.00	\$35,884,449.00	\$36,960,983.00	\$38,069,812.00	\$39,211,908.00	\$40,388,264.00	\$41,599,912.00
TOTAL OCCUPANCY RATE	\$311.76	\$321.11	\$330.75	\$340.67	\$350.89	\$361.42	\$372.26	\$383.43	\$394.93	\$406.78
TOTAL OCCUPANCY RENT	\$77,912,632.00	\$80,250,010.00	\$82,657,511.00	\$85,137,235.00	\$87,691,352.00	\$90,322,093.00	\$93,031,755.00	\$95,822,710.00	\$98,697,390.00	\$101,658,311.00

OFFICE OF LEASING AND STATE OFFICE PLANNING
PROPOSAL COST ANALYSIS

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

PROP NO: 1 (Continued) TERM: 40 YEARS

	YR 31	YR 32	YR 33	YR 34	YR 35	YR 36	YR 37	YR 38	YR 39	YR 40
BASE RENT	61,860,151.00	63,715,956.00	65,627,435.00	67,596,258.00	69,624,145.00	71,712,870.00	73,864,256.00	76,080,183.00	78,362,589.00	80,713,467.00

TOTAL RENTAL RATE	\$247.53	\$254.95	\$262.60	\$270.48	\$278.59	\$286.95	\$295.56	\$304.43	\$313.56	\$322.97
TOTAL ANNUAL RENT	\$61,860,151.00	\$63,715,956.00	\$65,627,435.00	\$67,596,258.00	\$69,624,145.00	\$71,712,870.00	\$73,864,256.00	\$76,080,183.00	\$78,362,589.00	\$80,713,467.00
LIGHTS AND PLUGS	4,187,028.00	4,312,639.00	4,442,018.00	4,575,278.00	4,712,537.00	4,853,913.00	4,999,530.00	5,149,516.00	5,304,001.00	5,463,122.00
HVAC	3,094,760.00	3,187,602.00	3,283,231.00	3,381,727.00	3,483,179.00	3,587,675.00	3,695,305.00	3,806,164.00	3,920,349.00	4,037,959.00
OPEX	5,475,603.00	5,639,871.00	5,809,067.00	5,983,339.00	6,162,840.00	6,347,725.00	6,538,157.00	6,734,301.00	6,936,330.00	7,144,420.00
RET	29,146,618.00	30,021,016.00	30,921,647.00	31,849,296.00	32,804,775.00	33,788,918.00	34,802,586.00	35,846,663.00	36,922,063.00	38,029,725.00
CAPEX RESERVE	943,902.00	972,219.00	1,001,385.00	1,031,427.00	1,062,370.00	1,094,241.00	1,127,068.00	1,160,880.00	1,195,706.00	1,231,578.00

TOTAL ADDITIONAL COSTS	\$42,847,911.00	\$44,133,347.00	\$45,457,348.00	\$46,821,067.00	\$48,225,701.00	\$49,672,472.00	\$51,162,646.00	\$52,697,524.00	\$54,278,449.00	\$55,906,804.00
TOTAL OCCUPANCY RATE	\$418.98	\$431.55	\$444.50	\$457.83	\$471.57	\$485.71	\$500.28	\$515.29	\$530.75	\$546.67
TOTAL OCCUPANCY RENT	\$104,708,062.00	\$107,849,303.00	\$111,084,783.00	\$114,417,325.00	\$117,849,846.00	\$121,385,342.00	\$125,026,902.00	\$128,777,707.00	\$132,641,038.00	\$136,620,271.00

AVG OCCUPANCY RATE: \$325.38	AVG OCCUPANCY RENT: \$81,317,119.75	TOTAL OCCUPANCY RENT: \$3,252,684,790.00	PV TOTAL OCCUPANCYRENT: \$902,573,742.83
AVG RENTAL RATE: \$192.23	AVG RENT: \$48,041,089.48		

EXCL NOTES: Cost were not further clarified as proposal was not further evaluated after initial clarifications.

Annual CPI assumption 3%. Annual escalations in the lease will be based on the Consumer Price index (CPI), adjusted annually; the exhibits reference a 3.0% annual escalation for illustrative purposes. Landlord is willing to sign a lease based on 3% increases rather than based on CPI..

NOTES: The Landlord has carefully reviewed the requirements of the RFP and offers the following potential cost-saving measures, which DCAMM may elect to pursue at its discretion.

Programmatic Flexibility
As the owner of the nearby Tower Square office complex, the Landlord can provide proximate, cost-effective space for certain agency offices or program elements currently contemplated within the Springfield Regional Justice Center. Examples include:
x The District Attorney's Office, available at Tower Square at a market rental rate of \$30 NNN.
x The Registry of Deeds, available at Tower Square at a market rental rate of \$30 NNN.
x Food service needs for detainees and court employees, which can be accommodated through the existing Tower Square Food Court, avoiding the cost of constructing and operating a full-service on-site kitchen.
x Additional ancillary programs or related agency offices may also be accommodated at Tower Square throughout the lease term, subject to availability, providing substantial flexibility for future expansion or relocation of DCAMM operations.

Finish Selection
The proposed design incorporates durable hard-surface and resilient finish materials with high tolerance for heavy use, reducing long-term capital replacement costs and maintenance requirements. Will at minimum meet specs - Alternative option s would be reviewed during negotiations.

Flexible Janitorial Options
The proposal anticipates a full-service lease, as described in Section 6, with the exception of security and janitorial services. If desired, the Landlord through its established Springfield property management operations can provide janitorial services when doing so is in the Commonwealth's economic interest.

Energy Efficiency
The building's design and budget fully comply with RFP standards and anticipate optimization for energy performance through all-electric systems and high-performance insulated wall and roofing assemblies.

Food Service Options
In addition to the Tower Square Food Court, the Landlord can engage an experienced third-party food service provider, such as FOODA or a similar operator, to coordinate breakfast and lunch service using local restaurants with off-site kitchens. This approach would require only warming and serving stations within the courthouse, eliminating the need for a full kitchen and preserving rentable area while reducing initial construction costs.
Together, these measures provide flexibility to optimize cost, efficiency, and operational performance, ensuring the best overall value for DCAMM and the Commonwealth of Massachusetts.

*Total estimated cost of Landlord's Improvements included in the Total Annual Rent: \$364,079,476.00 See Appendices D & F for our construction budget, including hard & soft costs. See proposal

*Total Annual Rent includes the cost of all work necessary to comply precisely with Landlord's Improvements in § B-2, § B-3 and § B-4: Yes

*Total Annual Rent includes the cost of all services to comply precisely with Landlord's Services in § B-1: Yes. the Landlord has included a full-service operational expense budget, prepared by CBRE and presented in Appendix D2 & E, which is consistent with the Landlord Services identified in Section B1 of the RFP. The Landlord proposes to retain CBRE as property manager. CBRE is a fully integrated global real estate services firm that manages more than 34 million square feet of commercial space in the Greater Boston area.

Consistent with Section 1.5 – Janitorial Services of the RFP, the Landlord has not included janitorial services in the operational expense budget. However, in accordance with Section 1.6, CBRE has developed estimated costs for optional services based on the current conceptual design of the building. These services can be provided by the Landlord at the User Agency's discretion.

All estimates are preliminary and subject to refinement based on the User Agency's final scope of services. For clarity, these optional services are not included in the proposed rent calculations and are offered for evaluation and potential inclusion at the User Agency's election.

CLEANING SERVICES
BASIC JANITORIAL Negotiable per 1.6 of RFP
DAY STAFF 87,360.00
WINDOW CLEANING 36,000.00
RUBBISH REMOVAL 54,000.00
RESTROOM SUPPLIES 66,000.00
OTHER 60,000.00

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PROJECT NO: 2024109.00.1	REQUEST AREA: 244,000 NUSF	DEADLINE: 10/16/2025

Consistent with RFP Section 1.4 Building Security and Access, the Landlord has assumed that all security operations will be provided by the User Agency. The Landlord will ensure 24/7 User Agency access to all areas of the building through security card credentials or an on-site building engineer. In addition, CBRE has prepared an estimated budget for contracted front desk security services, which will be provided by the Landlord at the User Agency's discretion.

CONTRACT SERVICES
SECURITY DESK 575,960.00

All estimates are subject to further refinement of the User Agency's scope of services. For clarity, these services are not included in proposed rent calculations and are offered as optional services for evaluation by the User Agency.

*Parking:

Public Parking within one-quarter mile of the proposed building: 5,806 parking spaces

Accessible Spaces within one-quarter mile of the proposed building: 128 Accessible parking spaces.

1515 Main Street - free Reserved, 1 Standard and 2 Accessible

1515 Main Street - Reserved parking: 36 Standard and 2 Accessible

EV Stations10/20/2025 A total of 14 electric vehicle charging stations will be

provided within the 1515 Main Street garage, supplemented by 20 existing charging stations located at the 1500 Main Street garage.

Analysis in progress. Subject to change and adjustment. For policy development only. This is not a public document.

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PROJECT NO: 2024109.00.1			REQUEST AREA: 244,000		DEADLINE: 10/16/2025	
			NUSF			
PROP NO:	2	TERM:	40 YEARS	STATUS: ANALYSIS IN PROGRESS		OWNER: USPBJV, LLC (JEB BALISE, TOM DENNIS, BILL STOTLER, MITCH BOLOTIN,
PROPOSER:	USPB JV, LLC			TEL:		CONTACT: MITCH BOLOTIN
PROPOSED ADDRESS:	413 DWIGHT STREET			CELL: 135-372-2020		COMPANY: REGION COMMERCIAL
	ENTIRE BUILDING			FAX:		CONTACT ADDRESS: 11 INTERSTATE DRIVE
	SPRINGFIELD, MA 01103			EMAIL: MITCH@REGIONCO.COM		
Historic Property: N			Gateway City: Y	South Coast Rail Corridor Plan: N	EO 594: Y	LEED Certified: Y
PROPOSED AREA: 287,438 USF			CONFIRMED AREA	287,438 USF	☐	
				Energy Star Building: Y	Environmental Justice Area: Y	
					WEST SPRINGFIELD, MA 01089	

	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
BASE RENT	31,750,000.00	32,543,750.00	33,357,344.00	34,191,277.00	35,046,059.00	35,922,211.00	36,820,266.00	37,740,773.00	38,684,292.00	39,651,399.00
LEED SILVER	-750,000.00	-750,000.00	-750,000.00	-750,000.00	-750,000.00	-750,000.00	-750,000.00	-750,000.00	-750,000.00	-750,000.00
TOTAL RENTAL RATE	\$107.85	\$110.61	\$113.44	\$116.34	\$119.32	\$122.36	\$125.49	\$128.69	\$131.97	\$135.34
TOTAL ANNUAL RENT	\$31,000,000.00	\$31,793,750.00	\$32,607,344.00	\$33,441,277.00	\$34,296,059.00	\$35,172,211.00	\$36,070,266.00	\$36,990,773.00	\$37,934,292.00	\$38,901,399.00
UTILITIES	862,314.00	888,183.42	914,828.92	942,273.79	970,542.00	999,658.26	1,029,648.01	1,060,537.45	1,092,353.58	1,125,124.18
RE TAXES	4,196,235.50	4,301,141.39	4,408,669.92	4,518,886.67	4,631,858.84	4,747,655.31	4,866,346.69	4,988,005.36	5,112,705.49	5,240,523.13
INSURANCE	80,482.64	82,897.12	85,384.03	87,945.55	90,583.92	93,301.44	96,100.48	98,983.50	101,953.00	105,011.59
REPAIRS & MAINTENANCE	560,504.10	577,319.22	594,638.80	612,477.96	630,852.30	649,777.87	669,271.21	689,349.34	710,029.82	731,330.72
GENERAL/ADMIN	1,293,471.00	1,332,275.13	1,372,243.38	1,413,410.69	1,455,813.01	1,499,487.40	1,544,472.02	1,590,806.18	1,638,530.36	1,687,686.27
CAPX	143,719.00	143,719.00	143,719.00	143,719.00	143,719.00	143,719.00	143,719.00	143,719.00	143,719.00	143,719.00
TOTAL ADDITIONAL COSTS	\$7,136,726.24	\$7,325,535.28	\$7,519,484.06	\$7,718,713.66	\$7,923,369.07	\$8,133,599.28	\$8,349,557.41	\$8,571,400.83	\$8,799,291.26	\$9,033,394.90
TOTAL OCCUPANCY RATE	\$132.68	\$136.10	\$139.60	\$143.20	\$146.88	\$150.66	\$154.54	\$158.51	\$162.59	\$166.77
TOTAL OCCUPANCY RENT	\$38,136,726.24	\$39,119,285.28	\$40,126,828.06	\$41,159,990.66	\$42,219,428.07	\$43,305,810.28	\$44,419,823.41	\$45,562,173.83	\$46,733,583.26	\$47,934,793.90

OFFICE OF LEASING AND STATE OFFICE PLANNING
PROPOSAL COST ANALYSIS

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PROJECT NO: 2024109.00.1	REQUEST AREA: 244,000 NUSF	DEADLINE: 10/16/2025

PROP NO: 2 (Continued) TERM: 40 YEARS

	YR 11	YR 12	YR 13	YR 14	YR 15	YR 16	YR 17	YR 18	YR 19	YR 20
BASE RENT	40,444,427.00	41,253,316.00	42,078,382.00	42,919,950.00	43,778,349.00	44,653,916.00	45,546,994.00	46,457,934.00	47,387,093.00	48,334,835.00
LEED SILVER	-750,000.00	-750,000.00	-750,000.00	-750,000.00	-750,000.00	-750,000.00	-750,000.00	-750,000.00	-750,000.00	-750,000.00
TOTAL RENTAL RATE	\$138.10	\$140.91	\$143.78	\$146.71	\$149.70	\$152.74	\$155.85	\$159.02	\$162.25	\$165.55
TOTAL ANNUAL RENT	\$39,694,427.00	\$40,503,316.00	\$41,328,382.00	\$42,169,950.00	\$43,028,349.00	\$43,903,916.00	\$44,796,994.00	\$45,707,934.00	\$46,637,093.00	\$47,584,835.00
UTILITIES	1,158,877.91	1,193,644.25	1,229,453.57	1,266,337.18	1,304,327.30	1,343,457.11	1,383,760.83	1,425,273.65	1,468,031.86	1,512,072.82
RE TAXES	5,371,536.21	5,505,824.61	5,643,470.23	5,784,556.98	5,929,170.91	6,077,400.18	6,229,335.19	6,385,068.57	6,544,695.28	6,708,312.66
INSURANCE	108,161.94	111,406.80	114,749.00	118,191.47	121,737.21	125,389.33	129,151.01	133,025.54	137,016.31	141,126.80
REPAIRS & MAINTENANCE	753,270.64	775,868.76	799,144.82	823,119.17	847,812.74	873,247.12	899,444.54	926,427.87	954,220.71	982,847.33
GENERAL/ADMIN	1,738,316.86	1,790,466.37	1,844,180.36	1,899,505.77	1,956,490.94	2,015,185.67	2,075,641.24	2,137,910.48	2,202,047.79	2,268,109.23
CAPX	143,719.00	143,719.00	143,719.00	143,719.00	143,719.00	143,719.00	143,719.00	143,719.00	143,719.00	143,719.00
TOTAL ADDITIONAL COSTS	\$9,273,882.56	\$9,520,929.78	\$9,774,716.98	\$10,035,429.57	\$10,303,258.10	\$10,578,398.42	\$10,861,051.80	\$11,151,425.11	\$11,449,730.95	\$11,756,187.84
TOTAL OCCUPANCY RATE	\$170.36	\$174.03	\$177.79	\$181.62	\$185.54	\$189.54	\$193.63	\$197.81	\$202.08	\$206.45
TOTAL OCCUPANCY RENT	\$48,968,309.56	\$50,024,245.78	\$51,103,098.98	\$52,205,379.57	\$53,331,607.10	\$54,482,314.42	\$55,658,045.80	\$56,859,359.11	\$58,086,823.95	\$59,341,022.84
	YR 21	YR 22	YR 23	YR 24	YR 25	YR 26	YR 27	YR 28	YR 29	YR 30
BASE RENT	49,059,857.00	49,795,755.00	50,542,691.00	51,300,832.00	52,070,344.00	52,851,399.00	53,644,170.00	54,448,833.00	55,265,565.00	56,094,549.00
LEED SILVER	-750,000.00	-750,000.00	-750,000.00	-750,000.00	-750,000.00	-750,000.00	-750,000.00	-750,000.00	-750,000.00	-750,000.00
TOTAL RENTAL RATE	\$168.07	\$170.63	\$173.23	\$175.87	\$178.54	\$181.26	\$184.02	\$186.82	\$189.66	\$192.54
TOTAL ANNUAL RENT	\$48,309,857.00	\$49,045,755.00	\$49,792,691.00	\$50,550,832.00	\$51,320,344.00	\$52,101,399.00	\$52,894,170.00	\$53,698,833.00	\$54,515,565.00	\$55,344,549.00
UTILITIES	1,557,435.00	1,604,158.05	1,652,282.79	1,701,851.28	1,752,906.82	1,805,494.02	1,859,658.84	1,915,448.61	1,972,912.07	2,032,099.43
RE TAXES	6,876,020.48	7,047,920.99	7,224,119.01	7,404,721.99	7,589,840.04	7,779,586.04	7,974,075.69	8,173,427.58	8,377,763.27	8,587,207.36
INSURANCE	145,360.60	149,721.42	154,213.06	158,839.45	163,604.64	168,512.78	173,568.16	178,775.20	184,138.46	189,662.61
REPAIRS & MAINTENANCE	1,012,332.75	1,042,702.73	1,073,983.82	1,106,203.33	1,139,389.43	1,173,571.11	1,208,778.25	1,245,041.59	1,282,392.84	1,320,864.63
GENERAL/ADMIN	2,336,152.50	2,406,237.08	2,478,424.19	2,552,776.92	2,629,360.23	2,708,241.03	2,789,488.26	2,873,172.91	2,959,368.10	3,048,149.14
CAPX	143,719.00	143,719.00	143,719.00	143,719.00	143,719.00	143,719.00	143,719.00	143,719.00	143,719.00	143,719.00
TOTAL ADDITIONAL COSTS	\$12,071,020.34	\$12,394,459.28	\$12,726,741.88	\$13,068,111.97	\$13,418,820.15	\$13,779,123.98	\$14,149,288.20	\$14,529,584.90	\$14,920,293.74	\$15,321,702.17
TOTAL OCCUPANCY RATE	\$210.07	\$213.75	\$217.51	\$221.33	\$225.23	\$229.20	\$233.24	\$237.37	\$241.57	\$245.85
TOTAL OCCUPANCY RENT	\$60,380,877.34	\$61,440,214.28	\$62,519,432.88	\$63,618,943.97	\$64,739,164.15	\$65,880,522.98	\$67,043,458.20	\$68,228,417.90	\$69,435,858.74	\$70,666,251.17

OFFICE OF LEASING AND STATE OFFICE PLANNING
PROPOSAL COST ANALYSIS

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

PROP NO: 2 (Continued) TERM: 40 YEARS

	YR 31	YR 32	YR 33	YR 34	YR 35	YR 36	YR 37	YR 38	YR 39	YR 40
BASE RENT	56,375,021.00	56,656,897.00	56,940,181.00	57,224,882.00	57,511,006.00	57,798,561.00	58,087,554.00	58,377,992.00	58,669,882.00	58,963,231.00
LEED SILVER	-750,000.00	-750,000.00	-750,000.00	-750,000.00	-750,000.00	-750,000.00	-750,000.00	-750,000.00	-750,000.00	-750,000.00
TOTAL RENTAL RATE	\$193.52	\$194.50	\$195.49	\$196.48	\$197.47	\$198.47	\$199.48	\$200.49	\$201.50	\$202.52
TOTAL ANNUAL RENT	\$55,625,021.00	\$55,906,897.00	\$56,190,181.00	\$56,474,882.00	\$56,761,006.00	\$57,048,561.00	\$57,337,554.00	\$57,627,992.00	\$57,919,882.00	\$58,213,231.00
UTILITIES	2,093,062.41	2,155,854.28	2,220,529.91	2,287,145.81	2,355,760.18	2,426,432.99	2,499,225.98	2,574,202.76	2,651,428.84	2,730,971.71
RE TAXES	8,801,887.54	9,021,934.73	9,247,483.10	9,478,670.17	9,715,636.93	9,958,527.85	10,207,491.05	10,462,678.32	10,724,245.28	10,992,351.41
INSURANCE	195,352.49	201,213.07	207,249.46	213,466.94	219,870.95	226,467.08	233,261.09	240,258.92	247,466.69	254,890.69
REPAIRS & MAINTENANCE	1,360,490.57	1,401,305.28	1,443,344.44	1,486,644.78	1,531,244.12	1,577,181.44	1,624,496.89	1,673,231.79	1,723,428.75	1,775,131.61
GENERAL/ADMIN	3,139,593.62	3,233,781.42	3,330,794.87	3,430,718.71	3,533,640.27	3,639,649.48	3,748,838.97	3,861,304.14	3,977,143.26	4,096,457.56
CAPX	143,719.00	143,719.00	143,719.00	143,719.00	143,719.00	143,719.00	143,719.00	143,719.00	143,719.00	143,719.00
TOTAL ADDITIONAL COSTS	\$15,734,105.62	\$16,157,807.78	\$16,593,120.78	\$17,040,365.41	\$17,499,871.45	\$17,971,977.84	\$18,457,032.97	\$18,955,394.93	\$19,467,431.82	\$19,993,521.97
TOTAL OCCUPANCY RATE	\$248.26	\$250.71	\$253.21	\$255.76	\$258.35	\$261.00	\$263.69	\$266.43	\$269.23	\$272.08
TOTAL OCCUPANCY RENT	\$71,359,126.62	\$72,064,704.78	\$72,783,301.78	\$73,515,247.41	\$74,260,877.45	\$75,020,538.84	\$75,794,586.97	\$76,583,386.93	\$77,387,313.82	\$78,206,752.97
AVG OCCUPANCY RATE: \$206.11	AVG OCCUPANCY RENT: \$59,242,690.73		TOTAL OCCUPANCY RENT: \$2,369,707,629.32				PV TOTAL OCCUPANCYRENT: \$720,671,907.28			
AVG RENTAL RATE: \$162.66	AVG RENT: \$46,756,044.23									

EXCL NOTES: Excludes the cost of utilities, RE Taxes, Insurance, repairs and Maintenance, General and Maintenance, This is a triple Net Lease.

NOTES: The building is being designed to meet the program and specification requirements outlined in the RFP. If selected, Landlord expects to work cooperatively with DCAMM to refine the building design to meet the user group’s needs in the most cost-effective manner. The Building will be designed to achieve WELL Platinum and LEED Platinum certification resulting in substantial operational energy savings, albeit with an increased initial cost. At DCAMM’s request, the LEED and WELL certification can be reduced to Gold with a corresponding initial rent reduction to DCAMM of \$650,000 per year. A LEED silver certified building would be an annual rent savings of \$750,000/Year. A line item above has been added to reflect this savings. Pricing includes a 360-car garage parking structure with free parking. If the garage option is chosen by DCAMM, DCAMM would also be responsible for all operating expenses and real estate taxes associated with the parking garage. Annual Base Rent Amount can be reduced by \$1,050,000 per year if DCAMM opts to forego the garage facility. Alternatively, DCAMM can choose to forego the parking garage and apply that \$1,050,000 parking budget amount to a mutually agreed upon alternative parking arrangement. Base Rent has been adjusted for removal of optional parking structure. *At DCAMM's request, Landlord is prepared to pursue a TIF agreement with Springfield or explore alternative tax abatement structures.

Additional Costs:
Landlord provided an estimated \$3.00 per square foot for the cost of utilities. DCAMM increasing annually at a rate of 3.00% for the term of the lease.
Landlord provided an estimated \$0.28 per square foot for the cost of Insurance. DCAMM increasing annually at a rate of 3.00% for the term of the lease.
Landlord provided an estimated \$1.95 per square foot, or the cost of Repairs and Maintenance DCAMM increasing annually at a rate of 3.00% for the term of the lease.
Landlord provided an estimated \$4.50 per square foot for the cost of General and Maintenance. DCAMM increasing annually at a rate of 3.00% for the term of the lease.
DCAMM adjusted the RE Taxes to reflect a valuation of \$425 PSF, based on the MGM Casino valuation, with 2.5 annual escalations applied in Years 2 through 40

* Total Annual Rent Amount Pricing Alternatives:
-Pricing includes a LEED Platinum certified building. Total Annual Rent Amount can be reduced by \$650,000 per year if DCAMM opts for a LEED Gold certifiable building instead of LEED Platinum.
-Pricing includes a 360-car garage parking structure. Total Annual Rent Amount can be reduced by \$1,050,000 per year if DCAMM opts to forego the garage facility. Alternatively, DCAMM can choose to forego the parking garage and apply that \$1,050,000 parking budget amount to a mutually agreed upon alternative parking arrangement. If the garage option is chosen by DCAMM, DCAMM would also be responsible for all operating expenses and real estate taxes associated with the parking garage.
*Total estimated cost of Landlord's Improvements included in the Total Annual Rent: \$525,750,000.00. See attached Total Project Budget in Appendix B.
*Total Annual Rent includes the cost of all work necessary to comply precisely with Landlord’s Improvements in § B-2, § B-3 and § B-4: Yes, subject to the Building Specifications included with this proposal in Section IV.
*Total Annual Rent includes the cost of all services to comply precisely with Landlord’s Services in § B-1: The building is designed to accommodate the services in B-1, however, the cost of all services will be at DCAMM's expense. The Annual Rent is quoted on a NNN basis and DCAMM will b responsible for all expenses including utilities, operating expenses, maintenance, real estate taxes, management, insurance and cleaning. Landlord has provided estimates of such expenses based on comparable buildings, however, Landlord shall not be liable for any discrepancy between these estimates and actual expenses.
Annual Expense Estimates (PSF):
CAPX: \$.50 per SF (Would need to be refined over the course of the lease agreement)
Utilities: \$3.00 per SF
Insurance: \$0.28 per SF
Repairs and Maintenance: \$1.95 per SF
General/Administrative: \$4.50 per SF
Estimated Total Expenses: \$12.53
For clarity, after delivery of the Premises to DCAMM, DCAMM shall assume all responsibility for future improvements, refurbishments, all repairs and replacements within the Premises for the duration of the Lease. Landlord is willing to undertake and coordinate said future improvements at DCAMM’s direction and expense as part of Operating Expenses and billed back to DCAMM under the lease. These OPEX Costs are not considered in the above estimates.
*At DCAMM'S request, the Landlord is prepared to request a tax incentive agreement from the City of Springfield or explore alternative tax abatement structures.
*Parking:
Public Parking within one-quarter mile of the proposed Building: Approximately 5,900

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

Accessible Parking within one-quarter mile of the proposed Building: Approximately 94.3 free accessible parking spaces per RFP will be made available at the corner of Chestnut and Lyman Streets per enclosed plan.

Reserved Parking: Location identified in Section 1.1 (Located on lower level - New Construction) to meet the RFP requirement. 38 Standard and 0 Accessible
EV Stations: Location identified in Section 1.1 (Located on lower level - New Construction) to meet the RFP requirement. 25. *In addition to 25 EV ready stations provided above, Landlord will have an additional 57 spots EV Ready with the infrastructure in place to convert to EV in the future if requested by DCAMM with future conversion costs at DCAMM's expense.

Analysis in progress. Subject to change and adjustment. For policy development only. This is not a public document.

AGENCY: TRIAL COURT, MASSACHUSETTS			TOWN: SPRINGFIELD		PROJ MGR: PETER WOODFORD		
PROJECT NO: 2024109.00.1			REQUEST AREA: 244,000		DEADLINE: 10/16/2025		
PROP NO:	3	TERM:	40 YEARS	STATUS:	ANALYSIS IN PROGRESS	OWNER:	SPRINGFIELD 1550 L.L.C (VID MITTA & DINESH PATEL)
PROPOSER:	SPRINGFIELD 1550 L.L.C			TEL:	978-828-6488	CONTACT:	VID MITTA
PROPOSED ADDRESS:	1550 MAIN STREET			CELL:	978-828-6488	COMPANY:	SPRINGFIELD TOWER SQUARE, L.L.C
				FAX:		CONTACT ADDRESS:	1500 MAIN STREET, SUITE 255
	SPRINGFIELD, MA 01103			EMAIL:	VID@MITTASGROUP.COM		P.O. BOX 15503
Historic Property:	N	Gateway City:	Y	South Coast Rail Corridor Plan:	N	EO 594:	Y
				LEED Certified:	Y	Energy Star Building:	Y
						Environmental Justice Area:	Y
PROPOSED AREA:	257,856 USF	CONFIRMED AREA	257,856 USF				

	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
BASE RENT	27,868,634.00	28,704,693.00	29,565,833.00	30,452,808.00	31,366,393.00	32,307,384.00	33,276,606.00	34,274,904.00	35,303,151.00	36,362,246.00
TOTAL RENTAL RATE	\$108.08	\$111.32	\$114.66	\$118.10	\$121.64	\$125.29	\$129.05	\$132.92	\$136.91	\$141.02
TOTAL ANNUAL RENT	\$27,868,634.00	\$28,704,693.00	\$29,565,833.00	\$30,452,808.00	\$31,366,393.00	\$32,307,384.00	\$33,276,606.00	\$34,274,904.00	\$35,303,151.00	\$36,362,246.00
LIGHTS AND PLUGS	1,725,000.00	1,776,750.00	1,830,053.00	1,884,954.00	1,941,503.00	1,999,748.00	2,059,740.00	2,121,532.00	2,185,178.00	2,250,734.00
HVAC	1,275,000.00	1,313,250.00	1,352,648.00	1,393,227.00	1,435,024.00	1,478,074.00	1,522,417.00	1,568,089.00	1,615,132.00	1,663,586.00
OPEX	2,255,876.00	2,323,552.00	2,393,259.00	2,465,057.00	2,539,008.31	2,615,179.00	2,693,634.00	2,774,443.00	2,857,676.00	2,943,407.00
RET	13,127,110.00	13,520,924.00	13,926,551.00	14,344,348.00	14,774,678.00	15,217,919.00	15,674,456.00	16,144,690.00	16,629,031.00	17,127,902.00
CAPEX RESERVE	388,875.00	400,541.00	412,557.00	424,934.00	437,682.00	450,813.00	464,337.00	478,267.00	492,615.00	507,394.00
TOTAL ADDITIONAL COSTS	\$18,771,861.00	\$19,335,017.00	\$19,915,068.00	\$20,512,520.00	\$21,127,895.31	\$21,761,733.00	\$22,414,584.00	\$23,087,021.00	\$23,779,632.00	\$24,493,023.00
TOTAL OCCUPANCY RATE	\$180.88	\$186.30	\$191.89	\$197.65	\$203.58	\$209.69	\$215.98	\$222.46	\$229.13	\$236.00
TOTAL OCCUPANCY RENT	\$46,640,495.00	\$48,039,710.00	\$49,480,901.00	\$50,965,328.00	\$52,494,288.31	\$54,069,117.00	\$55,691,190.00	\$57,361,925.00	\$59,082,783.00	\$60,855,269.00

OFFICE OF LEASING AND STATE OFFICE PLANNING
PROPOSAL COST ANALYSIS

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

PROP NO: 3 (Continued) TERM: 40 YEARS

	YR 11	YR 12	YR 13	YR 14	YR 15	YR 16	YR 17	YR 18	YR 19	YR 20
BASE RENT	37,453,113.00	38,576,706.00	39,734,008.00	40,926,028.00	42,153,809.00	43,418,423.00	44,720,976.00	46,062,605.00	47,444,483.00	48,867,818.00
TOTAL RENTAL RATE	\$145.25	\$149.61	\$154.09	\$158.72	\$163.48	\$168.38	\$173.43	\$178.64	\$184.00	\$189.52
TOTAL ANNUAL RENT	\$37,453,113.00	\$38,576,706.00	\$39,734,008.00	\$40,926,028.00	\$42,153,809.00	\$43,418,423.00	\$44,720,976.00	\$46,062,605.00	\$47,444,483.00	\$48,867,818.00
LIGHTS AND PLUGS	2,318,256.00	2,387,803.00	2,459,438.00	2,533,221.00	2,609,217.00	2,687,494.00	2,768,119.00	2,851,162.00	2,936,697.00	3,024,798.00
HVAC	1,713,493.00	1,764,898.01	1,817,845.00	1,872,380.00	1,928,552.00	1,986,408.00	2,046,001.00	2,107,381.00	2,170,602.00	2,235,720.00
OPEX	3,031,709.00	3,122,660.00	3,216,340.00	3,312,830.00	3,412,215.00	3,514,581.00	3,620,019.00	3,728,619.00	3,840,478.00	3,955,692.00
RET	17,641,739.00	18,170,991.00	18,716,120.00	19,277,604.00	19,855,932.00	20,451,610.00	21,065,158.00	21,697,113.00	22,348,027.00	23,018,467.00
CAPEX RESERVE	522,615.00	538,294.00	554,443.00	571,076.00	588,208.00	605,855.00	624,030.00	642,751.00	662,034.00	681,895.00
TOTAL ADDITIONAL COSTS	\$25,227,812.00	\$25,984,646.01	\$26,764,186.00	\$27,567,111.00	\$28,394,124.00	\$29,245,948.00	\$30,123,327.00	\$31,027,026.00	\$31,957,838.00	\$32,916,572.00
TOTAL OCCUPANCY RATE	\$243.08	\$250.38	\$257.89	\$265.63	\$273.59	\$281.80	\$290.26	\$298.96	\$307.93	\$317.17
TOTAL OCCUPANCY RENT	\$62,680,925.00	\$64,561,352.01	\$66,498,194.00	\$68,493,139.00	\$70,547,933.00	\$72,664,371.00	\$74,844,303.00	\$77,089,631.00	\$79,402,321.00	\$81,784,390.00
	YR 21	YR 22	YR 23	YR 24	YR 25	YR 26	YR 27	YR 28	YR 29	YR 30
BASE RENT	50,333,852.00	51,843,868.00	53,399,184.00	55,001,159.00	56,651,194.00	58,350,730.00	60,101,252.00	61,904,289.00	63,761,418.00	65,674,261.00
TOTAL RENTAL RATE	\$195.20	\$201.06	\$207.09	\$213.30	\$219.70	\$226.29	\$233.08	\$240.07	\$247.28	\$254.69
TOTAL ANNUAL RENT	\$50,333,852.00	\$51,843,868.00	\$53,399,184.00	\$55,001,159.00	\$56,651,194.00	\$58,350,730.00	\$60,101,252.00	\$61,904,289.00	\$63,761,418.00	\$65,674,261.00
LIGHTS AND PLUGS	3,115,542.00	3,209,008.00	3,305,278.00	3,404,437.00	3,506,570.00	3,611,767.00	3,720,120.00	3,831,724.00	3,946,675.00	4,065,075.00
HVAC	2,302,792.00	2,371,876.00	2,443,032.00	2,516,323.00	2,591,812.00	2,669,567.00	2,749,654.00	2,832,143.00	2,917,108.00	3,004,621.00
OPEX	4,074,363.00	4,196,594.00	4,322,492.00	4,452,166.00	4,585,731.00	4,723,303.00	4,865,002.00	5,010,953.00	5,161,281.00	5,316,120.00
RET	23,709,021.00	24,420,292.00	25,152,901.00	25,907,488.00	26,684,712.00	27,485,254.00	28,309,811.00	29,159,106.00	30,033,879.00	30,934,895.00
CAPEX RESERVE	702,352.00	723,422.00	745,125.00	767,478.00	790,503.00	814,218.00	838,644.00	863,804.00	889,718.00	916,409.00
TOTAL ADDITIONAL COSTS	\$33,904,070.00	\$34,921,192.00	\$35,968,828.00	\$37,047,892.00	\$38,159,328.00	\$39,304,109.00	\$40,483,231.00	\$41,697,730.00	\$42,948,661.00	\$44,237,120.00
TOTAL OCCUPANCY RATE	\$326.69	\$336.49	\$346.58	\$356.98	\$367.69	\$378.72	\$390.08	\$401.78	\$413.84	\$426.25
TOTAL OCCUPANCY RENT	\$84,237,922.00	\$86,765,060.00	\$89,368,012.00	\$92,049,051.00	\$94,810,522.00	\$97,654,839.00	\$100,584,483.00	\$103,602,019.00	\$106,710,079.00	\$109,911,381.00

OFFICE OF LEASING AND STATE OFFICE PLANNING
PROPOSAL COST ANALYSIS

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

PROP NO: 3 (Continued) TERM: 40 YEARS

	YR 31	YR 32	YR 33	YR 34	YR 35	YR 36	YR 37	YR 38	YR 39	YR 40
BASE RENT	67,644,488.00	69,673,823.00	71,764,038.00	73,916,959.00	76,134,468.00	78,418,502.00	80,771,057.00	83,194,188.00	85,690,014.00	88,260,714.00

EXCL NOTES: Cost were not further clarified as proposal was not further evaluated after initial clarifications.

Annual CPI assumption 3%. Annual escalations in the lease will be based on the Consumer Price index (CPI), adjusted annually; the exhibits reference a 3.0% annual escalation for illustrative purposes. Landlord is willing to sign a lease based on 3% increases rather than based on CPI.

NOTES: The Landlord has carefully reviewed the requirements of the RFP and offers the following potential cost-saving measures, which DCAMM may elect to pursue at its discretion.

Programmatic Flexibility
As the owner of the nearby Tower Square office complex, the Landlord can provide proximate, cost-effective space for certain agency offices or program elements currently contemplated within the Springfield Regional Justice Center. Examples include:
x The District Attorney's Office, available at Tower Square at a market rental rate of \$30 NNN.
x The Registry of Deeds, available at Tower Square at a market rental rate of \$30 NNN.
x Food service needs for detainees and court employees, which can be accommodated through the existing Tower Square Food Court, avoiding the cost of constructing and operating a full-service on-site kitchen.
x Additional ancillary programs or related agency offices may also be accommodated at Tower Square throughout the lease term, subject to availability, providing substantial flexibility for future expansion or relocation of DCAMM operations.

Finish Selection
The proposed design incorporates durable hard-surface and resilient finish materials with high tolerance for heavy use, reducing long-term capital replacement costs and maintenance requirements. Will at minimum meet specs - alternative options would be reviewed during negotiations.

Flexible Janitorial Options
The proposal anticipates a full-service lease, as described in Section 6, with the exception of security and janitorial services. If desired, the Landlord - through its established Springfield property management operations - can provide janitorial services when doing so is in the Commonwealth's economic interest.

Energy Efficiency
The building's design and budget fully comply with RFP standards and anticipate optimization for energy performance through all-electric systems and high-performance insulated wall and roofing assemblies.

Food Service Options
In addition to the Tower Square Food Court, the Landlord can engage an experienced third-party food service provider, such as FOODA or a similar operator, to coordinate breakfast and lunch service using local restaurants with off-site kitchens. This approach would require only warming and serving stations within the courthouse, eliminating the need for a full kitchen and preserving rentable area while reducing initial construction costs.

Together, these measures provide flexibility to optimize cost, efficiency, and operational performance, ensuring the best overall value for DCAMM and the Commonwealth of Massachusetts.

*Total estimated cost of Landlord's Improvements included in the Total Annual Rent: \$398,123,337.00. See Appendices D1
*Total Annual Rent includes the cost of all work necessary to comply precisely with Landlord's Improvements in § B-2, § B-3 and § B-4: Yes
*Total Annual Rent includes the cost of all services to comply precisely with Landlord's Services in § B-1: Yes. the Landlord has included a full-service operational expense budget, prepared by CBRE and presented in Appendix D2 & E, which is consistent with the Landlord Services identified in Section B1 of the RFP. The Landlord proposes to retain CBRE as property manager. CBRE is a fully integrated global real estate services firm that manages more than 34 million square feet of commercial space in the Greater Boston area.
Consistent with Section 1.5 - Janitorial Services of the RFP, the Landlord has not included janitorial services in the operational expense budget. However, in accordance with Section 1.6, CBRE has developed estimated costs for optional services based on the current conceptual design of the building. These services can be provided by the Landlord at the User Agency's discretion.
All estimates are preliminary and subject to refinement based on the User Agency's final scope of services. For clarity, these optional services are not included in the proposed rent calculations and are offered for evaluation and potential inclusion at the User Agency's election.

CLEANING SERVICES
BASIC JANITORIAL Negotiable per 1.6 of RFP
DAY STAFF 87,360.00
WINDOW CLEANING 36,000.00
RUBBISH REMOVAL 54,000.00
RESTROOM SUPPLIES 66,000.00
OTHER 60,000.00

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

Consistent with RFP Section 1.4 Building Security and Access, the Landlord has assumed that all security operations will be provided by the User Agency. The Landlord will ensure 24/7 User Agency access to all areas of the building through security card credentials or an on-site building engineer. In addition, CBRE has prepared an estimated budget for contracted front desk security services, which may be provided by the Landlord at the User Agency's discretion.

CONTRACT SERVICES
SECURITY DESK 575,960.00

All estimates are subject to further refinement of the User Agency's scope of services. For clarity, these services are not included in proposed rent calculations and are offered as optional services for evaluation by the User Agency.

*Parking:
Public Parking within one-quarter mile of the proposed building: 5,806* *includes Accessible spaces, parking spaces
Accessible Spaces within one-quarter mile of the proposed building: 128 Accessible parking spaces.
1550 Main Street - [REDACTED]
1550 Main Street - free Reserved parking: 36 Standard and 2 Accessible
EV Stations: 34 A total of 14 electric vehicle charging stations will be provided within the 1500 Main Street garage, supplemented by 20 existing charging stations located at the 1500 Main Street garage. The project will meet or exceed all Commonwealth requirements for additional electric vehicle charging infrastructure at the 1500 Main Street facility should DCAMM require additional EV charging stations. At least 1 or more EV Charging Stations will be ADA-accessible. Should additional EV Charging Stations be requested, the Landlord would require DCAMM to provide compensation.

Analysis in progress. Subject to change and adjustment. For policy development only. This is not a public document.

AGENCY: TRIAL COURT, MASSACHUSETTS			TOWN: SPRINGFIELD		PROJ MGR: PETER WOODFORD	
PROJECT NO: 2024109.00.1			REQUEST AREA: 244,000		DEADLINE: 10/16/2025	
PROP NO: 4			TERM: 40 YEARS		OWNER: GATEWAY JUSTICE PARTNERS (MAC BELL (FENGATE))	
PROPOSER: GATEWAY JUSTICE PARTNERS			STATUS: ANALYSIS IN PROGRESS		CONTACT: PETER PICKNELLY	
PROPOSED A CONSOLIDATION CITY SPRINGFIELD PARCELS			TEL: 413-726-9836		COMPANY: PARK VIEW SOUTH, LLC	
ADDRESS:			CELL: 413-246-8600		CONTACT UNION STATION, SUITE 300, 1 PETER PAN WAY	
SPRINGFIELD, MA 01104			FAX:		ADDRESS:	
			EMAIL: PETER@PETERPANBUS.COM			
Historic Property: N	Gateway City: Y	South Coast Rail Corridor Plan: N	EO 594: Y	LEED Certified: Y	Energy Star Building: Y	Environmental Justice Area: Y
PROPOSED AREA: 246,189 USF			CONFIRMED AREA 246,189 USF		SPRINGFIELD, MA 01103	

	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
BASE RENT	46,713,300.00	46,713,300.00	46,713,300.00	46,713,300.00	46,713,300.00	46,713,300.00	46,713,300.00	46,713,300.00	46,713,300.00	46,713,300.00
TOTAL RENTAL RATE	\$189.75	\$189.75	\$189.75	\$189.75	\$189.75	\$189.75	\$189.75	\$189.75	\$189.75	\$189.75
TOTAL ANNUAL RENT	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00
ELECTRICAL	1,100,000.00	1,133,000.00	1,166,990.00	1,201,999.70	1,238,059.69	1,275,201.48	1,313,457.53	1,352,861.25	1,393,447.09	1,435,250.50
WATER AND SEWER	148,000.00	152,440.00	157,013.20	161,723.60	166,575.30	171,572.56	176,719.74	182,021.33	187,481.97	193,106.43
INSURANCE	450,000.00	463,500.00	477,405.00	491,727.15	506,478.96	521,673.33	537,323.53	553,443.24	570,046.54	587,147.93
RE TAXES	3,594,051.66	3,683,902.95	3,776,000.53	3,870,400.54	3,967,160.55	4,066,339.57	4,167,998.06	4,272,198.01	4,379,002.96	4,488,478.03
TOTAL ADDITIONAL COSTS	\$5,292,051.66	\$5,432,842.95	\$5,577,408.73	\$5,725,850.98	\$5,878,274.51	\$6,034,786.94	\$6,195,498.85	\$6,360,523.83	\$6,529,978.55	\$6,703,982.90
TOTAL OCCUPANCY RATE	\$211.24	\$211.81	\$212.40	\$213.00	\$213.62	\$214.26	\$214.91	\$215.58	\$216.27	\$216.98
TOTAL OCCUPANCY RENT	\$52,005,351.66	\$52,146,142.95	\$52,290,708.73	\$52,439,150.98	\$52,591,574.51	\$52,748,086.94	\$52,908,798.85	\$53,073,823.83	\$53,243,278.55	\$53,417,282.90

OFFICE OF LEASING AND STATE OFFICE PLANNING
PROPOSAL COST ANALYSIS

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

PROP NO: 4 (Continued) TERM: 40 YEARS

	YR 11	YR 12	YR 13	YR 14	YR 15	YR 16	YR 17	YR 18	YR 19	YR 20
BASE RENT	46,713,300.00	46,713,300.00	46,713,300.00	46,713,300.00	46,713,300.00	46,713,300.00	46,713,300.00	46,713,300.00	46,713,300.00	46,713,300.00

TOTAL RENTAL RATE	\$189.75	\$189.75	\$189.75	\$189.75	\$189.75	\$189.75	\$189.75	\$189.75	\$189.75	\$189.75
TOTAL ANNUAL RENT	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00
ELECTRICAL	1,478,308.02	1,522,657.26	1,568,336.98	1,615,387.08	1,663,848.70	1,713,764.16	1,765,177.08	1,818,132.40	1,872,676.37	1,928,856.66
WATER AND SEWER	198,899.62	204,866.61	211,012.61	217,342.99	223,863.28	230,579.18	237,496.55	244,621.45	251,960.09	259,518.90
INSURANCE	604,762.37	622,905.24	641,592.40	660,840.17	680,665.38	701,085.34	722,117.90	743,781.43	766,094.88	789,077.72
RE TAXES	4,600,689.98	4,715,707.23	4,833,599.91	4,954,439.91	5,078,300.91	5,205,258.43	5,335,389.89	5,468,774.64	5,605,494.00	5,745,631.35

TOTAL ADDITIONAL COSTS	\$6,882,659.99	\$7,066,136.34	\$7,254,541.90	\$7,448,010.15	\$7,646,678.26	\$7,850,687.10	\$8,060,181.42	\$8,275,309.92	\$8,496,225.34	\$8,723,084.63
TOTAL OCCUPANCY RATE	\$217.70	\$218.45	\$219.21	\$220.00	\$220.81	\$221.63	\$222.49	\$223.36	\$224.26	\$225.18
TOTAL OCCUPANCY RENT	\$53,595,959.99	\$53,779,436.34	\$53,967,841.90	\$54,161,310.15	\$54,359,978.26	\$54,563,987.10	\$54,773,481.42	\$54,988,609.92	\$55,209,525.34	\$55,436,384.63

	YR 21	YR 22	YR 23	YR 24	YR 25	YR 26	YR 27	YR 28	YR 29	YR 30
BASE RENT	46,713,300.00	46,713,300.00	46,713,300.00	46,713,300.00	46,713,300.00	46,713,300.00	46,713,300.00	46,713,300.00	46,713,300.00	46,713,300.00

TOTAL RENTAL RATE	\$189.75	\$189.75	\$189.75	\$189.75	\$189.75	\$189.75	\$189.75	\$189.75	\$189.75	\$189.75
TOTAL ANNUAL RENT	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00
ELECTRICAL	1,986,722.36	2,046,324.03	2,107,713.75	2,170,945.16	2,236,073.52	2,303,155.72	2,372,250.39	2,443,417.91	2,516,720.44	2,592,222.06
WATER AND SEWER	267,304.46	275,323.60	283,583.30	292,090.80	300,853.53	309,879.13	319,175.51	328,750.77	338,613.30	348,771.69
INSURANCE	812,750.06	837,132.56	862,246.53	888,113.93	914,757.35	942,200.07	970,466.07	999,580.05	1,029,567.45	1,060,454.48
RE TAXES	5,889,272.14	6,036,503.94	6,187,416.54	6,342,101.95	6,500,654.50	6,663,170.86	6,829,750.14	7,000,493.89	7,175,506.24	7,354,893.89

TOTAL ADDITIONAL COSTS	\$8,956,049.01	\$9,195,284.12	\$9,440,960.13	\$9,693,251.85	\$9,952,338.89	\$10,218,405.79	\$10,491,642.11	\$10,772,242.62	\$11,060,407.43	\$11,356,342.12
TOTAL OCCUPANCY RATE	\$226.12	\$227.10	\$228.09	\$229.12	\$230.17	\$231.25	\$232.36	\$233.50	\$234.67	\$235.87
TOTAL OCCUPANCY RENT	\$55,669,349.01	\$55,908,584.12	\$56,154,260.13	\$56,406,551.85	\$56,665,638.89	\$56,931,705.79	\$57,204,942.11	\$57,485,542.62	\$57,773,707.43	\$58,069,642.12

PROPOSAL COST ANALYSIS

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

PROP NO: 4 (Continued) TERM: 40 YEARS

	YR 31	YR 32	YR 33	YR 34	YR 35	YR 36	YR 37	YR 38	YR 39	YR 40
BASE RENT	46,713,300.00	46,713,300.00	46,713,300.00	46,713,300.00	46,713,300.00	46,713,300.00	46,713,300.00	46,713,300.00	46,713,300.00	46,713,300.00

TOTAL RENTAL RATE	\$189.75	\$189.75	\$189.75	\$189.75	\$189.75	\$189.75	\$189.75	\$189.75	\$189.75	\$189.75
TOTAL ANNUAL RENT	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00	\$46,713,300.00
ELECTRICAL	2,669,988.72	2,750,088.38	2,832,591.03	2,917,568.76	3,005,095.83	3,095,248.70	3,188,106.16	3,283,749.35	3,382,261.83	3,483,729.68
WATER AND SEWER	359,234.85	370,011.89	381,112.25	392,545.62	404,321.98	416,451.64	428,945.19	441,813.55	455,067.95	468,719.99
INSURANCE	1,092,268.11	1,125,036.16	1,158,787.24	1,193,550.86	1,229,357.38	1,266,238.10	1,304,225.25	1,343,352.01	1,383,652.57	1,425,162.14
RE TAXES	7,538,766.24	7,727,235.40	7,920,416.28	8,118,426.69	8,321,387.36	8,529,422.04	8,742,657.59	8,961,224.03	9,185,254.63	9,414,886.00

TOTAL ADDITIONAL COSTS	\$11,660,257.92	\$11,972,371.82	\$12,292,906.80	\$12,622,091.92	\$12,960,162.55	\$13,307,360.49	\$13,663,934.19	\$14,030,138.93	\$14,406,236.98	\$14,792,497.81
TOTAL OCCUPANCY RATE	\$237.11	\$238.38	\$239.68	\$241.02	\$242.39	\$243.80	\$245.25	\$246.73	\$248.26	\$249.83
TOTAL OCCUPANCY RENT	\$58,373,557.92	\$58,685,671.82	\$59,006,206.80	\$59,335,391.92	\$59,673,462.55	\$60,020,660.49	\$60,377,234.19	\$60,743,438.93	\$61,119,536.98	\$61,505,797.81

AVG OCCUPANCY RATE: \$227.35	AVG OCCUPANCY RENT: \$55,970,289.96	TOTAL OCCUPANCY RENT: \$2,238,811,598.45	PV TOTAL OCCUPANCYRENT: \$772,023,779.75
AVG RENTAL RATE: \$189.75	AVG RENT: \$46,713,300.00		

EXCL NOTES:

NOTES: DCAMM Adjustments:
DCAMM adjusted the RE Taxes to reflect a valuation of \$425 PSF, based on the MGM Casino valuation, with 2.5 annual escalations applied in Years 2 through 40

In line with DCAMM’s preference, Gateway Justice Partners has provided a gross, flat rent that includes the cost of all Landlord’s Improvements, Landlord’s Services, and Capital Improvements for the duration of the 40-year initial term. Given the lease duration, we have proposed that the best value is a Modified Gross Lease, with insurance, utilities and property tax charged to the tenant on a direct pass-through basis noting the ease of transparency of these charges as they are invoiced by third-parties. Noting the challenges predicting these costs in 40 years, excluding them eliminates unreasonable contingencies for future changes.

Year 1 estimate included in the above total rent are: Estimate for electrical - \$1,100,000, estimate for water & sewer - \$450,000.

1. Insurance: Annual costs are estimated at \$450,000 (Property, Environmental and Commercial General Liability).

3. Utilities: As the building is a new purpose-built Justice Center, GJP will undertake energy modelling during the design process to estimate annual utility costs. The net-zero ready design including the Geoexchange Building Conditioning System will substantially reduce utility cost by an estimated \$15-\$20 million over the lease term. The Geoexchange approach is included as a capital cost premium, however the design approach aligns with Commonwealth decarbonization goals and if offset by the future utility cost savings.

Please refer to Appendix A8 Cost and Financing for cost reduction alternatives for consideration including a Rent Payment Step Down approach that provides a total rent saving to the Commonwealth of approximately \$305 million over the 40-year term.

*Total estimated cost of Landlord's Improvements included in the Total Annual Rent: \$409,058,334.00. Please refer to Appendix A8 Cost and Financing for the full design build construction budget from Gilbane for the \$409,058,334 which includes design, contingency, escalation, insurance, bonding, attic stock allowance (\$2M) and other relevant costs.

*Total Annual Rent includes the cost of all work necessary to comply precisely with Landlord’s Improvements in § B-2, § B-3 and § B-4: Yes, however clarifications are provided in Appendix A8 Cost and Financing

*Total Annual Rent includes the cost of all services to comply precisely with Landlord’s Services in § B-1: Yes, all services are included. The Landlord Services and Capital Improvements are provided as a fixed amount for the 40-year initial term. A cost-saving alternative to B-1 is included in the Annual Rent above in relation to the refresh frequencies of painting and flooring. As a cost saving to the Commonwealth, we have taken a condition-based re-finishing approach to painting and flooring based on the product selection used in the Landlord Improvements with a whole of life cost assessment approach and expected useful life. Floor finishes will be repaired and replaced, and re-painting will occur on an as-needed basis to maintain safety, functionality and aesthetics rather than at prescribed frequencies to enhance the value-for-money offering. Over the term, this provides a \$13 million saving to the Commonwealth. Please refer to Appendix A8 Cost and Financing for further details.

*Parking:
Public Parking within One-quarter mile of the proposed Building: The design includes 651 onsite public parking spaces in addition to the 33 Reserved & Secured and 38 Unsecured Reserved spaces listed below. There is no parking fee to staff and visitors for the 722 onsite spaces parking spaces. Options for more onsite and adjacent parking are provided in Appendix A8 Cost and Financing.

Accessible Parking within One-quarter mile of the proposed Building: Total public accessible spaces onsite: 12 (3 Van Accessible) in addition to the accessible spaces shown below in the Reserved & Secured parking and the Unsecured Reserved parking.

Reserved Parking: Onsite surface lot, north of building has 36 Standard and 2 Accessible

EV Charging Stations: Onsite has 20% of the 722 onsite spaces. 5% will have charging ports installed at Occupancy and 15% EV Ready for installation as demand is required. Two Reserved & Secured spaces below the building have EV charging ports at Occupancy.

Analysis in progress. Subject to change and adjustment. For policy development only. This is not a public document.

AGENCY: TRIAL COURT, MASSACHUSETTS				TOWN: SPRINGFIELD				PROJ MGR: PETER WOODFORD							
PROJECT NO: 2024109.00.1				REQUEST AREA: 244,000				NUSF				DEADLINE: 10/16/2025			
PROP NO: 5		TERM: 40 YEARS		STATUS: ANALYSIS IN PROGRESS				OWNER:		COURT SQUARE REAL ESTATE, LLC (THOMAS N. O'BRIEN & CHARLES IRVI					
PROPOSER: THOMAS N. O'BRIEN				TEL: 617-248-8905				CONTACT:		THOMAS N. O'BRIEN					
PROPOSED ADDRESS: 50 STATE STREET				CELL: 617-519-6192				COMPANY:		THE HYM INVESTMENT GROUP, LLC					
				FAX:				CONTACT ADDRESS:		ONE BEACON STREET, 31ST FLOOR					
SPRINGFIELD, MA 01103				EMAIL: TOBRIEN@HYMINVESTMENTS.COM											
Historic Property: N		Gateway City: Y		South Coast Rail Corridor Plan: N		EO 594: Y		LEED Certified: Y		Energy Star Building: Y		Environmental Justice Area: Y		BOSTON, MA 02108	
PROPOSED AREA:		261,836 USF		CONFIRMED AREA		261,836 USF		☐							

	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
BASE RENT	33,918,084.00	34,935,626.00	35,983,695.00	37,063,206.00	38,175,102.00	39,320,355.00	40,499,966.00	41,714,964.00	42,966,413.00	44,255,406.00
TOTAL RENTAL RATE	\$129.54	\$133.43	\$137.43	\$141.55	\$145.80	\$150.17	\$154.68	\$159.32	\$164.10	\$169.02
TOTAL ANNUAL RENT	\$33,918,084.00	\$34,935,626.00	\$35,983,695.00	\$37,063,206.00	\$38,175,102.00	\$39,320,355.00	\$40,499,966.00	\$41,714,964.00	\$42,966,413.00	\$44,255,406.00
UTILITIES	877,692.00	904,023.00	931,144.00	959,078.00	987,851.00	1,017,486.00	1,048,011.00	1,079,451.00	1,111,834.00	1,145,189.00
RE TAXES	1,462,821.00	1,506,705.00	1,551,906.00	1,598,464.00	1,646,418.00	1,695,810.00	1,746,684.00	1,799,085.00	1,853,057.00	1,908,649.00
TOTAL ADDITIONAL COSTS	\$2,340,513.00	\$2,410,728.00	\$2,483,050.00	\$2,557,542.00	\$2,634,269.00	\$2,713,296.00	\$2,794,695.00	\$2,878,536.00	\$2,964,891.00	\$3,053,838.00
TOTAL OCCUPANCY RATE	\$138.48	\$142.63	\$146.91	\$151.32	\$155.86	\$160.53	\$165.35	\$170.31	\$175.42	\$180.68
TOTAL OCCUPANCY RENT	\$36,258,597.00	\$37,346,354.00	\$38,466,745.00	\$39,620,748.00	\$40,809,371.00	\$42,033,651.00	\$43,294,661.00	\$44,593,500.00	\$45,931,304.00	\$47,309,244.00

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

PROP NO: 5 (Continued) TERM: 40 YEARS

	YR 11	YR 12	YR 13	YR 14	YR 15	YR 16	YR 17	YR 18	YR 19	YR 20
BASE RENT	45,583,068.00	46,950,560.00	48,359,077.00	49,809,849.00	51,304,145.00	52,843,269.00	54,428,567.00	56,061,424.00	57,743,267.00	59,475,565.00

TOTAL RENTAL RATE	\$174.09	\$179.31	\$184.69	\$190.23	\$195.94	\$201.82	\$207.87	\$214.11	\$220.53	\$227.15
TOTAL ANNUAL RENT	\$45,583,068.00	\$46,950,560.00	\$48,359,077.00	\$49,809,849.00	\$51,304,145.00	\$52,843,269.00	\$54,428,567.00	\$56,061,424.00	\$57,743,267.00	\$59,475,565.00
UTILITIES	1,179,545.00	1,214,932.00	1,251,379.00	1,288,921.00	1,327,588.00	1,367,416.00	1,408,439.00	1,450,692.00	1,494,213.00	1,539,039.00
RE TAXES	1,965,909.00	2,024,886.00	2,085,632.00	2,148,201.00	2,212,647.00	2,279,027.00	2,347,398.00	2,417,820.00	2,490,354.00	2,565,065.00

TOTAL ADDITIONAL COSTS	\$3,145,454.00	\$3,239,818.00	\$3,337,011.00	\$3,437,122.00	\$3,540,235.00	\$3,646,443.00	\$3,755,837.00	\$3,868,512.00	\$3,984,567.00	\$4,104,104.00
TOTAL OCCUPANCY RATE	\$186.10	\$191.69	\$197.44	\$203.36	\$209.46	\$215.74	\$222.22	\$228.88	\$235.75	\$242.82
TOTAL OCCUPANCY RENT	\$48,728,522.00	\$50,190,378.00	\$51,696,088.00	\$53,246,971.00	\$54,844,380.00	\$56,489,712.00	\$58,184,404.00	\$59,929,936.00	\$61,727,834.00	\$63,579,669.00

	YR 21	YR 22	YR 23	YR 24	YR 25	YR 26	YR 27	YR 28	YR 29	YR 30
BASE RENT	61,259,832.00	63,097,627.00	64,990,555.00	66,940,272.00	68,948,480.00	71,016,935.00	73,147,443.00	75,341,866.00	77,602,122.00	79,930,186.00

TOTAL RENTAL RATE	\$233.96	\$240.98	\$248.21	\$255.66	\$263.33	\$271.23	\$279.36	\$287.74	\$296.38	\$305.27
TOTAL ANNUAL RENT	\$61,259,832.00	\$63,097,627.00	\$64,990,555.00	\$66,940,272.00	\$68,948,480.00	\$71,016,935.00	\$73,147,443.00	\$75,341,866.00	\$77,602,122.00	\$79,930,186.00
UTILITIES	1,585,210.00	1,632,766.00	1,681,749.00	1,732,202.00	1,784,168.00	1,837,693.00	1,892,824.00	1,949,608.00	2,008,097.00	2,068,340.00
RE TAXES	2,642,017.00	2,721,277.00	2,802,916.00	2,887,003.00	2,973,613.00	3,062,822.00	3,154,706.00	3,249,347.00	3,346,828.00	3,447,233.00

TOTAL ADDITIONAL COSTS	\$4,227,227.00	\$4,354,043.00	\$4,484,665.00	\$4,619,205.00	\$4,757,781.00	\$4,900,515.00	\$5,047,530.00	\$5,198,955.00	\$5,354,925.00	\$5,515,573.00
TOTAL OCCUPANCY RATE	\$250.11	\$257.61	\$265.34	\$273.30	\$281.50	\$289.94	\$298.64	\$307.60	\$316.83	\$326.33
TOTAL OCCUPANCY RENT	\$65,487,059.00	\$67,451,670.00	\$69,475,220.00	\$71,559,477.00	\$73,706,261.00	\$75,917,450.00	\$78,194,973.00	\$80,540,821.00	\$82,957,047.00	\$85,445,759.00

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

PROP NO: 5 (Continued) TERM: 40 YEARS

	YR 31	YR 32	YR 33	YR 34	YR 35	YR 36	YR 37	YR 38	YR 39	YR 40
BASE RENT	82,328,091.00	84,797,934.00	87,341,872.00	89,962,128.00	92,660,992.00	95,440,822.00	98,304,046.00	101,253,168.00	104,290,763.00	107,419,486.00
TOTAL RENTAL RATE	\$314.43	\$323.86	\$333.57	\$343.58	\$353.89	\$364.51	\$375.44	\$386.70	\$398.31	\$410.25
TOTAL ANNUAL RENT	\$82,328,091.00	\$84,797,934.00	\$87,341,872.00	\$89,962,128.00	\$92,660,992.00	\$95,440,822.00	\$98,304,046.00	\$101,253,168.00	\$104,290,763.00	\$107,419,486.00
UTILITIES	2,130,390.00	2,194,301.00	2,260,131.00	2,327,934.00	2,397,772.00	2,469,706.00	2,543,797.00	2,620,111.00	2,698,714.00	2,779,675.00
RE TAXES	3,550,650.00	3,657,169.00	3,766,884.00	3,879,891.00	3,996,287.00	4,116,176.00	4,239,661.00	4,366,851.00	4,497,857.00	4,632,792.00
TOTAL ADDITIONAL COSTS	\$5,681,040.00	\$5,851,470.00	\$6,027,015.00	\$6,207,825.00	\$6,394,059.00	\$6,585,882.00	\$6,783,458.00	\$6,986,962.00	\$7,196,571.00	\$7,412,467.00
TOTAL OCCUPANCY RATE	\$336.12	\$346.21	\$356.59	\$367.29	\$378.31	\$389.66	\$401.35	\$413.39	\$425.79	\$438.56
TOTAL OCCUPANCY RENT	\$88,009,131.00	\$90,649,404.00	\$93,368,887.00	\$96,169,953.00	\$99,055,051.00	\$102,026,704.00	\$105,087,504.00	\$108,240,130.00	\$111,487,334.00	\$114,831,953.00
AVG OCCUPANCY RATE: \$261.04	AVG OCCUPANCY RENT: \$68,348,596.43		TOTAL OCCUPANCY RENT: \$2,733,943,857.00				PV TOTAL OCCUPANCYRENT: \$758,630,516.67			
AVG RENTAL RATE: \$244.19	AVG RENT: \$63,936,655.70									

EXCL NOTES: Costs were not further clarified as proposal was not further evaluated after initial clarification.

NOTES: Given the length of the term, we propose a periodic reset and review of operational expenses, the details of which will be determined at the time of lease discussion with DCAMM. The reset is in place to create additional operational cost savings for the Tenant. Please refer to our Assumptions and Qualifications document for insight about proposed premises related to cost reductions.

Please note: Several key underwriting assumptions for this project were informed by PGIM (formerly Prudential Group Investment Management), a highly qualified credit-tenant lender with whom HYM has successfully transacted on prior projects. PGIM has expressed strong interest in partnering strategically on this opportunity, recognizing the strength and experience of the Court Square Real Estate co-development / sponsorship team.

*Total estimated cost of Landlord's Improvements included in the Total Annual Rent: \$141,251,000.00

*Total Annual Rent includes the cost of all work necessary to comply precisely with Landlord's Improvements in § B-2, § B-3 and § B-4: Yes, we have included the scope identified in RFP Section B-2, B 3 and B-4 as modified by our attached Assumptions and Qualifications.

*Total Annual Rent includes the cost of all services to comply precisely with Landlord's Services in § B-1: Yes, we have included the scope identified in RFP Section B-1 as modified by our attached Assumptions and Qualifications.

*Parking:

EV Charging Stations: On-site parking at Springfield Courthouse, 50 State Street, within the above reserved, secured parking - 15 EV Stations included.

Analysis in progress. Subject to change and adjustment. For policy development only. This is not a public document.

AGENCY: TRIAL COURT, MASSACHUSETTS		TOWN: SPRINGFIELD		PROJ MGR: PETER WOODFORD	
PROJECT NO: 2024109.00.1		REQUEST AREA: 244,000		DEADLINE: 10/16/2025	
PROP NO: 6	TERM: 40 YEARS	STATUS: ANALYSIS IN PROGRESS		OWNER: TRC ICONIC LLC (JEREMIE LEDERER)	
PROPOSER: ICONIC REAL ESTATE HOLDINGS LLC		TEL: 516-485-1615		CONTACT: JEREMIE LEDERER	
PROPOSED ADDRESS: 130 & 120 MAPLE STREET		CELL: 305-527-7090		COMPANY: ICONIC REAL ESTATE HOLDINGS LLC	
NEW CONSTRUCTION - FOUR FLOORS		FAX:		CONTACT ADDRESS:	
SPRINGFIELD, MA 01103		EMAIL: JLEDERER@ICONICCAP.COM			
Historic Property: N Gateway City: Y South Coast Rail Corridor Plan: N EO 594: Y LEED Certified: Y Energy Star Building: Y Environmental Justice Area: Y					
PROPOSED AREA: 290,000 USF CONFIRMED AREA 290,000 USF ☐					

	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
BASE RENT	34,000,000.00	34,680,000.00	35,373,600.00	36,081,072.00	36,802,693.00	37,538,747.00	38,289,522.00	39,055,313.00	39,836,419.00	40,633,147.00
TOTAL RENTAL RATE	\$117.24	\$119.59	\$121.98	\$124.42	\$126.91	\$129.44	\$132.03	\$134.67	\$137.37	\$140.11
TOTAL ANNUAL RENT	\$34,000,000.00	\$34,680,000.00	\$35,373,600.00	\$36,081,072.00	\$36,802,693.00	\$37,538,747.00	\$38,289,522.00	\$39,055,313.00	\$39,836,419.00	\$40,633,147.00
LIGHTS AND PLUGS	345,100.00	355,453.00	366,116.59	377,100.09	388,413.09	400,065.48	412,067.45	424,429.47	437,162.36	450,277.23
HVAC	1,241,200.00	1,278,436.00	1,316,789.08	1,356,292.75	1,396,981.53	1,438,890.98	1,482,057.71	1,526,519.44	1,572,315.03	1,619,484.48
OPEX	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
REDF TAX	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
INSURANCE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
WATER AND SEWER	104,400.00	107,532.00	110,757.96	114,080.70	117,503.12	121,028.21	124,659.06	128,398.83	132,250.80	136,218.32
TOTAL ADDITIONAL COSTS	\$1,690,703.00	\$1,741,424.00	\$1,793,666.63	\$1,847,476.54	\$1,902,900.75	\$1,959,987.68	\$2,018,787.22	\$2,079,350.74	\$2,141,731.18	\$2,205,983.02
TOTAL OCCUPANCY RATE	\$123.07	\$125.59	\$128.16	\$130.79	\$133.47	\$136.20	\$138.99	\$141.84	\$144.75	\$147.72
TOTAL OCCUPANCY RENT	\$35,690,703.00	\$36,421,424.00	\$37,167,266.63	\$37,928,548.54	\$38,705,593.75	\$39,498,734.68	\$40,308,309.22	\$41,134,663.74	\$41,978,150.18	\$42,839,130.02

OFFICE OF LEASING AND STATE OFFICE PLANNING
PROPOSAL COST ANALYSIS

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

PROP NO: 6 (Continued) TERM: 40 YEARS

	YR 11	YR 12	YR 13	YR 14	YR 15	YR 16	YR 17	YR 18	YR 19	YR 20
BASE RENT	41,445,810.00	42,274,726.00	43,120,221.00	43,982,625.00	44,862,278.00	45,759,524.00	46,674,714.00	47,608,208.00	48,560,372.00	49,531,580.00
TOTAL RENTAL RATE	\$142.92	\$145.77	\$148.69	\$151.66	\$154.70	\$157.79	\$160.95	\$164.17	\$167.45	\$170.80
TOTAL ANNUAL RENT	\$41,445,810.00	\$42,274,726.00	\$43,120,221.00	\$43,982,625.00	\$44,862,278.00	\$45,759,524.00	\$46,674,714.00	\$47,608,208.00	\$48,560,372.00	\$49,531,580.00
LIGHTS AND PLUGS	463,785.54	477,699.11	492,030.08	506,790.98	521,994.71	537,654.56	553,784.19	570,397.72	587,509.65	605,134.94
HVAC	1,668,069.01	1,718,111.08	1,769,654.41	1,822,744.05	1,877,426.37	1,933,749.16	1,991,761.63	2,051,514.48	2,113,059.92	2,176,451.71
OPEX	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
REDF TAX	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
INSURANCE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
WATER AND SEWER	140,304.87	144,514.02	148,849.44	153,314.92	157,914.37	162,651.80	167,531.35	172,557.29	177,734.01	183,066.03
TOTAL ADDITIONAL COSTS	\$2,272,162.42	\$2,340,327.21	\$2,410,536.93	\$2,482,852.95	\$2,557,338.45	\$2,634,058.51	\$2,713,080.18	\$2,794,472.49	\$2,878,306.58	\$2,964,655.68
TOTAL OCCUPANCY RATE	\$150.75	\$153.85	\$157.00	\$160.23	\$163.52	\$166.87	\$170.30	\$173.80	\$177.37	\$181.02
TOTAL OCCUPANCY RENT	\$43,717,972.42	\$44,615,053.21	\$45,530,757.93	\$46,465,477.95	\$47,419,616.45	\$48,393,582.51	\$49,387,794.18	\$50,402,680.49	\$51,438,678.58	\$52,496,235.68
	YR 21	YR 22	YR 23	YR 24	YR 25	YR 26	YR 27	YR 28	YR 29	YR 30
BASE RENT	50,522,211.00	51,532,656.00	52,563,309.00	53,614,575.00	54,686,866.00	55,780,604.00	56,896,216.00	58,034,140.00	59,194,823.00	60,378,719.00
TOTAL RENTAL RATE	\$174.21	\$177.70	\$181.25	\$184.88	\$188.58	\$192.35	\$196.19	\$200.12	\$204.12	\$208.20
TOTAL ANNUAL RENT	\$50,522,211.00	\$51,532,656.00	\$52,563,309.00	\$53,614,575.00	\$54,686,866.00	\$55,780,604.00	\$56,896,216.00	\$58,034,140.00	\$59,194,823.00	\$60,378,719.00
LIGHTS AND PLUGS	623,288.99	641,987.66	661,247.29	681,084.70	701,517.25	722,562.76	744,239.65	766,566.84	789,563.84	813,250.76
HVAC	2,241,745.26	2,308,997.62	2,378,267.55	2,449,615.58	2,523,104.04	2,598,797.17	2,676,761.08	2,757,063.91	2,839,775.83	2,924,969.11
OPEX	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
REDF TAX	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
INSURANCE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
WATER AND SEWER	188,558.01	194,214.75	200,041.20	206,042.43	212,223.70	218,590.42	225,148.13	231,902.57	238,859.65	246,025.44
TOTAL ADDITIONAL COSTS	\$3,053,595.26	\$3,145,203.03	\$3,239,559.03	\$3,336,745.71	\$3,436,848.00	\$3,539,953.35	\$3,646,151.86	\$3,755,536.32	\$3,868,202.32	\$3,984,248.30
TOTAL OCCUPANCY RATE	\$184.74	\$188.54	\$192.42	\$196.38	\$200.43	\$204.55	\$208.77	\$213.07	\$217.46	\$221.94
TOTAL OCCUPANCY RENT	\$53,575,806.26	\$54,677,859.03	\$55,802,868.03	\$56,951,320.71	\$58,123,714.00	\$59,320,557.35	\$60,542,367.86	\$61,789,676.32	\$63,063,025.32	\$64,362,967.30

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

PROP NO: 6 (Continued) TERM: 40 YEARS

	YR 31	YR 32	YR 33	YR 34	YR 35	YR 36	YR 37	YR 38	YR 39	YR 40
BASE RENT	61,586,294.00	62,818,020.00	64,074,380.00	65,355,868.00	66,662,985.00	67,996,245.00	69,356,170.00	70,743,293.00	72,158,159.00	73,601,322.00

TOTAL RENTAL RATE	\$212.37	\$216.61	\$220.95	\$225.37	\$229.87	\$234.47	\$239.16	\$243.94	\$248.82	\$253.80
TOTAL ANNUAL RENT	\$61,586,294.00	\$62,818,020.00	\$64,074,380.00	\$65,355,868.00	\$66,662,985.00	\$67,996,245.00	\$69,356,170.00	\$70,743,293.00	\$72,158,159.00	\$73,601,322.00
LIGHTS AND PLUGS	837,648.28	862,777.73	888,661.06	915,320.89	942,780.52	971,063.93	1,000,195.85	1,030,201.73	1,061,107.78	1,092,941.01
HVAC	3,012,718.18	3,103,099.72	3,196,192.72	3,292,078.50	3,390,840.85	3,492,566.08	3,597,343.06	3,705,263.35	3,816,421.25	3,930,913.89
OPEX	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
REDF TAX	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
INSURANCE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
WATER AND SEWER	253,406.20	261,008.39	268,838.64	276,903.80	285,210.91	293,767.24	302,580.26	311,657.67	321,007.40	330,637.62
TOTAL ADDITIONAL COSTS	\$4,103,775.66	\$4,226,888.84	\$4,353,695.42	\$4,484,306.19	\$4,618,835.28	\$4,757,400.25	\$4,900,122.17	\$5,047,125.74	\$5,198,539.43	\$5,354,495.52
TOTAL OCCUPANCY RATE	\$226.52	\$231.19	\$235.96	\$240.83	\$245.80	\$250.87	\$256.06	\$261.35	\$266.75	\$272.26
TOTAL OCCUPANCY RENT	\$65,690,069.66	\$67,044,908.84	\$68,428,075.42	\$69,840,174.19	\$71,281,820.28	\$72,753,645.25	\$74,256,292.17	\$75,790,418.74	\$77,356,698.43	\$78,955,817.52
AVG OCCUPANCY RATE: \$188.03	AVG OCCUPANCY RENT: \$54,528,711.40			TOTAL OCCUPANCY RENT: \$2,181,148,455.83				PV TOTAL OCCUPANCYRENT: \$655,686,845.98		
AVG RENTAL RATE: \$177.04	AVG RENT: \$51,341,685.65									

EXCL NOTES: Cost were not further clarified as proposal was not further evaluated after initial clarifications.

NOTES: Excludes the cost of separately metered electricity for lights and plugs, HVAC, RE Taxes and Water and Sewer, OPEX, Insurance. This is a NNN Lease.
We believe it is possible to create a leasehold structure whereby tenant could potentially be exempt from paying property taxes. To be discussed further.

DCAMM adjustments:
DCAMM has added \$1.19 per square foot, increasing annually at a rate of 3.00%, for the cost of separately metered electricity for lights and plugs
DCAMM has added \$4.28 per square foot, increasing annually at a rate of 3.00%, for the cost of HVAC
DCAMM has added \$.36 per square foot, increasing annually at a rate of 3.00%, for the cost of Water and Sewer.
DCAMM has added \$1.00 per year for the cost of EXOP until the actual cost can be determined.
DCAMM has added \$1.00 per year for the cost of RE Taxes until the actual cost can be determined.
DCAMM has added \$1.00 per year for the cost of Insurance until the actual cost can be determined.

*Total estimated cost of Landlord's Improvements included in the Total Annual Rent: \$350,000,000.00
*Total Annual Rent includes the cost of all work necessary to comply precisely with Landlord's Improvements in § B-2, § B-3 and § B-4: Yes
*Total Annual Rent includes the cost of all services to comply precisely with Landlord's Services in § B-1: No, this will be a triple net lease. All expenses, including real estate taxes, insurance and operating expenses will be billed back to Tenant (see Statement of Additional Rent Exhibit). A Capit
reserve account will be funded annually as Additional Rent by TRC. See attached Capital Reserve Exhibit.
*Parking:
Public parking within one-quarter mile of the proposed Building: 5,000+ (MGM is less than 1/4 mile away)
Accessible parking within one-quarter mile of the proposed Building: Ample

Reserved Parking: 700 via on-site parking
EV Stations: Ample, per code.

Analysis in progress. Subject to change and adjustment. For policy development only. This is not a public document.

AGENCY: TRIAL COURT, MASSACHUSETTS			TOWN: SPRINGFIELD		PROJ MGR: PETER WOODFORD		
PROJECT NO: 2024109.00.1			REQUEST AREA: 244,000		DEADLINE: 10/16/2025		
PROP NO:	7	TERM:	40 YEARS	STATUS:	ANALYSIS IN PROGRESS	OWNER:	SPRINGFIELD TOWER SQUARE, L.L.C (VID MITTA & DINESH PATEL)
PROPOSER:	SPRINGFIELD TOWER SQUARE, L.L.C			TEL:	978-828-9648	CONTACT:	VID MITTA
PROPOSED ADDRESS:	275 CHESTNUT STREET			CELL:	978-828-6488	COMPANY:	SPRINGFIELD TOWER SQUARE, L.L.C
	VACANT SITE			FAX:		CONTACT ADDRESS:	1500 MAIN STREET, SUITE 255
	SPRINGFIELD, MA 01104			EMAIL:	VID@MITTASGROUP.COM		P.O. BOX 15503
Historic Property:	N	Gateway City:	Y	South Coast Rail Corridor Plan:	N	EO 594:	Y
				LEED Certified:	Y	Energy Star Building:	Y
						Environmental Justice Area:	Y
PROPOSED AREA:	249,912	USF	CONFIRMED AREA	249,912	USF	SPRINGFIELD, MA 01115	

	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
BASE RENT	27,906,637.00	28,743,836.00	29,606,151.00	30,494,336.00	31,409,166.00	32,351,441.00	33,321,984.00	34,321,644.00	35,351,293.00	36,411,832.00
TOTAL RENTAL RATE	\$111.67	\$115.02	\$118.47	\$122.02	\$125.68	\$129.45	\$133.33	\$137.33	\$141.45	\$145.70
TOTAL ANNUAL RENT	\$27,906,637.00	\$28,743,836.00	\$29,606,151.00	\$30,494,336.00	\$31,409,166.00	\$32,351,441.00	\$33,321,984.00	\$34,321,644.00	\$35,351,293.00	\$36,411,832.00
LIGHTS AND PLUGS	1,725,000.00	1,776,750.00	1,830,053.00	1,884,954.00	1,941,503.00	1,999,748.00	2,059,740.00	2,121,532.00	2,185,178.00	2,250,734.00
HVAC	1,275,000.00	1,313,250.00	1,352,648.00	1,393,227.00	1,435,024.00	1,478,074.00	1,522,417.00	1,568,089.00	1,615,132.00	1,663,586.00
OPEX	2,255,876.00	2,323,552.00	2,393,259.00	2,465,057.00	2,539,008.00	2,615,179.00	2,693,634.00	2,774,443.00	2,857,676.00	2,943,407.00
RET	13,104,957.00	13,498,105.00	13,903,049.00	14,320,140.00	14,749,744.00	15,192,237.00	15,648,004.00	16,117,444.00	16,600,967.00	17,098,996.00
CAPEX RESERVE	388,875.00	400,541.00	412,557.00	424,934.00	437,682.00	450,813.00	464,337.00	478,267.00	492,615.00	507,394.00
TOTAL ADDITIONAL COSTS	\$18,749,708.00	\$19,312,198.00	\$19,891,566.00	\$20,488,312.00	\$21,102,961.00	\$21,736,051.00	\$22,388,132.00	\$23,059,775.00	\$23,751,568.00	\$24,464,117.00
TOTAL OCCUPANCY RATE	\$186.69	\$192.29	\$198.06	\$204.00	\$210.12	\$216.43	\$222.92	\$229.61	\$236.49	\$243.59
TOTAL OCCUPANCY RENT	\$46,656,345.00	\$48,056,034.00	\$49,497,717.00	\$50,982,648.00	\$52,512,127.00	\$54,087,492.00	\$55,710,116.00	\$57,381,419.00	\$59,102,861.00	\$60,875,949.00

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

PROP NO: 7 (Continued) TERM: 40 YEARS

	YR 11	YR 12	YR 13	YR 14	YR 15	YR 16	YR 17	YR 18	YR 19	YR 20
BASE RENT	37,504,187.00	38,629,312.00	39,788,192.00	40,981,837.00	42,211,292.00	43,477,631.00	44,781,960.00	46,125,419.00	47,509,182.00	48,934,457.00
TOTAL RENTAL RATE	\$150.07	\$154.57	\$159.21	\$163.99	\$168.90	\$173.97	\$179.19	\$184.57	\$190.10	\$195.81
TOTAL ANNUAL RENT	\$37,504,187.00	\$38,629,312.00	\$39,788,192.00	\$40,981,837.00	\$42,211,292.00	\$43,477,631.00	\$44,781,960.00	\$46,125,419.00	\$47,509,182.00	\$48,934,457.00
LIGHTS AND PLUGS	2,318,256.00	2,387,803.00	2,459,438.00	2,533,221.00	2,609,217.00	2,687,494.00	2,768,119.00	2,851,162.00	2,936,697.00	3,024,798.00
HVAC	1,713,493.00	1,764,898.00	1,817,845.00	1,872,380.00	1,928,552.00	1,986,408.00	2,046,001.00	2,107,381.00	2,170,602.00	2,235,720.00
OPEX	3,031,709.00	3,122,660.00	3,216,340.00	3,312,830.00	3,412,215.00	3,514,581.00	3,620,019.00	3,728,619.00	3,840,478.00	3,955,692.00
RET	17,611,966.00	18,140,325.00	18,684,535.00	19,245,071.00	19,822,423.00	20,417,096.00	21,029,608.00	21,660,497.00	22,310,312.00	22,979,621.00
CAPEX RESERVE	522,615.00	538,294.00	554,443.00	571,076.00	588,208.00	605,855.00	624,030.00	642,751.00	662,034.00	681,895.00
TOTAL ADDITIONAL COSTS	\$25,198,039.00	\$25,953,980.00	\$26,732,601.00	\$27,534,578.00	\$28,360,615.00	\$29,211,434.00	\$30,087,777.00	\$30,990,410.00	\$31,920,123.00	\$32,877,726.00
TOTAL OCCUPANCY RATE	\$250.90	\$258.42	\$266.18	\$274.16	\$282.39	\$290.86	\$299.58	\$308.57	\$317.83	\$327.36
TOTAL OCCUPANCY RENT	\$62,702,226.00	\$64,583,292.00	\$66,520,793.00	\$68,516,415.00	\$70,571,907.00	\$72,689,065.00	\$74,869,737.00	\$77,115,829.00	\$79,429,305.00	\$81,812,183.00
	YR 21	YR 22	YR 23	YR 24	YR 25	YR 26	YR 27	YR 28	YR 29	YR 30
BASE RENT	50,402,491.00	51,914,565.00	53,472,002.00	55,076,162.00	56,728,447.00	58,430,301.00	60,183,210.00	61,988,706.00	63,848,367.00	65,763,818.00
TOTAL RENTAL RATE	\$201.68	\$207.73	\$213.96	\$220.38	\$226.99	\$233.80	\$240.82	\$248.04	\$255.48	\$263.15
TOTAL ANNUAL RENT	\$50,402,491.00	\$51,914,565.00	\$53,472,002.00	\$55,076,162.00	\$56,728,447.00	\$58,430,301.00	\$60,183,210.00	\$61,988,706.00	\$63,848,367.00	\$65,763,818.00
LIGHTS AND PLUGS	3,115,542.00	3,209,008.00	3,305,278.00	3,404,437.00	3,506,570.00	3,611,767.00	3,720,120.00	3,831,724.00	3,946,675.00	4,065,075.00
HVAC	2,302,792.00	2,371,876.00	2,443,032.00	2,516,323.00	2,591,812.00	2,669,567.00	2,749,654.00	2,832,143.00	2,917,108.00	3,004,621.00
OPEX	4,074,363.00	4,196,594.00	4,322,492.00	4,452,166.00	4,585,731.00	4,723,303.00	4,865,002.00	5,010,953.00	5,161,281.00	5,316,120.00
RET	23,669,010.00	24,379,080.00	25,110,452.00	25,863,766.00	26,639,679.00	27,438,869.00	28,262,035.00	29,109,896.00	29,983,193.00	30,882,689.00
CAPEX RESERVE	702,352.00	723,422.00	745,125.00	767,478.00	790,503.00	814,218.00	838,644.00	863,804.00	889,718.00	916,409.00
TOTAL ADDITIONAL COSTS	\$33,864,059.00	\$34,879,980.00	\$35,926,379.00	\$37,004,170.00	\$38,114,295.00	\$39,257,724.00	\$40,435,455.00	\$41,648,520.00	\$42,897,975.00	\$44,184,914.00
TOTAL OCCUPANCY RATE	\$337.18	\$347.30	\$357.72	\$368.45	\$379.50	\$390.89	\$402.62	\$414.69	\$427.14	\$439.95
TOTAL OCCUPANCY RENT	\$84,266,550.00	\$86,794,545.00	\$89,398,381.00	\$92,080,332.00	\$94,842,742.00	\$97,688,025.00	\$100,618,665.00	\$103,637,226.00	\$106,746,342.00	\$109,948,732.00

OFFICE OF LEASING AND STATE OFFICE PLANNING
PROPOSAL COST ANALYSIS

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

PROP NO: 7 (Continued) TERM: 40 YEARS

	YR 31	YR 32	YR 33	YR 34	YR 35	YR 36	YR 37	YR 38	YR 39	YR 40
BASE RENT	67,736,733.00	69,768,835.00	71,861,900.00	74,017,757.00	76,238,290.00	78,525,438.00	80,881,201.00	83,307,637.00	85,806,866.00	88,381,072.00

TOTAL RENTAL RATE	\$271.04	\$279.17	\$287.55	\$296.18	\$305.06	\$314.21	\$323.64	\$333.35	\$343.35	\$353.65
TOTAL ANNUAL RENT	\$67,736,733.00	\$69,768,835.00	\$71,861,900.00	\$74,017,757.00	\$76,238,290.00	\$78,525,438.00	\$80,881,201.00	\$83,307,637.00	\$85,806,866.00	\$88,381,072.00
LIGHTS AND PLUGS	4,187,028.00	4,312,639.00	4,442,018.00	4,575,278.00	4,712,537.00	4,853,913.00	4,999,530.00	5,149,516.00	5,304,001.00	5,463,122.00
HVAC	3,094,760.00	3,187,602.00	3,283,231.00	3,381,727.00	3,483,179.00	3,587,675.00	3,695,305.00	3,806,164.00	3,920,349.00	4,037,959.00
OPEX	5,475,603.00	5,639,871.00	5,809,067.00	5,983,339.00	6,162,840.00	6,347,725.00	6,538,157.00	6,734,301.00	6,936,330.00	7,144,420.00
RET	31,809,170.00	32,763,445.00	33,746,348.00	34,758,739.00	35,801,501.00	36,875,546.00	37,981,812.00	39,121,267.00	40,294,905.00	41,503,752.00
CAPEX RESERVE	943,902.00	972,219.00	1,001,385.00	1,031,427.00	1,062,370.00	1,094,241.00	1,127,068.00	1,160,880.00	1,195,706.00	1,231,578.00
TOTAL ADDITIONAL COSTS	\$45,510,463.00	\$46,875,776.00	\$48,282,049.00	\$49,730,510.00	\$51,222,427.00	\$52,759,100.00	\$54,341,872.00	\$55,972,128.00	\$57,651,291.00	\$59,380,831.00
TOTAL OCCUPANCY RATE	\$453.15	\$466.74	\$480.75	\$495.17	\$510.02	\$525.32	\$541.08	\$557.32	\$574.03	\$591.26
TOTAL OCCUPANCY RENT	\$113,247,196.00	\$116,644,611.00	\$120,143,949.00	\$123,748,267.00	\$127,460,717.00	\$131,284,538.00	\$135,223,073.00	\$139,279,765.00	\$143,458,157.00	\$147,761,903.00
AVG OCCUPANCY RATE: \$351.92	AVG OCCUPANCY RENT: \$87,948,679.40		TOTAL OCCUPANCY RENT: \$3,517,947,176.00				PV TOTAL OCCUPANCYRENT: \$976,180,281.41			
AVG RENTAL RATE: \$210.49	AVG RENT: \$52,604,889.68									

EXCL NOTES: Cost were not further clarified as proposal was not further evaluated after initial clarifications.

NOTES: Annual CPI assumption 3%. Annual escalations in the lease will be based on the Consumer Price index (CPI), adjusted annually; the exhibits reference a 3.0% annual escalation for illustrative purposes. Landlord is willing to sign a lease based on 3% increases rather than based on CPI.

The Landlord has carefully reviewed the requirements of the RFP and offers the following potential cost-saving measures, which DCAMM may elect to pursue at its discretion.

Programmatic Flexibility

As the owner of the nearby Tower Square office complex, the Landlord can provide proximate, cost-effective space for certain agency offices or program elements currently contemplated within the Springfield Regional Justice Center. Examples include:

- x The District Attorney's Office, available at Tower Square at a market rental rate of \$30 NNN.
- x The Registry of Deeds, available at Tower Square at a market rental rate of \$30 NNN.
- x Additional ancillary programs or related agency offices may also be accommodated at Tower Square throughout the lease term, subject to availability, providing substantial flexibility for future expansion or relocation of DCAMM operations.

Finish Selection

The proposed design incorporates durable hard-surface and resilient finish materials with high tolerance for heavy use, reducing long-term capital replacement costs and maintenance requirements. Will at minimum meet specs - Alternative options would be reviewed during negotiations.

Flexible Janitorial Options

The proposal anticipates a full-service lease, as described in Tab 6, with the exception of security and janitorial services. If desired, the Landlord through its established Springfield property management operations can provide janitorial services when doing so is in the Commonwealth's economic interest.

Energy Efficiency

The building's design and budget fully comply with RFP standards and anticipate optimization for energy performance through all-electric systems and high-performance insulated wall and roofing assemblies.

Together, these measures provide flexibility to optimize cost, efficiency, and operational performance, ensuring the best overall value for DCAMM and the Commonwealth of Massachusetts.

*Total estimated cost of Landlord's Improvements included in the Total Annual Rent: \$398,666,243.00 See Appendices D & F for our construction budget, including hard & soft costs.

*Total Annual Rent includes the cost of all work necessary to comply precisely with Landlord's Improvements in § B-2, § B-3 and § B-4: Yes

*Total Annual Rent includes the cost of all services to comply precisely with Landlord's Services in § B-1: Yes, the Landlord has included a full-service operational expense budget, prepared by CBRE and presented in Appendix D2 & E, which is consistent with the Landlord Services identified in Section B1 of the RFP. The Landlord proposes to retain CBRE as property manager. CBRE is a fully integrated global real estate services firm that manages more than 34 million square feet of commercial space in the Greater Boston area.

Consistent with Section 1.5 Janitorial Services of the RFP, the Landlord has not included janitorial services in the operational expense budget. However, in accordance with Section 1.6, CBRE has developed estimated costs for optional services based on the current conceptual design of the building. These services can be provided by the Landlord at the User Agency's discretion.

All estimates are preliminary and subject to refinement based on the User Agency's final scope of services. For clarity, these optional services are not included in the proposed rent calculations and are offered for evaluation and potential inclusion at the User Agency's election.

-CLEANING SERVICES

- BASIC JANITORIAL Negotiable per 1.6 of RFP
- DAY STAFF 87,360.00
- WINDOW CLEANING 36,000.00
- RUBBISH REMOVAL 54,000.00
- RESTROOM SUPPLIES 66,000.00
- OTHER 60,000.00

Consistent with RFP Section 1.4 Building Security and Access, the Landlord has assumed that all security operations will be provided by the User Agency. The Landlord will ensure 24/7 User Agency access to all areas of the building through security card credentials or an on-site building engineer

In addition, CBRE has prepared an estimated budget for contracted front desk security services, which may be provided by the Landlord at the User Agency's discretion.

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

-CONTRACT SERVICES
-SECURITY DESK 575,960.00
All estimates are subject to further refinement of the User Agency’s scope of services. For clarity, these services are not included in proposed rent calculations and are offered as optional services for evaluation by the User Agency.
*Parking:
Public Parking within One-Quarter mile of the proposed Building: 865
Accessible Parking within One-Quarter mile of the proposed Building: 22

Reserved Parking: 275 Chestnut Street - free parking has 36 Standard and 2 Accessible
EV Charging Stations: A total of 34 electric vehicle charging stations will be provided within the 275 Chestnut Street garage. The project will meet or exceed all Commonwealth requirements for additional electric vehicle charging infrastructure should DCAMM require additional EV charging stations. At least 1 or more EV Charging Stations will be ADA-accessible.

Analysis in progress. Subject to change and adjustment. For policy development only. This is not a public document.

AGENCY: TRIAL COURT, MASSACHUSETTS			TOWN: SPRINGFIELD		PROJ MGR: PETER WOODFORD		
PROJECT NO: 2024109.00.1			REQUEST AREA: 244,000		DEADLINE: 10/16/2025		
PROP NO:	8	TERM:	40 YEARS	STATUS:	ANALYSIS IN PROGRESS		
PROPOSER:	THE LIBERTY JUNCTION TEAM			TEL:	202-669-8142	OWNER:	FDS MA LIBERTY JUNCTION, LLC (CLAIBORNE WILLIAMS, RICHARD MANN,
PROPOSED ADDRESS:	125 LIBERTY STREET			CELL:	202-669-8142	CONTACT:	CLAIBORNE WILLIAMS
	FLOOR: LEVELS -1,0,1,2,3,4,5,AND 6			FAX:		COMPANY:	FDS MA LIBERTY JUNCTION, LLC
	SPRINGFIELD, MA 01103			EMAIL:	CWILLIAMS@FDSTONEWATER.COM	CONTACT ADDRESS:	1001 19TH STREET N
Historic Property:	N	Gateway City:	Y	South Coast Rail Corridor Plan:	N	EO 594:	Y
LEED Certified:	Y	Energy Star Building:	Y	Environmental Justice Area:	Y	ARLINGTON, MA 22209	
PROPOSED AREA:	270,055	USF	CONFIRMED AREA	270,055	USF		

	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
BASE RENT	28,351,206.71	28,931,754.79	29,498,398.84	30,076,360.62	30,665,866.33	31,267,146.70	31,906,687.07	32,532,227.48	33,170,262.78	33,821,042.70
FREE RENT	-125,000.00	-125,000.00	-125,000.00	-125,000.00	-125,000.00	-125,000.00	-125,000.00	-125,000.00	-125,000.00	-125,000.00
TOTAL RENTAL RATE	\$104.52	\$106.67	\$108.77	\$110.91	\$113.09	\$115.32	\$117.69	\$120.00	\$122.36	\$124.77
TOTAL ANNUAL RENT	\$28,226,206.71	\$28,806,754.79	\$29,373,398.84	\$29,951,360.62	\$30,540,866.33	\$31,142,146.70	\$31,781,687.07	\$32,407,227.48	\$33,045,262.78	\$33,696,042.70
OE	2,428,356.85	2,501,207.56	2,576,243.78	2,653,531.10	2,733,137.03	2,815,131.14	2,899,585.07	2,986,572.63	3,076,169.80	3,168,454.90
RE TAXES	3,942,465.43	4,041,027.07	4,142,052.74	4,245,604.06	4,351,744.16	4,460,537.77	4,572,051.21	4,686,352.49	4,803,511.30	4,923,599.09
TOTAL ADDITIONAL COSTS	\$6,370,822.28	\$6,542,234.62	\$6,718,296.52	\$6,899,135.16	\$7,084,881.19	\$7,275,668.91	\$7,471,636.28	\$7,672,925.12	\$7,879,681.11	\$8,092,053.98
TOTAL OCCUPANCY RATE	\$128.11	\$130.90	\$133.65	\$136.46	\$139.33	\$142.26	\$145.35	\$148.41	\$151.54	\$154.74
TOTAL OCCUPANCY RENT	\$34,597,028.99	\$35,348,989.41	\$36,091,695.36	\$36,850,495.78	\$37,625,747.52	\$38,417,815.61	\$39,253,323.35	\$40,080,152.60	\$40,924,943.89	\$41,788,096.68

OFFICE OF LEASING AND STATE OFFICE PLANNING
PROPOSAL COST ANALYSIS

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

PROP NO: 8 (Continued) TERM: 40 YEARS

	YR 11	YR 12	YR 13	YR 14	YR 15	YR 16	YR 17	YR 18	YR 19	YR 20
BASE RENT	34,153,752.61	34,517,352.11	34,856,749.48	35,199,540.83	35,545,760.08	35,895,441.54	36,277,560.43	36,634,270.48	36,994,547.63	37,358,427.55
FREE RENT	-125,000.00	-125,000.00	-125,000.00	-125,000.00	-125,000.00	-125,000.00	-125,000.00	-125,000.00	-125,000.00	-125,000.00

TOTAL RENTAL RATE	\$126.01	\$127.35	\$128.61	\$129.88	\$131.16	\$132.46	\$133.87	\$135.19	\$136.53	\$137.87
TOTAL ANNUAL RENT	\$34,028,752.61	\$34,392,352.11	\$34,731,749.48	\$35,074,540.83	\$35,420,760.08	\$35,770,441.54	\$36,152,560.43	\$36,509,270.48	\$36,869,547.63	\$37,233,427.55
OE	3,263,508.55	3,361,413.80	3,462,256.22	3,566,123.90	3,673,107.62	3,783,300.85	3,896,799.87	4,013,703.87	4,134,114.99	4,258,138.44
RE TAXES	5,046,689.06	5,172,856.29	5,302,177.70	5,434,732.14	5,570,600.44	5,709,865.45	5,852,612.09	5,998,927.39	6,148,900.58	6,302,623.09

TOTAL ADDITIONAL COSTS	\$8,310,197.61	\$8,534,270.09	\$8,764,433.91	\$9,000,856.04	\$9,243,708.06	\$9,493,166.30	\$9,749,411.96	\$10,012,631.26	\$10,283,015.56	\$10,560,761.53
TOTAL OCCUPANCY RATE	\$156.78	\$158.96	\$161.06	\$163.21	\$165.39	\$167.61	\$169.97	\$172.27	\$174.60	\$176.98
TOTAL OCCUPANCY RENT	\$42,338,950.22	\$42,926,622.20	\$43,496,183.39	\$44,075,396.87	\$44,664,468.14	\$45,263,607.84	\$45,901,972.39	\$46,521,901.74	\$47,152,563.19	\$47,794,189.08

	YR 21	YR 22	YR 23	YR 24	YR 25	YR 26	YR 27	YR 28	YR 29	YR 30
BASE RENT	37,725,946.27	38,127,527.83	38,502,433.68	38,881,088.58	39,263,530.03	39,649,795.90	40,071,831.47	40,465,861.28	40,863,831.39	41,265,781.20
FREE RENT	-125,000.00	-125,000.00	-125,000.00	-125,000.00	-125,000.00	-125,000.00	-125,000.00	-125,000.00	-125,000.00	-125,000.00

TOTAL RENTAL RATE	\$139.23	\$140.72	\$142.11	\$143.51	\$144.93	\$146.36	\$147.92	\$149.38	\$150.85	\$152.34
TOTAL ANNUAL RENT	\$37,600,946.27	\$38,002,527.83	\$38,377,433.68	\$38,756,088.58	\$39,138,530.03	\$39,524,795.90	\$39,946,831.47	\$40,340,861.28	\$40,738,831.39	\$41,140,781.20
OE	4,385,882.59	4,517,459.07	4,652,982.84	4,792,572.32	4,936,349.49	5,084,439.98	5,236,973.18	5,394,082.37	5,555,904.84	5,722,581.99
RE TAXES	6,460,188.67	6,621,693.39	6,787,235.72	6,956,916.61	7,130,839.53	7,309,110.52	7,491,838.28	7,679,134.24	7,871,112.59	8,067,890.41

TOTAL ADDITIONAL COSTS	\$10,846,071.26	\$11,139,152.45	\$11,440,218.56	\$11,749,488.94	\$12,067,189.02	\$12,393,550.49	\$12,728,811.46	\$13,073,216.61	\$13,427,017.44	\$13,790,472.40
TOTAL OCCUPANCY RATE	\$179.40	\$181.97	\$184.47	\$187.02	\$189.61	\$192.25	\$195.06	\$197.79	\$200.57	\$203.41
TOTAL OCCUPANCY RENT	\$48,447,017.53	\$49,141,680.28	\$49,817,652.24	\$50,505,577.52	\$51,205,719.05	\$51,918,346.39	\$52,675,642.93	\$53,414,077.89	\$54,165,848.83	\$54,931,253.60

OFFICE OF LEASING AND STATE OFFICE PLANNING
PROPOSAL COST ANALYSIS

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

PROP NO: 8 (Continued) TERM: 40 YEARS

	YR 31	YR 32	YR 33	YR 34	YR 35	YR 36	YR 37	YR 38	YR 39	YR 40
BASE RENT	41,671,750.51	42,115,281.90	42,529,411.20	42,947,681.78	43,370,135.07	43,796,812.90	44,262,935.01	44,698,189.06	45,137,795.65	45,581,798.30
FREE RENT	-125,000.00	-125,000.00	-125,000.00	-125,000.00	-125,000.00	-125,000.00	-125,000.00	-125,000.00	-125,000.00	-125,000.00

TOTAL RENTAL RATE	\$153.85	\$155.49	\$157.02	\$158.57	\$160.13	\$161.71	\$163.44	\$165.05	\$166.68	\$168.32
TOTAL ANNUAL RENT	\$41,546,750.51	\$41,990,281.90	\$42,404,411.20	\$42,822,681.78	\$43,245,135.07	\$43,671,812.90	\$44,137,935.01	\$44,573,189.06	\$45,012,795.65	\$45,456,798.30
OE	5,894,259.45	6,071,087.23	6,253,219.85	6,440,816.44	6,634,040.94	6,833,062.17	7,038,054.03	7,249,195.65	7,466,671.52	7,690,671.67
RE TAXES	8,269,587.67	8,476,327.36	8,688,235.54	8,905,441.43	9,128,077.47	9,356,279.40	9,590,186.39	9,829,941.05	10,075,689.58	10,327,581.81

TOTAL ADDITIONAL COSTS	\$14,163,847.12	\$14,547,414.59	\$14,941,455.39	\$15,346,257.88	\$15,762,118.41	\$16,189,341.57	\$16,628,240.42	\$17,079,136.70	\$17,542,361.10	\$18,018,253.48
TOTAL OCCUPANCY RATE	\$206.29	\$209.36	\$212.35	\$215.40	\$218.50	\$221.66	\$225.01	\$228.30	\$231.64	\$235.04
TOTAL OCCUPANCY RENT	\$55,710,597.63	\$56,537,696.49	\$57,345,866.59	\$58,168,939.66	\$59,007,253.48	\$59,861,154.47	\$60,766,175.43	\$61,652,325.76	\$62,555,156.75	\$63,475,051.78

AVG OCCUPANCY RATE: \$179.82	AVG OCCUPANCY RENT: \$48,560,429.46	TOTAL OCCUPANCY RENT: \$1,942,417,178.55	PV TOTAL OCCUPANCYRENT: \$611,449,348.98
AVG RENTAL RATE: \$138.27	AVG RENT: \$37,339,594.39		

EXCL NOTES:

NOTES: In conjunction with DCAMM/User Agency, the Offeror is committed to investigating any potential cost reductions to the project. Examples of these efforts include:

(1) The Offeror is exploring cost savings through the energy savings program, Mass Save. For more information on this program, see here: <https://www.massave.com/>. Any savings realized by the Offeror through the Mass Save process will be provided to DCAMM/User Agency in the form of free rent.

(2) The Offeror will work closely with DCAMM/User Agency to identify value engineering solutions for finishes outlined in record of delivering effective value engineering solutions for government entities nationwide.

(3) The proposed lease structure that will result in significant cost savings to DCAMM/User Agency, as described in the enclosed Lease Proposal Form Rider. Proposing modified gross structure, first year OE estimate are as follows:

Estimate for Cleaning \$78,101.66

Estimate for Repairs & Maintenance \$655,194.03

Estimate for Security & Life Safety \$108,140.76

Estimate for Roads & Grounds \$72,093.84

Estimate For Administrative \$151,207.82

Estimate For Utilities \$642,836.74

Estimate for Management Fee \$120,000.00

Estimate for Insurance \$600,782.00

Estimate for Total OE \$2,428,356.85

DCAMM adjusted the RE Taxes to reflect a valuation of \$425 PSF, based on the MGM Casino valuation, with 2.5 annual escalations applied in Years 2 through 40

*Total estimated cost of Landlord's Improvements included in the Total Annual Rent: \$462,225,258.00. Please refer to enclosed Construction Budget.

*Total Annual Rent includes the cost of all work necessary to comply precisely with Landlord's Improvements in § B-2, § B-3 and § B-4: (1) The Offeror acknowledges that Exhibit 15 of B-4 is meant for informational purposes only. Only the Finishes and Millwork specifically identified in B-2 and B-3 of the RFP have been included.

(2) As stated in the /HDVH 3URSRVDO)RUP Rider, the Usable Area includes all programs identified in the SAFS, including spaces identified as janitorial, data, and restrooms when explicitly defined as a requirement of the building program.

(3) Conduit for Audio/Visual systems per B-2, B-3, and B-4 of the RFP inside the courtrooms has been included while the Cabling and Installation of those systems have been excluded. Conduit, Cabling, and Installation of the Audio/Visual systems per B-2, B-3, and B-4 of the RFP outside the courtrooms have been included.

(4) All furniture, tables, etc. that are moveable have been excluded.

*Total Annual Rent includes the cost of all services to comply precisely with Landlord's Services in § B-1: Please refer to the enclosed Lease Proposal Form Rider.

*Parking:

Public Parking within one-quarter mile of the proposed Building: 2,300. This number exceeds the RFP's General Parking requirement. These spaces are not provided in this proposal and are held by a municipal or private entity but are/will be available to the public. Please refer to the enclosed Access and Transit narrative for more information on the exact location of these spaces.

Accessible Parking within one-quarter mile of the proposed Building: 38

Reserved Parking: 280 Chestnut Street (parcel 2/Baystate Health Garage) has 38 Standard and no Accessible

EV Stations: On-site (parcel 1/125 Liberty Street) has 7.

Analysis in progress. Subject to change and adjustment. For policy development only. This is not a public document.

AGENCY: TRIAL COURT, MASSACHUSETTS			TOWN: SPRINGFIELD		PROJ MGR: PETER WOODFORD		
PROJECT NO: 2024109.00.1			REQUEST AREA: 244,000		DEADLINE: 10/16/2025		
PROP NO:	9	TERM: 40 YEARS	STATUS: ANALYSIS IN PROGRESS		OWNER:	A TO BE NAMED SUBSIDIARY OF THE NATIONAL FINANCE AUTHORITY (I S	
PROPOSER:	STATE STREET 55, LLC		TEL:	413-241-3215	CONTACT:		
PROPOSED ADDRESS:	55 STATE STREET		CELL:		COMPANY:		
	ENTIRE NEW BUILDING (15 STORIES)		FAX:		CONTACT ADDRESS:		
	SPRINGFIELD, MA 01103		EMAIL:	PAUL@MONARCHPLACE.COM			
Historic Property:	N	Gateway City:	Y	South Coast Rail Corridor Plan:	N	EO 594:	Y
				LEED Certified:	Y	Energy Star Building:	Y
						Environmental Justice Area:	Y
PROPOSED AREA:	236,121	USF	CONFIRMED AREA	236,121	USF	SPRINGFIELD, MA 01144	

	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
BASE RENT	52,560,386.00	52,560,386.00	52,560,386.00	52,560,386.00	52,560,386.00	52,560,386.00	52,560,386.00	52,560,386.00	52,560,386.00	52,560,386.00

TOTAL RENTAL RATE	\$222.60	\$222.60	\$222.60	\$222.60	\$222.60	\$222.60	\$222.60	\$222.60	\$222.60	\$222.60
TOTAL ANNUAL RENT	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00
RE TAXES	15,000,000.00	15,450,000.00	15,913,500.00	16,390,905.00	16,882,632.15	17,389,111.11	17,910,784.45	18,448,107.98	19,001,551.22	19,571,597.76
UTILITIES	1,200,000.00	1,236,000.00	1,273,080.00	1,311,272.40	1,350,610.57	1,391,128.89	1,432,862.76	1,475,848.64	1,520,124.10	1,565,727.82
INSURANCE	300,000.00	309,000.00	318,270.00	327,818.10	337,652.64	347,782.22	358,215.69	368,962.16	380,031.02	391,431.96

TOTAL ADDITIONAL COSTS	\$16,500,000.00	\$16,995,000.00	\$17,504,850.00	\$18,029,995.50	\$18,570,895.37	\$19,128,022.23	\$19,701,862.89	\$20,292,918.78	\$20,901,706.34	\$21,528,757.53
TOTAL OCCUPANCY RATE	\$292.48	\$294.58	\$296.73	\$298.96	\$301.25	\$303.61	\$306.04	\$308.54	\$311.12	\$313.78
TOTAL OCCUPANCY RENT	\$69,060,386.00	\$69,555,386.00	\$70,065,236.00	\$70,590,381.50	\$71,131,281.37	\$71,688,408.23	\$72,262,248.89	\$72,853,304.78	\$73,462,092.34	\$74,089,143.53

OFFICE OF LEASING AND STATE OFFICE PLANNING
PROPOSAL COST ANALYSIS

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

PROP NO: 9 (Continued) TERM: 40 YEARS

	YR 11	YR 12	YR 13	YR 14	YR 15	YR 16	YR 17	YR 18	YR 19	YR 20
BASE RENT	52,560,386.00	52,560,386.00	52,560,386.00	52,560,386.00	52,560,386.00	52,560,386.00	52,560,386.00	52,560,386.00	52,560,386.00	52,560,386.00

TOTAL RENTAL RATE	\$222.60	\$222.60	\$222.60	\$222.60	\$222.60	\$222.60	\$222.60	\$222.60	\$222.60	\$222.60
TOTAL ANNUAL RENT	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00
RE TAXES	20,158,745.69	20,763,508.06	21,386,413.30	22,028,005.70	22,688,845.87	23,369,511.25	24,070,596.59	24,792,714.48	25,536,495.92	26,302,590.80
UTILITIES	1,612,699.66	1,661,080.64	1,710,913.06	1,762,240.46	1,815,107.67	1,869,560.90	1,925,647.73	1,983,417.16	2,042,919.67	2,104,207.26
INSURANCE	403,174.91	415,270.16	427,728.27	440,560.11	453,776.92	467,390.22	481,411.93	495,854.29	510,729.92	526,051.82

TOTAL ADDITIONAL COSTS	\$22,174,620.26	\$22,839,858.87	\$23,525,054.63	\$24,230,806.27	\$24,957,730.46	\$25,706,462.37	\$26,477,656.25	\$27,271,985.93	\$28,090,145.51	\$28,932,849.88
TOTAL OCCUPANCY RATE	\$316.51	\$319.33	\$322.23	\$325.22	\$328.30	\$331.47	\$334.74	\$338.10	\$341.56	\$345.13
TOTAL OCCUPANCY RENT	\$74,735,006.26	\$75,400,244.87	\$76,085,440.63	\$76,791,192.27	\$77,518,116.46	\$78,266,848.37	\$79,038,042.25	\$79,832,371.93	\$80,650,531.51	\$81,493,235.88

	YR 21	YR 22	YR 23	YR 24	YR 25	YR 26	YR 27	YR 28	YR 29	YR 30
BASE RENT	52,560,386.00	52,560,386.00	52,560,386.00	52,560,386.00	52,560,386.00	52,560,386.00	52,560,386.00	52,560,386.00	52,560,386.00	52,560,386.00

TOTAL RENTAL RATE	\$222.60	\$222.60	\$222.60	\$222.60	\$222.60	\$222.60	\$222.60	\$222.60	\$222.60	\$222.60
TOTAL ANNUAL RENT	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00
RE TAXES	27,091,668.52	27,904,418.58	28,741,551.13	29,603,797.67	30,491,911.60	31,406,668.94	32,348,869.01	33,319,335.08	34,318,915.14	35,348,482.59
UTILITIES	2,167,333.48	2,232,353.49	2,299,324.09	2,368,303.81	2,439,352.93	2,512,533.52	2,587,909.52	2,665,546.81	2,745,513.21	2,827,878.61
INSURANCE	541,833.37	558,088.37	574,831.02	592,075.95	609,838.23	628,133.38	646,977.38	666,386.70	686,378.30	706,969.65

TOTAL ADDITIONAL COSTS	\$29,800,835.37	\$30,694,860.43	\$31,615,706.25	\$32,564,177.43	\$33,541,102.76	\$34,547,335.84	\$35,583,755.91	\$36,651,268.59	\$37,750,806.65	\$38,883,330.85
TOTAL OCCUPANCY RATE	\$348.81	\$352.60	\$356.50	\$360.51	\$364.65	\$368.91	\$373.30	\$377.82	\$382.48	\$387.27
TOTAL OCCUPANCY RENT	\$82,361,221.37	\$83,255,246.43	\$84,176,092.25	\$85,124,563.43	\$86,101,488.76	\$87,107,721.84	\$88,144,141.91	\$89,211,654.59	\$90,311,192.65	\$91,443,716.85

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

PROP NO: 9 (Continued) TERM: 40 YEARS

	YR 31	YR 32	YR 33	YR 34	YR 35	YR 36	YR 37	YR 38	YR 39	YR 40	
BASE RENT	52,560,386.00	52,560,386.00	52,560,386.00	52,560,386.00	52,560,386.00	52,560,386.00	52,560,386.00	52,560,386.00	52,560,386.00	52,560,386.00	
TOTAL RENTAL RATE	\$222.60	\$222.60	\$222.60	\$222.60	\$222.60	\$222.60	\$222.60	\$222.60	\$222.60	\$222.60	
TOTAL ANNUAL RENT	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00	\$52,560,386.00	
RE TAXES	36,408,937.07	37,501,205.18	38,626,241.34	39,785,028.58	40,978,579.43	42,207,936.82	43,474,174.92	44,778,400.17	46,121,752.17	47,505,404.74	
UTILITIES	2,912,714.97	3,000,096.41	3,090,099.31	3,182,802.29	3,278,286.35	3,376,634.95	3,477,933.99	3,582,272.01	3,689,740.17	3,800,432.38	
INSURANCE	728,178.74	750,024.10	772,524.83	795,700.57	819,571.59	844,158.74	869,483.50	895,568.00	922,435.04	950,108.09	
TOTAL ADDITIONAL COSTS	\$40,049,830.77	\$41,251,325.70	\$42,488,865.47	\$43,763,531.43	\$45,076,437.38	\$46,428,730.50	\$47,821,592.41	\$49,256,240.18	\$50,733,927.39	\$52,255,945.21	
TOTAL OCCUPANCY RATE	\$392.22	\$397.30	\$402.54	\$407.94	\$413.50	\$419.23	\$425.13	\$431.21	\$437.46	\$443.91	
TOTAL OCCUPANCY RENT	\$92,610,216.77	\$93,811,711.70	\$95,049,251.47	\$96,323,917.43	\$97,636,823.38	\$98,989,116.50	\$100,381,978.41	\$101,816,626.18	\$103,294,313.39	\$104,816,331.21	
AVG OCCUPANCY RATE:	\$354.32	AVG OCCUPANCY RENT:		\$83,663,405.64		TOTAL OCCUPANCY RENT:		\$3,346,536,225.60		PV TOTAL OCCUPANCYRENT:	\$1,094,995,960.31
AVG RENTAL RATE:	\$222.60	AVG RENT:									\$52,560,386.00

EXCL NOTES:

NOTES: One of the most significant advantages of the proposal is the cost efficiency we can deliver across multiple categories-construction, operations, and long-term occupancy. By utilizing tax-exempt municipal bond financing, we are able to reduce overall borrowing costs, which directly translates into lower capitalized costs for the Landlord Improvements and, ultimately, more favorable rent structures for DCAMM over the life of the lease. This approach gives the Commonwealth a unique opportunity to benefit from reduced financing expenses not typically available in private market transaction.

In addition, the proposed Landlord Improvements are being designed and delivered as an energy-efficient development, with systems and materials that will reduce utility consumption and lower operating expenses for Landlord Services. These measures not only provide direct savings but also align with the Commonwealth's sustainability goals. Similarly, our experienced development and management team allows us to bring the project to market faster and more efficiently than less seasoned developers, mitigating risks of cost escalation and ensuring budget discipline. Taken together, these factors-tax-exempt status, energy efficiency, and speed to market-allow us to minimize costs associated with Improvements and maintain competitive Annual Rent for DCAMM while still ensuring long-term quality and reliability of the premises.

Finally, the proposed site is across the street from the existing Springfield Regional Justice Center. This will bring a number of cost savings for the Commonwealth in moving the existing operations from the existing site to the new building. It will also benefit those businesses in downtown Springfield that serve the existing Springfield Regional Justice Center, including visitors and staff, creating the least amount of disruption to downtown.

*Total estimated cost of Landlord's Improvements included in the Total Annual Rent: \$475,005,568

*Total Annual Rent includes the cost of all work necessary to comply precisely with Landlord's Improvements in § B-2, § B-3 and § B-4: The Total Annual Rent represents a good faith estimate of the cost to construct all Landlord's Improvements, however there are certain assumptions included in the model that are contingent upon the final terms of the Lease and financing for the construction of the Landlord's Improvements, including the interest costs of the Landlord's financing, which terms will be finalized prior to the execution of a Lease. The proposed base amount is based on prevailing market rates at the time of this proposal submission and assumes that the NFA will issue approximately \$687 million in tax-exempt municipal bonds, at a tax-exempt yield of 4.66%, which will generate approximately \$728 million in proceeds to fund the construction and development of the Project capitalized interest and real estate property taxes for the construction period, certain reserves for the Project and costs of issuance. However such assumptions are subject to change based on market conditions at the time of the bond sale as well as other factors.

*Total Annual Rent includes the cost of all services to comply precisely with Landlord's Services in § B-1: The Total Annual Rent represents a good faith estimate of the costs of providing Landlord's Services; however see explanation of utilities, insurance and real estate property taxes set forth in Appendix 2.1 and assumptions with respect to the proposed financing structure in Appendix 2.2. DCAMM has added 3% escalations to landlord provided occupancy cost estimates after year 1.

*Parking:

Public parking spaces within one-quarter mile of the proposed Building: See Appendix 4.1

Accessible parking spaces within one-quarter mile of the proposed Building: See Appendix 4.1

Reserved Parking: Monarch Place Lot - Hall of Fame Way, Springfield, MA has 38 standard and 3 accessible. (2) ADA Space and (1) Van Space.

EV Stations: 7 within the Secured parking. See Appendix 4.1 for additional EV Station Strategy.

Analysis in progress. Subject to change and adjustment. For policy development only. This is not a public document.

AGENCY: TRIAL COURT, MASSACHUSETTS			TOWN: SPRINGFIELD		PROJ MGR: PETER WOODFORD		
PROJECT NO: 2024109.00.1			REQUEST AREA: 244,000		DEADLINE: 10/16/2025		
PROP NO:	10	TERM:	40 YEARS	STATUS:	ANALYSIS IN PROGRESS	OWNER:	AN AFFILIATE OF GREATLAND REALTY PARTNERS, LLC(PHILIP DORMAN&
PROPOSER:	GREATLAND REALTY PARTNERS, LLC			TEL:	617-275-8550	CONTACT:	PHILIP DORMAN
PROPOSED ADDRESS:	1860 MAIN STREET			CELL:	617-230-7530	COMPANY:	GREATLAND REALTY PARTNERS, LLC
				FAX:		CONTACT ADDRESS:	ONE FEDERAL STREET, FLOOR 28
	SPRINGFIELD, MA 01103			EMAIL:	PDORMAN@GREATLANDPATNERS.COM		
Historic Property:	N	Gateway City:	Y	South Coast Rail Corridor Plan:	N	EO 594:	Y
				LEED Certified:	Y	Energy Star Building:	Y
						Environmental Justice Area:	Y
PROPOSED AREA:	232,000	USF	CONFIRMED AREA	232,000	USF	BOSTON, MA 02110	

	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
BASE RENT	32,500,000.00	33,150,000.00	33,813,000.00	34,489,260.00	35,179,045.20	35,882,626.10	36,600,278.60	37,332,284.20	38,078,929.80	38,840,508.40
REDUCED RENT	-1,250,000.00	-1,250,000.00	-1,250,000.00	-1,250,000.00	-1,250,000.00	-1,250,000.00	-1,250,000.00	-1,250,000.00	-1,250,000.00	-1,250,000.00
TOTAL RENTAL RATE	\$134.70	\$137.50	\$140.36	\$143.27	\$146.25	\$149.28	\$152.37	\$155.53	\$158.75	\$162.03
TOTAL ANNUAL RENT	\$31,250,000.00	\$31,900,000.00	\$32,563,000.00	\$33,239,260.00	\$33,929,045.20	\$34,632,626.10	\$35,350,278.60	\$36,082,284.20	\$36,828,929.80	\$37,590,508.40
LIGHTS AND PLUGS	276,080.00	284,362.40	292,893.27	301,680.07	310,730.47	320,052.39	329,653.96	339,543.58	349,729.88	360,221.78
HVAC	992,960.00	1,022,748.80	1,053,431.26	1,085,034.20	1,117,585.23	1,151,112.78	1,185,646.17	1,221,215.55	1,257,852.02	1,295,587.58
RE TAXES	3,386,910.00	3,471,582.75	3,558,372.32	3,647,331.63	3,738,514.92	3,831,977.79	3,927,777.24	4,025,971.67	4,126,620.96	4,229,786.48
REPAIR & MAINTENANCE	556,800.00	573,504.00	590,709.12	608,430.39	626,683.31	645,483.80	664,848.32	684,793.77	705,337.58	726,497.71
GENERAL, INSURANCE&ADMI	696,000.00	716,880.00	738,386.40	760,537.99	783,354.13	806,854.76	831,060.40	855,992.21	881,671.98	908,122.14
REFURBISHMENT	653,543.00	673,149.29	693,343.77	714,144.08	735,568.40	757,635.46	780,364.52	803,775.46	827,888.72	852,725.38
TOTAL ADDITIONAL COSTS	\$6,562,293.00	\$6,742,227.24	\$6,927,136.14	\$7,117,158.37	\$7,312,436.46	\$7,513,116.98	\$7,719,350.60	\$7,931,292.23	\$8,149,101.14	\$8,372,941.07
TOTAL OCCUPANCY RATE	\$162.98	\$166.56	\$170.22	\$173.95	\$177.77	\$181.66	\$185.64	\$189.71	\$193.87	\$198.12
TOTAL OCCUPANCY RENT	\$37,812,293.00	\$38,642,227.24	\$39,490,136.14	\$40,356,418.37	\$41,241,481.66	\$42,145,743.08	\$43,069,629.20	\$44,013,576.43	\$44,978,030.94	\$45,963,449.47

OFFICE OF LEASING AND STATE OFFICE PLANNING
PROPOSAL COST ANALYSIS

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

PROP NO: 10 (Continued) TERM: 40 YEARS

	YR 11	YR 12	YR 13	YR 14	YR 15	YR 16	YR 17	YR 18	YR 19	YR 20
BASE RENT	39,617,318.60	40,409,665.00	41,217,858.30	42,042,215.40	42,883,059.80	43,740,721.00	44,615,535.40	45,507,846.10	46,418,003.00	47,346,363.10
REDUCED RENT	-1,250,000.00	-1,250,000.00	-1,250,000.00	-1,250,000.00	-1,250,000.00	-1,250,000.00	-1,250,000.00	-1,250,000.00	-1,250,000.00	-1,250,000.00
TOTAL RENTAL RATE	\$165.38	\$168.79	\$172.28	\$175.83	\$179.45	\$183.15	\$186.92	\$190.77	\$194.69	\$198.69
TOTAL ANNUAL RENT	\$38,367,318.60	\$39,159,665.00	\$39,967,858.30	\$40,792,215.40	\$41,633,059.80	\$42,490,721.00	\$43,365,535.40	\$44,257,846.10	\$45,168,003.00	\$46,096,363.10
LIGHTS AND PLUGS	371,028.43	382,159.29	393,624.07	405,432.79	417,595.77	430,123.64	443,027.35	456,318.17	470,007.72	484,107.95
HVAC	1,334,455.21	1,374,488.86	1,415,723.53	1,458,195.24	1,501,941.09	1,546,999.33	1,593,409.31	1,641,211.58	1,690,447.93	1,741,161.37
RE TAXES	4,335,531.14	4,443,919.42	4,555,017.41	4,668,892.84	4,785,615.16	4,905,255.54	5,027,886.93	5,153,584.11	5,282,423.71	5,414,484.30
REPAIR & MAINTENANCE	748,292.64	770,741.42	793,863.66	817,679.57	842,209.96	867,476.26	893,500.55	920,305.56	947,914.73	976,352.17
GENERAL, INSURANCE&ADMI	935,365.80	963,426.77	992,329.58	1,022,099.46	1,052,762.45	1,084,345.32	1,116,875.68	1,150,381.95	1,184,893.41	1,220,440.21
REFURBISHMENT	878,307.14	904,656.36	931,796.05	959,749.93	988,542.43	1,018,198.70	1,048,744.66	1,080,207.00	1,112,613.21	1,145,991.61
TOTAL ADDITIONAL COSTS	\$8,602,980.37	\$8,839,392.12	\$9,082,354.29	\$9,332,049.83	\$9,588,666.86	\$9,852,398.79	\$10,123,444.48	\$10,402,008.38	\$10,688,300.71	\$10,982,537.61
TOTAL OCCUPANCY RATE	\$202.46	\$206.89	\$211.42	\$216.05	\$220.78	\$225.62	\$230.56	\$235.60	\$240.76	\$246.03
TOTAL OCCUPANCY RENT	\$46,970,298.97	\$47,999,057.12	\$49,050,212.59	\$50,124,265.23	\$51,221,726.66	\$52,343,119.79	\$53,488,979.88	\$54,659,854.48	\$55,856,303.71	\$57,078,900.71
	YR 21	YR 22	YR 23	YR 24	YR 25	YR 26	YR 27	YR 28	YR 29	YR 30
BASE RENT	48,293,290.00	49,259,156.00	50,244,339.00	51,249,226.00	52,274,210.00	53,319,694.00	54,386,088.00	55,473,810.00	56,583,286.00	57,714,952.00
REDUCED RENT	-1,250,000.00	-1,250,000.00	-1,250,000.00	-1,250,000.00	-1,250,000.00	-1,250,000.00	-1,250,000.00	-1,250,000.00	-1,250,000.00	-1,250,000.00
TOTAL RENTAL RATE	\$202.77	\$206.94	\$211.18	\$215.51	\$219.93	\$224.44	\$229.03	\$233.72	\$238.51	\$243.38
TOTAL ANNUAL RENT	\$47,043,290.00	\$48,009,156.00	\$48,994,339.00	\$49,999,226.00	\$51,024,210.00	\$52,069,694.00	\$53,136,088.00	\$54,223,810.00	\$55,333,286.00	\$56,464,952.00
LIGHTS AND PLUGS	498,631.19	513,590.13	528,997.83	544,867.76	561,213.80	578,050.21	595,391.72	613,253.47	631,651.07	650,600.60
HVAC	1,793,396.21	1,847,198.10	1,902,614.04	1,959,692.46	2,018,483.24	2,079,037.73	2,141,408.87	2,205,651.13	2,271,820.66	2,339,975.28
RE TAXES	5,549,846.41	5,688,592.57	5,830,807.38	5,976,577.57	6,125,992.01	6,279,141.81	6,436,120.35	6,597,023.36	6,761,948.94	6,930,997.67
REPAIR & MAINTENANCE	1,005,642.74	1,035,812.02	1,066,886.38	1,098,892.97	1,131,859.76	1,165,815.55	1,200,790.02	1,236,813.72	1,273,918.13	1,312,135.67
GENERAL, INSURANCE&ADMI	1,257,053.42	1,294,765.02	1,333,607.97	1,373,616.21	1,414,824.70	1,457,269.44	1,500,987.52	1,546,017.15	1,592,397.66	1,640,169.59
REFURBISHMENT	1,180,371.35	1,215,782.50	1,252,255.97	1,289,823.65	1,328,518.36	1,368,373.91	1,409,425.13	1,451,707.88	1,495,259.12	1,540,116.89
TOTAL ADDITIONAL COSTS	\$11,284,941.32	\$11,595,740.33	\$11,915,169.57	\$12,243,470.62	\$12,580,891.85	\$12,927,688.65	\$13,284,123.60	\$13,650,466.71	\$14,026,995.59	\$14,413,995.71
TOTAL OCCUPANCY RATE	\$251.41	\$256.92	\$262.54	\$268.29	\$274.16	\$280.16	\$286.29	\$292.56	\$298.97	\$305.51
TOTAL OCCUPANCY RENT	\$58,328,231.32	\$59,604,896.33	\$60,909,508.57	\$62,242,696.62	\$63,605,101.85	\$64,997,382.65	\$66,420,211.60	\$67,874,276.71	\$69,360,281.59	\$70,878,947.71

OFFICE OF LEASING AND STATE OFFICE PLANNING
PROPOSAL COST ANALYSIS

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

PROP NO: 10 (Continued) TERM: 40 YEARS

	YR 31	YR 32	YR 33	YR 34	YR 35	YR 36	YR 37	YR 38	YR 39	YR 40
BASE RENT	58,869,251.00	60,046,636.00	61,247,569.00	62,472,520.00	63,721,971.00	64,996,410.00	66,296,338.00	67,622,265.00	68,974,710.00	70,354,204.00
REDUCED RENT	-1,250,000.00	-1,250,000.00	-1,250,000.00	-1,250,000.00	-1,250,000.00	-1,250,000.00	-1,250,000.00	-1,250,000.00	-1,250,000.00	-1,250,000.00

TOTAL RENTAL RATE	\$248.36	\$253.43	\$258.61	\$263.89	\$269.28	\$274.77	\$280.37	\$286.09	\$291.92	\$297.86
TOTAL ANNUAL RENT	\$57,619,251.00	\$58,796,636.00	\$59,997,569.00	\$61,222,520.00	\$62,471,971.00	\$63,746,410.00	\$65,046,338.00	\$66,372,265.00	\$67,724,710.00	\$69,104,204.00
LIGHTS AND PLUGS	670,118.62	690,222.18	710,928.85	732,256.71	754,224.41	776,851.15	800,156.68	824,161.38	848,886.22	874,352.81
HVAC	2,410,174.54	2,482,479.78	2,556,954.17	2,633,662.80	2,712,672.68	2,794,052.86	2,877,874.45	2,964,210.68	3,053,137.00	3,144,731.11
RE TAXES	7,104,272.61	7,281,879.42	7,463,926.41	7,650,524.57	7,841,787.69	8,037,832.38	8,238,778.19	8,444,747.64	8,655,866.33	8,872,262.99
REPAIR & MAINTENANCE	1,351,499.74	1,392,044.74	1,433,806.08	1,476,820.26	1,521,124.87	1,566,758.61	1,613,761.37	1,662,174.21	1,712,039.44	1,763,400.62
GENERAL, INSURANCE&ADMI	1,689,374.68	1,740,055.92	1,792,257.60	1,846,025.33	1,901,406.09	1,958,448.27	2,017,201.72	2,077,717.77	2,140,049.30	2,204,250.78
REFURBISHMENT	1,586,320.40	1,633,910.01	1,682,927.31	1,733,415.13	1,785,417.58	1,838,980.11	1,894,149.51	1,950,974.00	2,009,503.22	2,069,788.32
TOTAL ADDITIONAL COSTS	\$14,811,760.60	\$15,220,592.05	\$15,640,800.42	\$16,072,704.80	\$16,516,633.32	\$16,972,923.38	\$17,441,921.92	\$17,923,985.68	\$18,419,481.52	\$18,928,786.63
TOTAL OCCUPANCY RATE	\$312.20	\$319.04	\$326.03	\$333.17	\$340.47	\$347.93	\$355.55	\$363.35	\$371.31	\$379.45
TOTAL OCCUPANCY RENT	\$72,431,011.60	\$74,017,228.05	\$75,638,369.42	\$77,295,224.80	\$78,988,604.32	\$80,719,333.38	\$82,488,259.92	\$84,296,250.68	\$86,144,191.52	\$88,032,990.63
AVG OCCUPANCY RATE: \$256.55	AVG OCCUPANCY RENT: \$59,519,467.60			TOTAL OCCUPANCY RENT: \$2,380,778,703.93				PV TOTAL OCCUPANCYRENT: \$707,645,417.54		
AVG RENTAL RATE: \$206.15	AVG RENT: \$47,826,611.08									

EXCL NOTES: Excludes the cost of separately metered electricity for lights and plugs, HVAC. Refurbishment

NOTES: This proposal is for a new construction building on a build-to-suit basis for DCAMM. We have calculated the Annual Rent for the building based upon plans developed by JCJ/RAMSA and cost estimates provided by Consigli Construction incorporating the requirements of the RFP but subject to the Building Specifications provided herein. If selected by DCAMM, Landlord expects a collaborative process to refine the requirements of the building to meet DCAMM's needs in the most cost effective manner, similar to the process followed between Greatland and DCAMM for the MA POL Crime Lab project in Marlborough, MA.

As the building has not been constructed yet, we can complete the final design in collaboration with DCAMM and work to "value engineer" the project so that it meets the needs of the Springfield Regional Justice Center but has a potentially lower total cost than proposed herein and thus lower total occupancy expense for DCAMM. In order to achieve this we need input from the user group and expect to follow a similar process as we did with the POL Crime Lab. For example we were able to mutually agree with DCAMM to lower base building ceiling heights in certain areas of the Crime Lab and pass the lower construction costs on to DCAMM.

An additional area for occupancy expense savings is to charge for parking on the surface lot and garage behind the proposed building. We have included the parking areas as FREE PARKING for visitors and staff of the Justice Center. Should DCAMM wish to allow parking fees for the parking area the net revenue derived from the parking area can be used to reduce DCAMM's occupancy costs. Landlord is flexible in how this is administered, and would welcome feedback from DCAMM on the matter, but estimates the potential savings to be \$.5-\$1.0 million annually.

The most direct and impactful cost reduction strategy would be to eliminate the structured parking facility and provide only surface parking spaces on the site, reducing the annual Base Rent by \$1,250,000 per year. This would require some visitors and staff to use area public parking spaces (ample supply, see Section 4 and the Supplemental Proposal) and zoning relief from the City of Springfield to provide less than the minimum amount of parking required per zoning. An alternate site plan depicting surface parking only (yielding 263 visitor and employee spaces) is included in the Supplemental Proposal. Please note the onsite parking counts were sized to meet the minimum parking requirements per zoning, with additional user parking needs being fulfilled by area public parking within .25 mile of the site. If desired, the onsite garage could be expanded to provide ALL required parking by the user onsite at the project, but this would result in a corresponding increase to the Base Rent proposed herein.

In addition, the City of Springfield may offer incentives as an inducement for DCAMM to select this site, which Greatland shall seek any and all incentives along with DCAMM for the project. All savings from any incentives received shall fall to DCAMM under the Lease.

DCAMM adjustments:
DCAMM HAS REDUCED BASE RENT BY \$1,250,000 per year FOR REMOVAL OF OPTIONAL PARKING STRUCTURE.
DCAMM has added \$1.19 per square foot, increasing annually at a rate of 3.00%, for the cost of separately metered electricity for lights and plugs
DCAMM has added \$4.28 per square foot, increasing annually at a rate of 3.00%, for the cost of HVAC
DCAMM adjusted the RE Taxes to reflect a valuation of \$425 PSF, based on the MGM Casino valuation, with 2.5 annual escalations applied in Years 2 through 40

*Total estimated cost of Landlord's Improvements included in the Total Annual Rent: \$428,000,000.00
*Total Annual Rent includes the cost of all work necessary to comply precisely with Landlord's Improvements in § B-2, § B-3 and § B-4: Yes, subject to the Building Specifications section of this proposal.
*Total Annual Rent includes the cost of all services to comply precisely with Landlord's Services in § B-1: The building is designed to accommodate the required services in section B-1 of the RFP, and Landlord or an agent of Landlord shall provide the services at DCAMM's sole cost and expense as part of Operating Expense charges under the Lease. Refurbishment requirements were not included in original OPEX estimates, DCAMM has added a line item for Refurbishment, Estimated at \$653,543/year (Based on information provided by proposer - Does not factor in escalations, DCAMM has added 3% annual escalations)
The Annual Rent is quoted on a triple net (NNN) basis. DCAMM will be responsible for all operating expenses, real estate taxes, utilities, and other variable expenses directly attributable to the use of the building. To the extent possible we have provided estimates for such services based upon cost from other comparable buildings in the area or based upon the collective experience of the development team. However, other than the Base Rent, Landlord shall not be responsible for discrepancies between actual expenses once they are known and the estimates provided herein.
Annual Expense Estimates (PSF) for a 232,000 SF Building:
Utilities: N/A - utilities paid by Tenant
Cleaning: N/A - cleaning provided by Tenant
Repair & Maintenance: \$2.40
General, Insurance & Admin: \$3.00
Total Expenses: \$7.60 (\$1,763,200 annually)
For clarity, the Base Rent specifically excludes the regular refurbishment requirements of the premises specified in Exhibit B-1. Landlord will perform the services at DCAMM's direction, but they will be included as Operating Expenses and billed back to DCAMM under the Lease.
*Parking:
Reserved Parking: Onsite at 1860 Main has 36 Standard and 2 Accessible

AGENCY: TRIAL COURT, MASSACHUSETTS	TOWN: SPRINGFIELD	PROJ MGR: PETER WOODFORD
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EV Stations: Onsite at 1860 Main has 20% of total parking.

Analysis in progress. Subject to change and adjustment. For policy development only. This is not a public document.