

Springfield Regional Justice Center
Comparative Analysis of Finalist Proposals

Proposal #	Address	USF	Estimated Months Execution to Occupancy	Average Annual Base Rent	Exclusions	Estimated Average Annual Excluded Costs*	Total Estimated Annual Cost of Occupancy	NPV of the total cost to the Commonwealth over Lease Term	# OF BEST & BETTER RATINGS	Leasing Team (GOOD-BETTER-BEST)			Planning Team (GOOD-BETTER-BEST)						TRC (GOOD-BETTER-BEST)				
										Developer Qualifications and Experience	Compatibility with Surrounding Uses	Economic Impact	Design Team Qualifications	CM Qualifications	Experience with similar projects	Quality of initial design (Planning)	Understanding of EO594 Requirements	Understanding of Space Planning objectives	Location	Parking and Sallyport Plan	Façade	Quality of initial design (TRC)	Stakeholder Feedback
2	413 Dwight Street	287,438	33	\$46,756,044.23	Utilities, RE Taxes, insurance, Repairs & Maintenance, General/Admin, CAPEX	\$12,486,646.51	\$59,242,690.73	\$720,671,907.28	14	Better	Best	Best	Better	Best	Better	Better	Better	Better	Best	Best	Best	Better	Best
4	Consolidation of Parcels	246,189	40 (173 weeks)	\$46,713,300.00	Electrical, Water & Sewer, Insurance, RE Taxes	\$9,256,989.96	\$55,970,289.96	\$772,023,779.75	12	Better	Good	Better	Better	Better	Better	Better	Better	Better	Good	Best	Better	Better	Better
8	125 Liberty Street	270,055	42	\$37,339,594.39	OPEX (utilities, cleaning, Repairs & Maintenance, Security & life safety, Roads & Grounds, Administrative, Management, Insurance), RE Taxes	\$11,220,835.07	\$48,560,429.46	\$611,449,348.98	13	Best	Better	Better	Best	Best	Best	Best	Better	Better	Best	Better	Good	Best	Better
10	1860 Main Street	232,000	38 (1156 days)	\$47,826,611.08	Lights and Plugs, HVAC, RE Taxes, Repair & Maintenance, General Admin, Insurance, and Refurbishment	\$11,692,856.52	\$59,519,467.60	\$707,645,417.54	8	Better	Better	Better	Good	Best	Good	Best	Not Addressed	Best	Good	Best	Good	Good	Better

*Proposals submitted used inconsistent assumptions regarding estimated property taxes. These were equalized using a common valuation derived from current City of Springfield assessments of recent larger-scale construction and escalated an annual rate of 2.5%. Other estimated expenses were consistently escalated at 3%.