

2. Agency Recommendation Form

Project Information (DCAMM Use Only)

Facility Code*

SUPERIOR COURT

Project Number

202410900

Amendment Number

Project Manager*

Peter Woodford

Workflow Status

Agreement Circulated

Project Type*

New Lease for New Office or Facility

Assign to IPDM

Select Assign to IPDM

IPDM Assignee

Recommendation

User Agency Name*

TRIAL COURT, MASSACHUSETTS

User Agency Contact Name*

Chris McQuade

Secretariat*

JUDICIARY

Name of Office/Facility*

Hampden County Courthouse

Requested Usable Square Footage

300,000

Will this RFP require assistance with furniture procurement?

☒ N/A ☐ Yes ☐ No

Lease Proposal*

☐ N/A ☒ Lease Proposal ☐ Public Space for Lease ☐ Reject All Proposals

Proposal No.*

8

☐ N/A ☒ Evidence of Advertisement in local newspaper(s), if applicable, has been provided

Address of Recommended Premises

125 Liberty Street

City

Springfield

State

MA

Zip Code

01103-____

Name of Proposer

The Liberty Junction Team

Name of Landlord

FDS MA Liberty Junction, LLC

Projected Occupancy Date

6/30/2030

Agreement Type

☐ N/A ☒ Lease ☐ Other

	Yes	No	Comments
Does the Building conform to Exec Order No. 594?	☒	☐	New Construction will conform to Exec Order No.549
Does the Building conform to Section 6.1 (Historic Properties) of the RFP?	☐	☒	
Is the Building in a Gateway City?	☒	☐	
Is the Building in a South Coast Rail Corridor community?	☐	☒	

Confirmed Usable Area

270,055

Lease Term Years*

40

Lease Term Months*

If Lease Term is a combination of Years and Months, enter values in Lease Term Years and Lease Term Months (e.g. if lease term is 3 years and 6 months, enter 3 in Lease Term Years and 6 in Lease Term Months, otherwise leave the non-relevant field blank.)

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Sustainability

Does this property Support EO 594? ☒ Yes ☐ No

If 'Yes', identify all environmental impact practices using the list below.

	CURRENT	PLANNED
Energy Star Building	☐ Yes ☐ No	☒ Yes ☐ No
Energy Conservation and efficiency	☐ Yes ☐ No	☒ Yes ☐ No
Clean energy practices	☐ Yes ☐ No	☒ Yes ☐ No
Energy procurement	☐ Yes ☐ No	☒ Yes ☐ No
LEED Certified Building	☐ Yes ☐ No	☒ Yes ☐ No
Water conservation	☐ Yes ☐ No	☒ Yes ☐ No
Waste reduction and recycling	☐ Yes ☐ No	☒ Yes ☐ No
Environmentally preferable procurement	☐ Yes ☐ No	☒ Yes ☐ No
Toxics use reduction	☐ Yes ☐ No	☒ Yes ☐ No
Sustainable transportation	☐ Yes ☐ No	☒ Yes ☐ No
Access to electrical vehicle charging stations	☐ Yes ☐ No	☒ Yes ☐ No
Other	☐ Yes ☐ No	☐ Yes ☐ No

Number of EV Charging Stations

10

Proximity to Public Transportation

1/4 mile

2. Agency Recommendation Form

Cost

☐ 5 Year ☐ 7 Year ☐ 10 Year ☒ Custom

Base Rent Amount

Estimate Excluded Costs

Rent Period	Period Units	Annual Rent Amount	Annual Rent/Usable Area	Excluded Costs
1	Select	\$28,226,206.71	\$104.52	\$6,370,822.28
2	Select	\$28,806,754.79	\$106.67	\$6,542,234.62
3	Select	\$29,373,398.84	\$108.77	\$6,718,296.52
4	Select	\$29,951,360.62	\$110.91	\$6,899,135.16
5	Select	\$30,540,866.33	\$113.09	\$7,084,881.19
6	Select	\$31,142,146.70	\$115.32	\$7,275,668.91
7	Select	\$31,781,687.07	\$117.69	\$7,471,636.28
8	Select	\$32,407,227.48	\$120.00	\$7,672,925.12
9	Select	\$33,045,262.78	\$122.36	\$7,879,681.11
10	Year(s)	\$33,696,042.70	\$124.77	\$8,092,053.98
11	Select	\$34,028,752.61	\$126.01	\$8,310,197.61
12	Select	\$34,392,352.11	\$127.35	\$8,534,270.09
13	Select	\$34,731,749.48	\$128.61	\$8,764,433.91
14	Year(s)	\$35,074,540.83	\$129.88	\$9,000,856.04

Rent Period



2. Agency Recommendation Form

15	Period Units	Annual Rent Amount	Annual Rent/Usable Area	Excluded Costs
	Select	\$35,420,760.08	\$131.16	\$9,243,708.06
Rent Period	Period Units	Annual Rent Amount	Annual Rent/Usable Area	Excluded Costs
16	Select	\$35,770,441.54	\$132.46	\$9,493,166.30
Rent Period	Period Units	Annual Rent Amount	Annual Rent/Usable Area	Excluded Costs
17	Select	\$36,152,560.43	\$133.87	\$9,749,411.96
Rent Period	Period Units	Annual Rent Amount	Annual Rent/Usable Area	Excluded Costs
18	Select	\$36,509,270.48	\$135.19	\$10,012,631.26
Rent Period	Period Units	Annual Rent Amount	Annual Rent/Usable Area	Excluded Costs
19	Select	\$36,869,547.63	\$136.53	\$10,283,015.56
Rent Period	Period Units	Annual Rent Amount	Annual Rent/Usable Area	Excluded Costs
20	Select	\$37,233,427.55	\$137.87	\$10,560,761.53
Rent Period	Period Units	Annual Rent Amount	Annual Rent/Usable Area	Excluded Costs
21	Select	\$37,600,946.27	\$139.23	\$10,846,071.26
Rent Period	Period Units	Annual Rent Amount	Annual Rent/Usable Area	Excluded Costs
22	Select	\$38,002,527.83	\$140.72	\$11,139,152.45
Rent Period	Period Units	Annual Rent Amount	Annual Rent/Usable Area	Excluded Costs
23	Select	\$38,377,433.68	\$142.11	\$11,440,218.56
Rent Period	Period Units	Annual Rent Amount	Annual Rent/Usable Area	Excluded Costs
24	Select	\$38,756,088.58	\$143.51	\$11,749,488.94
Rent Period	Period Units	Annual Rent Amount	Annual Rent/Usable Area	Excluded Costs
25	Select	\$39,138,530.03	\$144.93	\$12,067,189.02
Rent Period	Period Units	Annual Rent Amount	Annual Rent/Usable Area	Excluded Costs
26	Select	\$39,524,795.90	\$146.36	\$12,393,550.49
Rent Period	Period Units	Annual Rent Amount	Annual Rent/Usable Area	Excluded Costs
27	Select	\$39,946,831.47	\$147.92	\$12,728,811.46
Rent Period	Period Units	Annual Rent Amount	Annual Rent/Usable Area	Excluded Costs
28	Select	\$40,340,861.28	\$149.38	\$13,073,216.61
Rent Period	Period Units	Annual Rent Amount	Annual Rent/Usable Area	Excluded Costs
29	Select	\$40,738,831.39	\$150.85	\$13,427,017.44
Rent Period	Period Units	Annual Rent Amount	Annual Rent/Usable Area	Excluded Costs
30	Select	\$41,140,781.20	\$152.34	\$13,790,472.40



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Rent Period	Period Units	Annual Rent Amount	Annual Rent/Usable Area	Excluded Costs
31	Select	\$41,546,750.51	\$153.85	\$14,163,847.12
Rent Period	Period Units	Annual Rent Amount	Annual Rent/Usable Area	Excluded Costs
32	Select	\$41,990,281.90	\$155.49	\$14,547,414.59
Rent Period	Period Units	Annual Rent Amount	Annual Rent/Usable Area	Excluded Costs
33	Select	\$42,404,411.20	\$157.02	\$14,941,455.39
Rent Period	Period Units	Annual Rent Amount	Annual Rent/Usable Area	Excluded Costs
34	Select	\$42,822,681.78	\$158.57	\$15,346,257.88
Rent Period	Period Units	Annual Rent Amount	Annual Rent/Usable Area	Excluded Costs
35	Select	\$43,245,135.07	\$160.13	\$15,762,118.41
Rent Period	Period Units	Annual Rent Amount	Annual Rent/Usable Area	Excluded Costs
36	Select	\$43,671,812.90	\$161.71	\$16,189,341.57
Rent Period	Period Units	Annual Rent Amount	Annual Rent/Usable Area	Excluded Costs
37	Select	\$44,137,935.01	\$163.44	\$16,628,240.42
Rent Period	Period Units	Annual Rent Amount	Annual Rent/Usable Area	Excluded Costs
38	Select	\$44,573,189.06	\$165.05	\$17,079,136.70
Rent Period	Period Units	Annual Rent Amount	Annual Rent/Usable Area	Excluded Costs
39	Select	\$45,012,795.65	\$166.68	\$17,542,361.10
Rent Period	Period Units	Annual Rent Amount	Annual Rent/Usable Area	Excluded Costs
40	Select	\$45,456,798.30	\$168.32	\$18,018,253.48
		Average Annual Rent	Average Excluded Costs	
		\$37,339,594.39	\$11,220,835.07	

List All Excluded Costs

Select Cost Categories...



2. Agency Recommendation Form

Estimated Total Occupancy Costs

Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
1	\$34,597,028.99	\$128.11
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
2	\$35,348,989.41	\$130.90
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
3	\$36,091,695.36	\$133.65
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
4	\$36,850,495.78	\$136.46
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
5	\$37,625,747.52	\$139.33
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
6	\$38,417,815.61	\$142.26
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
7	\$39,253,323.35	\$145.35
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
8	\$40,080,152.60	\$148.41
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
9	\$40,924,943.89	\$151.54
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
10	\$41,788,096.68	\$154.74
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
11	\$42,338,950.22	\$156.78
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
12	\$42,926,622.20	\$158.96
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
13	\$43,496,183.39	\$161.06
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
14	\$44,075,396.87	\$163.21
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
15	\$44,664,468.14	\$165.39
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
16	\$45,263,607.84	\$167.61
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
17	\$45,901,972.39	\$169.97
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
18	\$46,521,901.74	\$172.27
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
19	\$47,152,563.19	\$174.60



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Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
20	\$47,794,189.08	\$176.98
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
21	\$48,447,017.53	\$179.40
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
22	\$49,141,680.28	\$181.97
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
23	\$49,817,652.24	\$184.47
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
24	\$50,505,577.52	\$187.02
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
25	\$51,205,719.05	\$189.61
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
26	\$51,918,346.39	\$192.25
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
27	\$52,675,642.93	\$195.06
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
28	\$53,414,077.89	\$197.79
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
29	\$54,165,848.83	\$200.57
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
30	\$54,931,253.60	\$203.41
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
31	\$55,710,597.63	\$206.29
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
32	\$56,537,696.49	\$209.36
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
33	\$57,345,866.59	\$212.35
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
34	\$58,168,939.66	\$215.40
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
35	\$59,007,253.48	\$218.50
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
36	\$59,861,154.47	\$221.66
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
37	\$60,766,175.43	\$225.01
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
38	\$61,652,325.76	\$228.30
Rent Period		

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39	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
	\$62,555,156.75	\$231.64
Rent Period	Annual Occupancy Cost	Annual Occupancy Cost/Usable Area
40	\$63,475,051.78	\$235.04
	Average Annual Cost	
	\$48,560,429.46	

2. Agency Recommendation Form

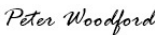
Attachments

Form Attachments

Date Added	File Name	Added By
⏪ ⏩ 0 ⏪ ⏩ No items to display		

Approvals

Signature History

Signature Date	Signature	Added By	Role
06/29/2026		Chris McQuade	Agency Admin
06/29/2026		Senka Huskic	(DCAMM) Support Staff
06/29/2026		Peter Woodford	(DCAMM) Project Manager
06/30/2026		Katie Macedo	(DCAMM) Deputy Director
⏪ ⏩ 1 ⏪ ⏩ 1 - 4 of 4 items			