DESK REVIEW SPREADSHEET (1)		COLOR CODE KEY
	202410900	Non-qualifying/Non-conforming - no further review
USF REQUESTED IN RFP	244,000 (220,000-300,000)	Proposal not substantiative - no further review
SEARCH AREA	Springfield, MA, within 0.5 miles of public transportation. preference for in map attachment area	Proposal substantiative - qualifies for further review

PROPOSAL			QUALIFYING/ CONFORMING					SUBSTANTATIVE/COMMONWEALTH POLICY OBJECTIVES																			
Prop #	Address	USF	Within Search Area?	Is USF Within Range?	Reviewed lease & confirmed no material modifications?	Eligible proposer	Prevailing wage?	Rent table thoroughly filled out?	Construction budget provided?	Historic Property?	EO 594/EO 569/ LEED Silver?	Enviro Justice Area?	Meets parking requirements ?	Includes sallyport?	Landlord team information provided?	Financing information provided?	Capital Improvements Schedule Provided?	Capital Reserve Plan Provided?	Estimated Project Schedule Provided?	Estimated Months Execution to Occupancy	Fit Plan Provided?	Economic Impact Statement Provided?	Access & Opportunity Plan Provided?	Inclusive Design Plan Provided?	Proposal form thoroughly filled out?	Within Map Attachment Area	Any additional docs provided?
1	1515 Main St Vacant Site	249,912	YES	YES	RIDER PROVIDED	YES	YES	YES	YES	NO	PLANNED	YES	YES	YES	YES	YES	YES	YES	YES	47	YES	YES	YES	YES	YES	YES	YES
2	413 Dwight St Entire Bldg.	287,438	YES	YES	RIDER PROVIDED	YES	YES	YES	YES	NO	PLANNED	YES	YES	YES	YES	YES	YES	NO	YES	33	YES	YES	YES	YES	YES	YES	YES
3	1550 Main St	257,856	YES	YES	RIDER PROVIDED	YES	YES	YES	YES	NO	PLANNED	YES	YES	YES	YES	YES	YES	YES	YES	47	YES	YES	YES	YES	YES	YES	YES
4	Consolidation of city of Springfield Assessors Parcels...	246,189	YES	YES	RIDER PROVIDED	YES	YES	YES	YES	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	40 (173 weeks)	YES	YES	YES	YES	YES	YES (BASED ON 180 AVOCADO & CLINTON ST)	YES
5	50 State St/91 Taylor St	261,836	YES	YES	RIDER PROVIDED	YES - FOR 91 TAYLOR	YES	YES	YES	NO	PLANNED	YES	YES	YES	YES	YES	YES	YES	YES	58	YES	YES	YES	YES	YES	YES	YES
6	130 & 120 Maple St 4 Fl	290,000	YES	YES	YES	YES	YES	NO	YES	NO	PLANNED	YES	YES	YES	YES	YES	NO	NO	YES	45	YES	YES	YES	YES	YES	NO	YES
7	275 Chestnut St Vacant Site	249,912	YES	YES	YES	YES	YES	YES	YES	NO	PLANNED	YES	YES	YES	YES	YES	YES	YES	YES	47	YES	YES	YES	YES	YES	YES	YES
8	125 Liberty St Levels -1,0,.1,2,3,4,5,6	270,055	YES	YES	RIDER PROVIDED	YES	YES	YES	YES	NO	PLANNED	YES	YES	YES	YES	YES	YES	NO	YES	42	YES	YES	YES	YES	YES	YES	YES
9	55 State St Entire New Bldg. (15 Stories)	236,121	YES	YES	RIDER PROVIDED	YES	YES	YES	YES	NO	PLANNED	YES	YES	YES	YES	YES	YES	YES	YES	56	YES	YES	YES	YES	YES	YES	YES
10	1860 Main St	232,000	YES	YES	YES	YES	YES	YES	YES	NO	PLANNED	YES	YES	YES	YES	NO	NO	YES	YES	38 (1156 days)	YES	YES	YES	YES	YES	YES	YES

DESK REVIEW SPREADSHEET (2)		COLOR CODE KEY
PROJECT #	202410900	RECOMMEND FURTHER EVALUATION- ROUND 1
USF REQUESTED IN RFP:	244,000 (220,000-300,000)	POSSIBLE FURTHER EVALUATION- ROUND 2 BACKUP
SEARCH AREA:	Springfield, MA, within 0.5 miles of public transportation. preference for in map attachment area	DO NOT RECOMMEND FURTHER EVALUATION

					Leasing Team (GOOD-BETTER-BEST)			Planning Team (GOOD-BETTER-BEST)						TRC (GOOD-BETTER-BEST)				
Prop #	Address	USF	Estimated Months Execution to Occupancy	# OF BEST & BETTER RATINGS	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 St Entire Bldg.	287,438	33	14	Better	Best	Best	Better	Best	Better	Better	Better	Better	Best	Best	Best	Better	Best
8	125 Liberty St Levels - 1,0,.1,2,3,4,5,6	270,055	42	13	Best	Better	Better	Best	Best	Best	Best	Better	Better	Best	Better	Good	Best	Better
4	Consolidation of city of Springfield Assessors Parcels...	246,189	40 (173 weeks)	12	Better	Good	Better	Better	Better	Better	Better	Better	Better	Good	Best	Better	Better	Better
10	1860 Main St	232,000	38 (1156 days)	8	Better	Better	Better	Good	Best	Good	Best	Not Addressed	Best	Good	Best	Good	Good	Better

***PROPOSAL ORDER SORTED FIRST BY TOTAL # OF BEST AND BETTER RATINGS BY CATEGORY, THEN BY ESTIMATED MONTHS FROM EXECUTION TO OCCUPANCY BASED ON TRC PREFERENCE OF TIMELINE**

DESK REVIEW SPREADSHEET (3) FINAL SELECTION COMMITTEE FINANCIAL REVIEW	
PROJECT #	202410900
USF REQUESTED IN RFP:	244,000 (220,000-300,000)
SEARCH AREA:	Springfield, MA, within 0.5 miles of public transportation. preference for in map attachment area

Prop #	Address	USF	Estimated Months Execution to Occupancy	Average Occ Rent	Average Occ Rate	NPV	Improvements Cost	Rent Structure	Estimates Provided by LL or DCAMM	Escalation of estimates factored in?	AVERAGE BASE RENT:	AVG BASE RENT, LESS ANNUAL IMPROVEMENTS COSTS (NO AMORTIZATION CONSIDERED)	AVG BASE RENT PSF, LESS ANNUAL IMPROVEMENTS COSTS (NO AMORTIZATION CONSIDERED)2	YEAR 1: Lights & Plugs	YEAR 1: HVAC	YEAR 1: Opex	YEAR 1: RE taxes	YEAR 1: Capx	YEAR 1: Other (see comment for description)	YEAR 1: Additional Other (see comment for description)	YEAR 1: Additional Other (see comment for description)2	YEAR 1: Additional Other (see comment for description)22	YEAR 1: Total of estimates	YEAR 1: PSF Total of estimates	Notes for additional costs (included in base rent, not factored in, etc.)
2	413 Dwight St Entire Bldg.	287,438	33	$53,688,889.15	$186.78	$ 655,624,955.45	$ 525,750,000	NNN	Landlord	Yes - ASIDE FROM CAPX	$ 46,756,044	$ 33,612,294	$ 116.94	-	-	-	$ 804,826	$ 143,719	$ 862,314	$ 80,483	$ 560,504	$ 1,293,471	$ 3,745,317	$ 13.03	RATES REFLECT THE REMOVAL OF OPTIONAL PARKING STRUCTURE AND LEED SILVER OPTION. OPEX/REFURBISHMENT COSTS ARE NOT INCLUDED IN ESTIMATES
4	Consolidation of city of Springfield Assessors Parcels...	246,189	40 (173 weeks)	$64,994,335.42	$189.75	$ 666,361,882.71	$ 409,058,334	Modified Gross	Landlord	Yes	$ 55,296,335	$ 45,069,877	$ 183.07	$ 1,100,000	-	-	$ 8,000,000	-	$ 148,000	$ 450,000			$ 9,698,000	$ 39.39	OPEX AND CAPX INCLUDED IN BASE RENT
8	125 Liberty St Levels - 1,0,.1,2,3,4,5,6	270,055	42	$44,182,109.51	$151.71	$535,487,905.96	$ 462,225,258	Modified Gross	Landlord	Yes	$ 37,339,594	$ 25,783,963	$ 95.48	-	-	-	$ 1,201,564	-	$ 642,837	$ 600,782	$ 655,194	$ 529,544	$ 3,629,921	$ 13.44	CAPX ESTIMATES ARE NOT INCLUDED - COULD USE CONCESSION TO INITIALLY FUND ACCOUNT, CURRENTLY AMORTIZED OVER TERM
10	1860 Main St	232,000	38 (1156 days)	$54,774,428.11	$236.10	$652,231,582.96	$ 428,000,000	NNN	Both	Yes - DCAMM ADJUSTMENT MADE	$ 47,826,611	$ 37,126,611	$ 160.03	$ 276,080	$ 992,960	-	$ 510,400	-	$ 556,800	$ 696,000	$ 653,543	-	$ 3,685,783	$ 15.89	RATES REFLECT THE REMOVAL OF OPTIONAL PARKING STRUCTURE , CAPX FUNDED BY LL AND INCLUDED IN RENT

*This spreadsheet reflects each proposer's submitted property tax assumptions, which were not consistent across proposals. Please refer to the Cost Analysis for an equitable comparison using standardized property tax assumptions.