



COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE FOR ADMINISTRATION & FINANCE
DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE
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February 18, 2026

Via Email: cwilliams@fdstonewater.com

Claiborne Williams
The Liberty Junction Team
FDS MA Liberty Junction, LLC
1001 19th Street N
Arlington, VA 22209

RE: Request for Proposals for Massachusetts Trial Court (TRC), Springfield, MA, (the RFP) – 125 Liberty Street

Dear Mr. Williams:

Thank you for the proposal that FDS MA Liberty Junction, LLC submitted to lease space to the Commonwealth of Massachusetts. Through a review of this proposal, the Division of Capital Asset Management and Maintenance has identified one or more items that require clarification.

- Please indicate whether the proposed rider language is negotiable. If any terms are non-negotiable, please identify them in your response.
- Please confirm the “capital repair allowance” is built into the proposed rent.
- How would you propose the amount of the “capital repair allowance” be calculated?
- Please provide a revised rent table that breaks out “OET” and the coinciding breakdown for estimated “OET”.
- Please confirm the annual ground lease cost is included in base rent.
- Please confirm the utility “energy rebate savings”, will be attributed to base rent in addition to proposed year 1 rent concessions.
- Please provide a detailed construction budget
- Please provide a detailed project schedule

- Please confirm the construction budget “site work” includes all environmental remediation required to address environmental report.
- Please detail construction budget “Soft Cost” for Administrative, Marketing /Land Commissions, and Professional Fees.

To be considered for further evaluation, please provide clarification as requested above. This clarification must be received by this office no later than February 25, 2026.

If there are any questions, please contact Peter Woodford at Peter.Woodford@mass.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter Woodford", is positioned above the typed name.

Peter Woodford, Senior Project Manager
Office of Leasing and State Office Planning

cc: Christopher McQuade, TRC
Project File #: 202410900
Tracking