



COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE FOR ADMINISTRATION & FINANCE
DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE
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April 6, 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 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 provide additional detail on the development team's experience developing multi-block, mixed-use developments as you've proposed here.
- Describe the design team's experience, if any with embodied carbon as part of construction. Have any measures been contemplated as part of your proposal?
- Discuss the energy model that would be used, and if it includes whole building project inputs. What anticipated outputs do you currently anticipate for EUI performance standards?
- Does your proposal contemplate any incentive programs such as MassSaves? If so, have you already contemplated the rebates in your rent structure?

- The rent schedule proposes a \$5 million rent concession in year 1. How was this amount determined, and can it be negotiated to spread over the lease term? The same questions apply to the energy rebate savings
- The Proposal states that extensive environmental testing has been done and no reportable hazards exist. If hazards are later found, will the cost of removal will be borne by the Landlord?
- Regarding the site acquisition cost, does the \$6,803,776 value only include Parcel 1 and not parcels 2&3?
- Does the proposal include upgrades to surrounding municipal infrastructure? If so, please provide details.
- The Suffolk Construction portion of your presentation references extensive 149A experience. Please confirm the team is aware this is not a 149A project.
- You note solar-ready rooftop areas; did you consider installing solar? Why wasn't it included in the initial build-out?
- Your proposal and subsequent clarification includes estimates for annual expenses to be billed on a modified gross basis. Are there any additional expense categories the Commonwealth should expect to be billed for that are not detailed within your most recent breakdown from the last clarification?
- How were your real estate tax estimates calculated? If they include any abatements, please also provide estimates without them.

To be considered for further evaluation, please provide clarification as requested above. This clarification must be received by this office no later than Sunday, April 12, 2026.

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

Sincerely,



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

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