



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

Via Email: mitch@regionco.com

USPB JV, LLC
Mitch Bolotin
Region Commercial
11 Interstate Drive
West Springfield, MA 01089

RE: Request for Proposals for Massachusetts Trial Court (TRC), Springfield, MA, (the RFP) – 413 Dwight St., Springfield

Dear Mr. Bolotin:

Thank you for the proposal that USPB JV, 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.

- The rent table provided states that the Total Annual Rent includes a LEED Platinum certifiable building but if DCAMM opts for a LEED Gold certifiable building there would be a savings of \$650,000 per year. The requirement in the RFP, and in subsequent documents, is for a LEED Silver building. Please provide the cost savings for opting for a LEED Silver building.
- Would you be willing to discuss alternative approaches to the garage? Such as Landlord operates or engages a vendor to operate the garage on a fee to park basis rather than requiring the Tenant to assume costs?
- Please submit a rent table that shows the rent if the garage was not included.
- You stated, "DCAMM shall assume responsibility for future capital improvements and replacements to the Premises. Landlord can coordinate a DCAMM funded annual capital reserve account to ensure adequate funding sources if requested." Please clarify - does the proposed rent include a dollar value for Capital Reserves or would this be additional?

- If Capital Reserves have not been accounted for in the proposed rent, please provide an estimated annual amount.
- Please provide a detailed construction budget
- Please indicate whether the proposed rider language is negotiable. If any terms are non-negotiable, please identify them in your response.

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