



COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE FOR ADMINISTRATION & FINANCE
DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE
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April 6, 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 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.

- Please provide additional detail on the development team's experience, specifically:
 - Leggat McCall Properties' experience, if any, with courthouse projects and how they differ from other project types
 - Experience developing projects of similar scale, including examples
- Your proposal and subsequent clarification include estimates for the following annual expenses to be billed on a NNN basis. Are there any additional expense categories the Commonwealth should expect to be billed for that are not detailed below? If yes, please list and provide an annual estimate for the cost(s).
 - Utilities
 - Real Estate Taxes
 - Insurance
 - Repairs & Maintenance

- General/Administrative
 - CapEx (*pending determination on how this would be handled*)
- How were your real estate tax estimates calculated? If they include any abatements, please also provide estimates without them.
- You stated, “For clarity, after delivery of the Premises to DCAMM, DCAMM shall assume all responsibility for future improvements, refurbishments, all repairs and replacements within the Premises for the duration of the Lease. Landlord is willing to undertake and coordinate said future improvements at DCAMM’s direction and expense as part of Operating Expenses and billed back to DCAMM under the lease.” Please confirm the RFP requirements related to these items were considered in your OPEX estimates.
- Please confirm how the \$.50/USF annual CapEx was determined?
- If known, please identify the HDR team members who would be working on the project day to day.

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,

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