



April 15, 2026

Peter Woodford
Senior Project Manager
Office of Leasing and State Office Planning
Division of Capital Asset Management & Maintenance
One Ashburton Place, 15th Floor
Boston, MA 02108

RE: Clarification Response for Springfield Regional Justice Center RFP, Project File #: 202410900

Dear Mr. Woodford:

Thank you for your request for clarification on the USBP JV, LLC (USBP) RFP submission for the Massachusetts Trial Court in Springfield, dated April 13, 2026. Our responses are set forth below:

- **The RFP requested a LEED Silver Certified Building, please provide the rational for proposing a LEED Platinum Certified Building.**

USBP proposed a LEED Platinum–certified building to exceed the minimum sustainability criteria identified in the RFP and to deliver additional long-term value to the Commonwealth, particularly in light of the anticipated 40-year lease term. Our intent is to provide a facility that will remain aligned with evolving sustainability expectations and environmental performance standards over the full life of the multi-decade tenancy.

This approach responds to the sustainability and resiliency benchmarks in the RFP, including compliance with Executive Order 569 (Integrated Climate Change Strategy, Sept. 16, 2016) and Executive Order 594 (Leading by Example: Decarbonizing and Minimizing Environmental Impacts of State Government, April 22, 2021). The RFP further calls for using “all practicable means, methods, and commitments” to mitigate environmental impacts and support the User Agency’s plans for meeting the Executive Orders, including (i) a design that is “fossil-fuel free to the extent practicable” and (ii) energy use intensity requirements consistent with courthouse projects that DCAMM and the User Agency are currently designing and constructing.

In developing our proposal, USBP used recent Commonwealth courthouse projects as benchmarks, including the Lowell Justice Center (opened in 2020), Massachusetts’ first LEED Platinum–certified courthouse. For the Springfield Regional Justice Center, our objective is to meet or exceed the performance standard established by that investment.

USPB also recognizes the importance of high-performance public investment in a neighborhood designated by the Commonwealth as an environmental justice population.¹ Against that backdrop, the proposed LEED Platinum approach is intended to align our project with the Commonwealth's commitment to equitable, resilient, and low-impact public infrastructure, especially in vulnerable communities.

From a cost and constructability standpoint, many strategies that once distinguished higher LEED tiers are now embedded in Massachusetts code and are becoming standard practice for new institutional projects. As a result, the marginal cost premium between LEED Silver and LEED Platinum has narrowed. Over a 40-year lease term, any incremental upfront investment for LEED Platinum can therefore be limited relative to the operational savings and the environmental and resilience benefits that compound over decades.

Accordingly, USPB's proposed LEED Platinum strategy is intended to:

- Reduce long-term operating and energy costs through enhanced building efficiency over the life of the lease;
- Support decarbonization and reduced lifecycle emissions consistent with Commonwealth climate objectives;
- Provide improved indoor environmental quality supporting employee health, wellness, and productivity;
- Advance environmental justice and resilience goals through a high-performance building that minimizes impacts on the surrounding community; and
- Deliver a durable, future-ready facility aligned with long-term sustainability expectations over a multi-decade horizon.

Importantly, proposing LEED Platinum does not alter the functional program, spatial requirements, or delivery schedule set forth in our original submission. Rather, it represents a voluntary enhancement intended to benefit the Commonwealth throughout the multi-generational lease term without introducing additional delivery risk. Elkus Manfredi Architects also prepared a memorandum summarizing the project-specific rationale for a LEED Platinum approach and the pathway from LEED v4 Silver to Platinum (see Exhibit A).

That said, USPB is fully willing to adjust the LEED target to any certification level DCAMM prefers, and any construction savings resulting from a lower LEED level would flow to the Commonwealth.

- **Please provide the design/building elements that differentiate a LEED Platinum Certified Building vs. a LEED Silver Certified Building.**

LEED Silver and LEED Platinum certifications are based on the same U.S. Green Building Council LEED v4 framework; however, LEED Platinum requires achievement of a materially

¹ See Mass. Gen. Laws ch. 30, § 62 (defining "environmental justice population" by income, minority population, and English-language proficiency criteria).

higher point threshold and greater rigor in both performance outcomes and documentation across multiple credit categories.

To clarify these differences, Elkus Manfredi Architects prepared a project memorandum describing the rationale for a LEED Platinum approach and the documentation path from LEED v4 Silver to Platinum, attached as Exhibit A. In addition, Elkus Manfredi Architects prepared comparative LEED v4 Concept Project Checklists for both a LEED Platinum and a LEED Silver approach to the Springfield Regional Justice Center, attached as Exhibit B: LEED Platinum Scorecard and Exhibit C: LEED Silver Scorecard. Together, these materials provide both (i) a narrative explanation of the design and documentation approach and (ii) a credit-by-credit comparison of the measures and verification requirements associated with each certification level.

As reflected in the attached scorecards, the principal elements that differentiate a LEED Platinum–certified building from a LEED Silver–certified building include the following:

- **Energy and Atmosphere:** Higher energy-performance targets; enhanced commissioning, advanced energy metering, and long-term performance monitoring; and incorporation of on-site renewable energy. While many foundational measures are driven by current code and Executive Order requirements, LEED Platinum requires additional modeled performance, verification, and ongoing tracking.
- **Water Efficiency:** Greater reductions in indoor and site water use through rainwater capture and reuse strategies, exceeding baseline reductions typically sufficient for LEED Silver.
- **Sustainable Sites:** Enhanced stormwater management capacity, habitat restoration and native planting, and expanded heat-island and light-pollution mitigation measures, with added documentation to demonstrate compliance with LEED thresholds.
- **Materials and Resources:** Completion of a whole-building lifecycle assessment and targeted selection of lower-carbon materials, together with more comprehensive documentation of environmental product disclosures, responsible sourcing, and low-emitting materials.
- **Indoor Environmental Quality:** Additional indoor air quality testing and flush-out procedures, documented daylight and views analysis, acoustic performance measures, and enhanced occupant comfort strategies.
- **Innovation and Regional Priority:** Additional innovation credits and regionally significant performance measures that extend beyond those typically targeted for LEED Silver.

While many of the underlying design strategies are consistent with Massachusetts energy codes and the RFP’s sustainability directives, achieving LEED Platinum requires increased coordination, analysis, and documentation to substantiate performance across a broader set of

credits. The resulting differentiation is not solely the inclusion of discrete design features, but a higher level of verified performance and accountability.

Taken together, the attached scorecards show that the LEED Platinum approach represents a quantifiable enhancement in building performance, resilience, and long-term operational value relative to a LEED Silver baseline. USBP stands ready to implement any LEED certification level DCAMM prefers.

USBP respectfully submits this clarification for DCAMM's consideration and welcomes the opportunity to provide any additional information that may be helpful during further evaluation of our proposal.

Thank you for your time and continued consideration.

Sincerely,



Mitch Bolotin
USBP JV, LLC

Attachments:

- Exhibit A: Memo from Elkus Manfredi Architects Regarding LEED Classifications
- Exhibit B: LEED Platinum Scorecard (prepared by Elkus Manfredi Architects)
- Exhibit C: LEED Silver Scorecard (prepared by Elkus Manfredi Architects)

Exhibit A

memorandum

Date: 4.15.26
To: SJC Team
From: Kristen Fritsch, Director of Sustainability
Project: #
Re: Response to request for clarification on LEED Platinum approach

The intention of this memo is to provide the rationale for proposing a Platinum Building as well as an accounting of the design/building elements as well as documentation that would provide a path from LEED v4 Silver to Platinum certification.

Initial project proposal materials stated that the project should meet current and future needs as well as meeting Commonwealth resiliency and sustainability benchmarks. This was highlighted in the RFP which states the building shall comply with EO 569: Establishing an Integrated Climate Change Strategy for the Commonwealth and EO594: Leading by Example- Decarbonizing and Minimizing Environmental Impacts of the State Government. The following quotes are from the RFP with the project team's approach to meeting these requirements:

- “The building’s design must incorporate all practicable means, methods, and commitments required to mitigate the project’s impact on the environment as well as the User Agency’s plan for meeting the goals of the relevant Executive Orders. The building’s design shall be fossil-fuel free to the extent practicable and meet the energy use intensity (EUI) requirements on par with courthouse projects that DCAMM and the User Agency are currently designing and constructing.”
 - The Springfield Justice Center would be on par with the recently completed Lowell Justice Center which achieved LEED Platinum certification.
 - A fossil-fuel free design with currently available systems that meet the current energy code and EUI requirements also earns more LEED Energy Credits than many projects across the country as the Massachusetts energy code requirements are in line with the Commonwealth’s greenhouse gas emission reduction goals.
- “The designs should be evaluated through enhanced energy modeling and life cycle cost analysis (LCCA) as key components of the design process, and achieve better performance than ASHRAE baselines, with primary emphasis on high-performing envelope that surpasses baseline requirements and lessens heating/cooling demand, enhanced commissioning, LED lighting, all-electric systems; and, automatic temperature controls using full direct digital control-based Building Management Systems.”

- These requirements align with achieving several individual LEED Credits that the team is targeting such as Enhanced Commissioning, LEED Innovation Credit and Advanced Metering – see the attached outline and checklists.
- “The site shall also minimize impacts to climate change, with enhanced measures that reduce contributions to urban flooding and extreme heat in accordance with the Resilient Mass Action Team policies.”
 - In meeting this requirement, there is alignment with designing a resilient project and LEED credits the team would document such as Site Assessment, Protect and Restore Habitat, Rainwater Management, and Heat Island Mitigation.

Additional goals include creating a workspace that supports the health and wellness of occupants, while promoting equitable access to civic resources including vibrant and safe public spaces in an underserved community. The project seeks to reduce environmental impact, serve as a model for responsible public investment, and shape a civic space that inspires and benefits the public. This also contributes to the achievement of multiple LEED credits, with a focus on indoor air quality, commuter support spaces, healthy materials, and daylighting and views.

Ultimately, these project goals remain the backbone of the Springfield Justice Center design, with the collective requirements aligning more closely with LEEDv4 Platinum than with a LEED Silver Standard. While the specific certification target – whether Silver, Gold or Platinum – remains flexible, the process of documenting LEED credits lends validity to the project and holds the project team accountable. This emphasis on rigorous documentation and performance contributes meaningfully to the project’s overall success, regardless of the final certification level desired.

Choosing LEED Platinum for a municipal building is a declaration that the community intends not just to meet today’s standards, but to lead for generations. LEED Silver demonstrates compliance with minimal standards such as building and energy codes, LEED Gold shows responsible stewardship; LEED Platinum shows leadership in climate action, public health, and fiscal prudence by driving deeper cuts in energy, water use, and emissions while improving comfort and resilience for staff and citizens. At the highest level, the building itself becomes a teaching tool and a civic landmark—showcasing advanced efficiency, superior indoor air

quality, and renewable resilient energy systems—so every visit reinforces the message that this municipality invests wisely, spends less on utilities over time, and puts the well-being of its people and environment at the center of public decision-making.

LEED Silver to Platinum Differentiation

The project is unique in that it will comply with the applicable requirements of Executive Order 569 and 594, which identify methods to mitigate environmental impacts through high-performance strategies aligned with many LEED v4 criteria. By meeting these Executive Orders, the project would also achieve several corresponding LEED credits.

Some credits, however, will require additional assessment or administrative effort to document and earn the associated points. The following list identifies both the design elements to be incorporated and the strategies requiring additional tracking or documentation to differentiate a LEED v4 Platinum Certified Building from a LEED v4 Silver Certified Building (presented in the order that correlates with the attached LEED scorecards):

Location and Transportation

- **Bicycle Support Facilities-** Provide covered and secure bike storage on the site, (approximately 27 spots), showers (approx. 5) and changing rooms with lockers (approx. 25 total) to support bike commuters who work in the building.

Sustainable Sites

- **Site Assessment** – While this is already part of the design process, to earn the credit, the team would need to document the site analysis more thoroughly to earn the credit.
- **Protect or Restore Habitat** – The landscaping improvements would include restoring the soils to meet LEED standards and then planting a pollinator garden of native flowering plants in the public plaza area.
- **Light Pollution Reduction** – Specify all exterior site light fixtures to meet uplight and light trespass requirements and document compliance with the credit.
- **Rainwater Management-** The project would install a large stormwater storage cistern on site to retain 90th percentile stormwater.

Water Efficiency

- **Indoor Water Use Reduction**- Added rainwater storage and a greywater toilet flushing system which demonstrates public resource management.

Energy and Atmosphere

- **Renewable Energy** – Include the 22,000 sq. ft. rooftop photovoltaic array that is forecasted to have a 425-kW system capacity.
- **Building Management System** upgrade to monitor energy use and further provide control and efficiency for the project resources.

Materials & Resources

- **Building Life-Cycle Impact Reduction** – Performing the whole building life cycle analysis(wbLCA) study to assess the embodied carbon of the building and then identifying and selecting materials that are lower in carbon such as incorporating low carbon concrete mix designs, low carbon steel, mass timber, insulation, and flooring finish options.
- **Building Material Credits** (Environmental Product Disclosures (EPDs), Raw Materials, Health Product Declarations (HPDs) and Low Emitting Materials) – Achieving these credits require the contractor and design team to take extra care in documenting all the material attributes of building materials and finishes to a high percentage of accuracy.

Indoor Environmental Quality

- **Indoor Air Quality Assessment** – Additional air quality testing and a building flush out at the end of construction would be provided as well as incorporate CO2 sensors in the multi-occupant spaces including court rooms, conference rooms, and offices.
- **Daylight and Quality Views** – Studying the daylight in office and courtroom spaces and designing it to meet acceptable thresholds and reduce reliance of electrical lighting. The design team would spend extra time documenting these design strategies that are usually already incorporated.
- **Acoustic Performance** – Design to acoustic criteria for minimizing HVAC noise, and provide sound masking system in open areas, designated quiet rooms, circulation zones and workstation areas.

Innovation and Design – There are a variety of options to achieve additional points, we have identified the following as the most straightforward points to achieve:

- Operations + Management Starter Kit – Documentation of purchasing and cleaning policies of DCAMM to operate and maintain the courthouse with healthy and safe practices.
- Composting- Operational infrastructure incorporated to allow office tenants to participate in a municipal compost program.
- Exemplary performance for documentation of materials credits, if contractor and design team track them to 100% accuracy.

Regional Priority Credits – the following credits are typically awarded as bonus points when a team achieves them because they are regionally important. The following will earn additional points if the project meets the minimum thresholds:

- Rainwater Management
- Building Life-cycle Impact Reduction
- Renewable Energy Production

Exhibit B



LEED v4 for BD+C: New Construction (with v4.1 substitutions)

Concept Project Checklist - Platinum

Project Name: SJC

Date: 04/13/2026

Y	?	N			
1	0	0	Integrative Process		1
1			Credit Integrative Process		1

14	1	1	Location and Transportation		16
		16	Credit LEED for Neighborhood Development Location		16
1			Credit Sensitive Land Protection		1
	1	1	Credit High Priority Site		2
5			Credit Surrounding Density and Diverse Uses v4.1		5
5			Credit Access to Quality Transit v4.1		5
1			Credit Bicycle Facilities		1
1	0	0	Credit Reduced Parking Footprint v4.1		1
1			Credit Green Vehicles		1

10	0	0	Sustainable Sites		10
Y			Prereq Construction Activity Pollution Prevention v4.1		Required
1			Credit Site Assessment		1
2			Credit Site Development - Protect or Restore Habitat v4.1		2
1			Credit Open Space v4.1		1
3			Credit Rainwater Management v4.1		3
2			Credit Heat Island Reduction		2
1			Credit Light Pollution Reduction		1

6	1	2	Water Efficiency		11
Y			Prereq Outdoor Water Use Reduction		Required
Y			Prereq Indoor Water Use Reduction		Required
Y			Prereq Building-Level Water Metering		Required
2			Credit Outdoor Water Use Reduction		2
3	1		Credit Indoor Water Use Reduction		6
		2	Credit Cooling Tower Water Use		2
1			Credit Water Metering		1

23	5	5	Energy and Atmosphere		33
Y			Prereq Fundamental Commissioning and Verification		Required
Y			Prereq Minimum Energy Performance		Required
Y			Prereq Building-Level Energy Metering		Required
Y			Prereq Fundamental Refrigerant Management		Required
5	1		Credit Enhanced Commissioning		6
10	3	5	Credit Optimize Energy Performance		18
1			Credit Advanced Energy Metering		1
2			Credit Demand Response		2
4	1		Credit Renewable Energy		5
1			Credit Enhanced Refrigerant Management		1
		0	Credit Green Power and Carbon Offsets - NA		0

10	3	0	Materials and Resources		13
Y			Prereq Storage and Collection of Recyclables		Required
Y			Prereq Construction and Demolition Waste Management Planning		Required
3	2		Credit Building Life-Cycle Impact Reduction v4.1		5
2			Credit Building Product Disclosure and Optimization - Environmental Product Declarations v4.1		2
1	1		Credit Building Product Disclosure and Optimization - Sourcing of Raw Materials v4.1		2
2			Credit Building Product Disclosure and Optimization - Material Ingredients v4.1		2
2			Credit Construction and Demolition Waste Management		2

10	1	5	Indoor Environmental Quality		16
Y			Prereq Minimum Indoor Air Quality Performance		Required
Y			Prereq Environmental Tobacco Smoke Control		Required
2			Credit Enhanced Indoor Air Quality Strategies		2
3			Credit Low-Emitting Materials		3
1			Credit Construction Indoor Air Quality Management Plan		1
		2	Credit Indoor Air Quality Assessment		2
		1	Credit Thermal Comfort		1
		2	Credit Interior Lighting		2
2	1		Credit Daylight v4.1		3
1			Credit Quality Views		1
1			Credit Acoustic Performance		1

6	0	0	Innovation		6
1			Credit Innovation: O + M Starter Kit (back-up)		1
1			Credit Innovation: Composting		1
1			Credit Innovation: Purchasing Lamps -LEDs		1
1			Credit Innovation: Exemplary Perf: EPDs or HPDS		1
1			Credit Innovation: Exemplary Perf: or WELL alignment		1
1			Credit LEED Accredited Professional		1

4	1	0	Regional Priority	(Use zip-code to determine)	4
1			Credit Regional Priority: Optimize Energy Performance		1
	1		Credit Regional Priority: Cooling Tower Water Reuse		1
1			Credit Regional Priority: Rainwater Management		1
1			Credit Regional Priority: Building Life-cycle Impact reduction		1
	1		Credit Regional Priority: Indoor Water Use Reduction		N.A.
1			Credit Regional Priority: Renewable Energy Production		N.A.

84	12	13	TOTALS	Possible Points:	110
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Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

Exhibit C



LEED v4 for BD+C: New Construction (with v4.1 substitutions)

Concept Project Checklist - SILVER

Project Name: SJC

Date: 04/13/2026

Y	?	N			
1	0	0	Integrative Process		1
1			Credit Integrative Process		1

13	2	1	Location and Transportation		16
		16	Credit LEED for Neighborhood Development Location		16
1			Credit Sensitive Land Protection		1
	1	1	Credit High Priority Site		2
5			Credit Surrounding Density and Diverse Uses v4.1		5
5			Credit Access to Quality Transit v4.1		5
	1		Credit Bicycle Facilities		1
1	0	0	Credit Reduced Parking Footprint v4.1		1
1			Credit Green Vehicles		1

6	2	1	Sustainable Sites		10
Y			Prereq Construction Activity Pollution Prevention v4.1		Required
			Credit Site Assessment		1
	1	1	Credit Site Development - Protect or Restore Habitat v4.1		2
1			Credit Open Space v4.1		1
3			Credit Rainwater Management v4.1		3
2			Credit Heat Island Reduction		2
	1		Credit Light Pollution Reduction		1

5	2	4	Water Efficiency		11
Y			Prereq Outdoor Water Use Reduction		Required
Y			Prereq Indoor Water Use Reduction		Required
Y			Prereq Building-Level Water Metering		Required
2			Credit Outdoor Water Use Reduction		2
2	2	2	Credit Indoor Water Use Reduction		6
		2	Credit Cooling Tower Water Use		2
1			Credit Water Metering		1

17	10	6	Energy and Atmosphere		33
Y			Prereq Fundamental Commissioning and Verification		Required
Y			Prereq Minimum Energy Performance		Required
Y			Prereq Building-Level Energy Metering		Required
Y			Prereq Fundamental Refrigerant Management		Required
5	1		Credit Enhanced Commissioning		6
8	5	5	Credit Optimize Energy Performance		18
1			Credit Advanced Energy Metering		1
2			Credit Demand Response		2
	4	1	Credit Renewable Energy		5
1			Credit Enhanced Refrigerant Management		1
		0	Credit Green Power and Carbon Offsets - NA		0

5	6	2	Materials and Resources		13
Y			Prereq Storage and Collection of Recyclables		Required
Y			Prereq Construction and Demolition Waste Management Planning		Required
0	3	2	Credit Building Life-Cycle Impact Reduction v4.1		5
1	1		Credit Building Product Disclosure and Optimization - Environmental Product Declarations v4.1		2
1	1		Credit Building Product Disclosure and Optimization - Sourcing of Raw Materials v4.1		2
1	1		Credit Building Product Disclosure and Optimization - Material Ingredients v4.1		2
2			Credit Construction and Demolition Waste Management		2

5	5	6	Indoor Environmental Quality		16
Y			Prereq Minimum Indoor Air Quality Performance		Required
Y			Prereq Environmental Tobacco Smoke Control		Required
2			Credit Enhanced Indoor Air Quality Strategies		2
2	1		Credit Low-Emitting Materials		3
1			Credit Construction Indoor Air Quality Management Plan		1
		2	Credit Indoor Air Quality Assessment		2
		1	Credit Thermal Comfort		1
		2	Credit Interior Lighting		2
	2	1	Credit Daylight v4.1		3
	1		Credit Quality Views		1
	1		Credit Acoustic Performance		1

2	4	0	Innovation		6
	1		Credit Innovation: O + M Starter Kit (back-up)		1
0	1		Credit Innovation: Composting		1
1			Credit Innovation: Purchasing Lamps -LEDs		1
0	1		Credit Innovation: Exemplary Perf: EPDs or HPDS		1
	1		Credit Innovation: Exemplary Perf: or WELL alignment		1
1			Credit LEED Accredited Professional		1

1	3	0	Regional Priority	(Use zip-code to determine)	4
1			Credit Regional Priority: Optimize Energy Performance		1
	1		Credit Regional Priority: Cooling Tower Water Reuse		1
	1		Credit Regional Priority: Rainwater Management		1
	1		Credit Regional Priority: Building Life-cycle Impact reduction		1
	1		Credit Regional Priority: Indoor Water Use Reduction		N.A.
	1		Credit Regional Priority: Renewable Energy Production		N.A.

55	34	20	TOTALS	Possible Points:	110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110					