

PROPOSAL EVALUATION

2A

DCAMM / Office of Leasing and State Office Planning • 617-727-8000 ext 31800

A. SUMMARY INFORMATION

PROJECT NUMBER:	202410900.1	PROPOSAL NUMBER: 2
SUMMARY OF RFP:		
USER AGENCY:	TRC – TRIAL COURT, MASSACHUSETTS	
SEARCH AREA:	Springfield	
REQUESTED SQ FT:	244,000	
DESIRED OCCUPANCY DATE:	as soon as possible	
TERM OF LEASE:	40 Years, with two 10 year extension options	
PUBLIC PARKING:	650 - 900 within ¼ mile of proposed site	
ACCESSIBLE PUBLIC PARKING:	3	
RESERVED PARKING:	70	
ACCESSIBLE RESERVED PARKING:	1	
DROP OFF OR OTHER PARKING:	Requires 20% of onsite parking to be EV; Sallyport	
PROPOSER	Contact:	Mitch Bolotin
	Name:	USPB JV, LLC
	Company:	Region Commercial
	Street1:	11 Interstate Drive
	City State Zip:	West Springfield, MA 01089
OWNER	Company or Owner:	USPB JV, LLC (Jeb Balise, Tom Dennis, Bill Stotler, Mitch Bolotin, Ben Bolotin)
	Street 1:	1441 Main Street
	City State Zip:	Springfield, MA 01103
PROPOSED ADDRESS:	413 Dwight Street Entire Building Springfield, MA 01103	
PROPOSED SQ FT:	287,438	
CONFIRMED USF MEASURE:	not confirmed	
PROPOSED TERM:	40 Years	
COSTS INCLUDED IN BASE RENT:	None	
COSTS OUTSIDE OF BASE RENT USER AGENCY WILL BE RESPONSIBLE FOR:	OPEX and Capital Replacement/Refurbishment	
ESTIMATED COST OF IMPROVEMENTS (included in base rent):	\$525,750,000	
DATE OF SITE VISIT	December 16, 2025	
PROPOSER INTERVIEW	February 19, 2026	

B. REQUIREMENTS OF RFP

State whether the proposal meets the requirements of the RFP

Check Y (Yes) if the proposal meets a requirement and the existing condition meets the requirement.

Check N (No) if the proposal does not meet the requirement.

Check NP (Not at Present) if a proposal meets a requirement but existing conditions do not meet the requirement.

Check NA (Not Applicable) if criteria is not applicable to this RFP

COMPLETE SUBMISSION OF PROPOSAL	☒ Y	☐ N	☐ NP	☐ N/A
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ELIGIBLE PROPOSER PER RFP	☒ Y	☐ N	☐ NP	☐ N/A
TYPE OF AGREEMENT & TERM OF LEASE	☒ Y	☐ N	☐ NP	☐ N/A
SEARCH AREA/LOCATION	☒ Y	☐ N	☐ NP	☐ N/A
PROXIMITY TO PUBLIC TRANSPORTATION	☒ Y	☐ N	☐ NP	☐ N/A
USABLE SQUARE FEET WITHIN RANGE	☒ Y	☐ N	☐ NP	☐ N/A
TYPE OF SPACE (OFFICE, RETAIL ETC)	☒ Y	☐ N	☐ NP	☐ N/A
PROPOSAL INCLUDES LANDLORD'S SERVICES	☒ Y	☐ N	☐ NP	☐ N/A
PROPOSAL INCLUDES LANDLORD'S IMPROVEMENTS	☒ Y	☐ N	☐ NP	☐ N/A
LANDLORD CAPACITY TO DELIVER PER RFP	☒ Y	☐ N	☐ NP	☐ N/A
LANDLORD WILLING TO SIGN COMMONWEALTH LEASE	☒ Y	☐ N	☐ NP	☐ N/A
PARKING REQUIREMENTS PER RFP	☒ Y	☐ N	☐ NP	☐ N/A
OTHER RFP REQUIREMENT: _____	☐ Y	☐ N	☐ NP	☐ N/A

C. COMMONWEALTH POLICY OBJECTIVES

Historic Properties

Is the proposed space in a building listed on the National Register of Historic Places as provided by 16 USC § 470a (1974)?	☐ Y	☒ N
If yes, does the proposal meet the User Agency's needs and is it feasible in terms of costs and requirements to lease this space when compared with other available properties?	☐ Y	☐ N
Is the proposed space in a building certified as an historic landmark as provided by G. L. c. 9, § 26 through 27C?	☐ Y	☒ N
If yes, does the proposal meet the User Agency's needs and is it feasible in terms of costs and requirements to lease this space when compared with other available properties?	☐ Y	☐ N
Is the proposed space in a building designated as an historic landmark by the local historic commission?	☐ Y	☒ N
If yes, does the proposal meet the User Agency's needs and is it feasible in terms of costs and requirements to lease this space when compared with other available properties?	☐ Y	☐ N

Historic Properties Comments:

The proposed premises is not listed on the National Register of Historic Places, nor a historic landmark.

Leading by Example – Decarbonizing and Minimizing Environmental Impacts in State Government

Please identify how the proposal complies with or is planned to comply with Executive Order 594:		
Compliance with or exceeding current building energy codes	☒ Y	☐ N
Energy Star Building Certification	☒ Y	☐ N
LEED Building Certification	☒ Y	☐ N
Passive House Building Certification	☒ Y	☐ N
Compliance with municipal energy disclosure ordinances	☒ Y	☐ N
Compliance with state recycling requirements	☒ Y	☐ N
Access to electric vehicle charging stations	☒ Y	☐ N
Close to public transportation and accessible for pedestrians and cyclists	☒ Y	☐ N
Other contributions to reduced GHG emissions or reduced impacts	☒ Y	☐ N
Smart Location Index of 60 or greater per GSA	☒ Y	☐ N
	☐ Y	☐ N
	☐ Y	☐ N
	☐ Y	☐ N
Other _____	☐ Y	☐ N

Leading by Example Comments:

The proposed premises has a Smart Location Index of 65. The proposal supports Executive Order 594 efforts by compliance with or exceeding current building energy codes, Energy Star Building Certification, LEED Silver Building Certification, Passive House Building Certification, Compliance with municipal energy disclosure ordinances, Compliance with state recycling requirements, Access to electric vehicle charging stations, Close

to public transportation and accessible for pedestrians and cyclists, Other contributions to reduced GHG emissions or reduced impacts, and a Smart Location Index of 60 or greater per GSA. The proposed building will have the following building energy certifications: LEED Silver which supports the A&F bulletin priorities for leasing published in February 2025.

South Coast Rail Corridor Plan

Is the proposed building located within one of the following South Coast Rail Corridor communities? <i>Acushnet, Attleboro, Berkley, Bridgewater, Canton, Dartmouth, Dighton, Easton, Fairhaven, Fall River, Foxborough, Freetown, Lakeville, Mansfield, Marion, Mattapoisett, Middleborough, New Bedford, North Attleborough, Norton, Raynham, Rehoboth, Rochester, Seekonk, Sharon, Somerset, Stoughton, Swansea, Taunton, Wareham, and Westport</i>	☐ Y	☒ N
If yes, did the proposer demonstrate how their proposal is consistent with implementation of the recommendations of the Corridor Plan?	☐ Y	☐ N

South Coast Rail Comments:

The proposed premises is not located within a South Coast Rail Corridor community.

Gateway Cities

Is the proposed building located in one of the Gateway Cities listed below? <i>Attleboro, Barnstable, Brockton, Chelsea, Chicopee, Everett, Fall River, Fitchburg, Haverhill, Holyoke, Lawrence, Leominster, Lowell, Lynn, Malden, Methuen, New Bedford, Peabody, Pittsfield, Quincy, Revere, Salem, Springfield, Taunton, Westfield, Worcester</i>	☒ Y	☐ N
If Yes, answer the following 2 questions:		
Does the proposal promote private investment in construction or substantial rehabilitation of a commercial and/or multi-family residential development?	☒ Y	☐ N
Is the proposed building located within the downtown area?	☒ Y	☐ N

Gateway City Comments:

The proposed premises is located within the Gateway City of Springfield within the downtown area.

Inclusive Design

Does the proposal offer innovative facilities that meet the diverse needs across age, gender, ability, language, ethnicity, and economic circumstance? <i>(If yes, describe how in the comments section)</i>	☒ Y	☐ N	☐ N/A
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Inclusive Design Comments:

Proposer submitted a written plan outlining how their facility is designed to emphasize universal design principles to create inclusive environments for all occupants regardless of ability, in addition to compliance with applicable laws and regulations of the Americans with Disabilities Act and the Massachusetts Architectural Access Board. Specifically, the courthouse will be designed with universal accessibility and inclusivity at its core, ensuring all users, regardless of age, ability, gender, language, ethnicity, or economic circumstance can navigate and use the building independently. Flexible courtrooms, clear multilingual wayfinding, sensory-friendly spaces, and family-support amenities are fully integrated to serve diverse needs without relying on separate or special design features.

Environmental Justice Population Area

Is the proposed building located in an Environmental Justice Population Area as verified on Mass.gov?	☒ Y	☐ N
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Environmental Justice Population Area Comments:

Proposed property is in an Environmental Justice Population neighborhood, and the use does not create an environmental burden

Access & Opportunity

Does the proposal include an outline on how the proposer will create opportunities for individuals or groups from historically under-represented demographics? <i>(If yes, describe how in the comments section)</i>	☒ Y	☐ N
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Access & Opportunity:

Proposer provided a written plan detailing how the following objectives will be met: Diverse project leadership in key roles on the development team and its partners throughout the Project; Opportunities for individuals and businesses from historically under-represented demographic groups to benefit from wealth creation associated with the Project over its entire lifecycle; Meaningful participation of diverse businesses throughout the Project; and Employment opportunities for minorities, women, and other groups that have historically been denied access to work in development and related fields. Proposer provided a sample equitable procurement and participation policy for an Access & Opportunity framework for MBEs, GCs, and Tradespeople.

1. LOCATION: ACCESS, PROXIMITY AND PARKING; NEIGHBORHOOD CHARACTERISTICS

Public parking provided in proposal:	5,900 within ¼ mile of the property	
Other parking provided: (reserved, drop off, etc.)	71 Reserved onsite spaces, 25 onsite EV spaces, 51 other onsite spaces and 37 other spaces across the street at the corner of Lyman and Chestnut Streets	
Has the User Agency approved the public transportation access to the selected location?	☒ Y	☐ N
What is the distance of the proposed building to nearest public transportation?	220 steps to the entrance of Union Station	
Proximity to a bus line:	In front of property	
Proximity to a rail line:	220 steps to Union Station	
Are the applicable proposed parking areas well-lit and accessible for employees and visitors with physical limitations?	☒ Y	☐ N
Has the User Agency approved the proposed parking provided by the Landlord or available in the area for the requirement?	☒ Y	☐ N
Has the User Agency visited the location and approved the proposed access and neighborhood characteristics?	☒ Y	☐ N
Is the User Agency satisfied that the proposed location will provide a safe working environment for employees and visitors?	☒ Y	☐ N

Section 1 Comments:

Parking requirements are met by the following: 71 Reserved onsite spaces, 25 onsite EV spaces, 51 other onsite spaces and 37 other spaces across the street at the corner of Lyman and Chestnut Streets, 5,900 in total within 1/4 mile of the proposed site. User Agency approved public transportation access. The site is 220 steps from the front entrance of Union Station. Proposed site will be well lit. The User Agency approved the proposed parking. The User Agency visited the proposed location and approved the proposed access and neighborhood. The User Agency is satisfied the location will provide a safe working environment for employees and visitors.

2. BUILDING CONDITIONS: EXTERIOR ENVELOPE AND SYSTEMS

Has the User Agency approved the proposed architectural image, exterior appearance, entrances, and lobby design for the proposed building?	☒ Y	☐ N
Has the proposer provided conceptual site plans, renderings, and building elevations?	☒ Y	☐ N
Is the proposed site located within in a flood plain?	☐ Y	☒ N
If yes, describe any anticipated limitations, mitigation measures, or resiliency features related to the proposed development		
Will the proposed building be designed to comply with all applicable ADA/accessibility requirements and codes?	☒ Y	☐ N
Has the proposer identified any known environmental concerns, hazardous materials, or site remediation requirements?	☒ Y	☐ N
If yes, please provide more information:	Noting there is an existing AUL for a portion of the site that will be remediated as part of the development	
Provide the # of proposed passenger elevators:	8	
Provide the # of proposed freight elevators:	2	
Will the proposed elevators include ADA-compliant wheelchair access?	☒ Y	☐ N

Current use of proposed development site:	Vacant office buildings, scheduled to demolished		
Will rezoning, variances, or changes in land use approvals be required? If so describe status and timeline	No, as of right		
Describe the proposed building envelope systems (walls, insulation, glazing, weather barrier systems):	Non-load bearing exterior walls consisting of a combination of granite clad architectural precast concrete panels and glazed aluminum and glass curtainwall		
Proposed general building construction description:	Concrete and steel		
Will electric and HVAC to the premises be separately metered?	☒ Y	☐ N	
Will the building include an energy management system for lighting and building operations?	☒ Y	☐ N	
Will the building include a backup generator or emergency power system?	☒ Y	☐ N	
Will the proposed building shell and systems satisfy the User Agency's requirements upon completion, as proposed	☒ Y	☐ N	
If no, identify required revisions or additional improvements:			
Construction schedule in # of months/anticipated occupancy date:	33 months		

Section 2 Comments:

The User Agency approved in concept the architectural image and conceptual site plan. Proposed location is not in a flood plain. Proposed building will be designed to comply with all applicable ADA/accessibility requirements and codes. The site is currently occupied by vacant buildings that are scheduled for demolition. The proposed building is allowed by-right under existing zoning. General building construction will consist of concrete and steel. Non-load bearing exterior walls will consist of a combination of granite clad architectural precast concrete panels and glazed aluminum and glass curtainwall. The shell building envelope system design will meet or exceed current building code. Utilities will be separately metered. The building will include an EMS system and a backup emergency generator. The building shell and system satisfies the User Agency. The proposed construction schedule is estimated at 33 months.

3. PROPOSED PREMISES CONDITIONS: CHARACTERISTICS, EVALUATION CRITERIA

Will the proposed premises provide a contiguous block of space meeting the User Agency's program requirements?	☒ Y	☐ N	☐ N/A
Will the proposed floor plate efficiently accommodate the User Agency's space program and operational needs?	☒ Y	☐ N	☐ N/A
Are there any proposed structural, mechanical, or design constraints that may interfere with efficient layout, flexibility, or accessibility?	☐ Y	☒ N	☐ N/A
Is the proposed building module regular and consistent?	☒ Y	☐ N	☐ N/A
Is proposed column spacing consistent to efficiently utilize the space?	☒ Y	☐ N	☐ N/A
Will the proposed location of the premises within the building support the agency's operational, security, and public access goals?	☒ Y	☐ N	☐ N/A
Will the proposed location provide adequate daylighting throughout the space (at least 25% of the exterior wall surface)?	☒ Y	☐ N	☐ N/A

Section 3 Comments:

The proposed building provides contiguous blocks of space. The floor plates will be designed efficiently to minimize structural and mechanical requirements. The proposed building module will be regular with column spacing 30 to 36 feet o.c. to efficiently utilize the space. The proposed location is a single tenanted building that will support the User Agency's operational, security and public access goals. The proposed design will provide adequate daylight throughout the space with at least 38% window to wall exterior wall surface ratio, however, there is limited natural lighting within the courtrooms themselves.

4. LANDLORD CAPACITY: DEVELOPMENT DELIVERY, DESIGN & BUILD-OUT, BUILDING AND PROPERTY MANAGEMENT SERVICES

Will the proposed development and Landlord's Improvements comply with the requirements of the RFP as proposed?	☒ Y	☐ N	☐ N/A
The proposal identified the following exceptions, assumptions, or deviations from the RFP requirements:			
Does the proposal include a conceptual space plan or test fit demonstrating compliance with the RFP SAFS and program requirements?	☒ Y	☐ N	☐ N/A

The estimated amount for Landlord's Improvements is:	\$525,750,000		
The estimated amount appears sufficient to perform the described Landlord's Improvements:	☒ Y	☐ N	☐ N/A
The proposed space is expected to be available for occupancy on a schedule reasonably consistent with the Desired Occupancy Date outlined in the RFP.	☒ Y	☐ N	☐ N/A
The capacity of the proposer's team to design and build out the space is rated as:	Acceptable		
The proposer identified the design professional(s) who will prepare Working Drawings.	☒ Y	☐ N	☐ N/A
The identified team is:	Elkus Manfredi Architects, Ltd and HDR, Inc.		
The proposer identified the contractor expected to complete Landlord's Improvements.	☒ Y	☐ N	☐ N/A
The identified contractor is:	Suffolk Construction		
The qualifications and experience of the professionals of the proposer's team demonstrate successful completion of comparable projects.	☒ Y	☐ N	☐ N/A
Has the proposer demonstrated evidence of project financing capability or lender commitment?	Yes, JLL		
The financial capacity and stability of the proposer are rated as:	Acceptable		
Proposed Landlord's Services comply precisely with the RFP.	☒ Y	☐ N	☐ N/A
If not, the proposer identified the following modifications:			
The demonstrated capacity of the proposed landlord to prepare the proposed space for occupancy and to provide Landlord's Services and Landlord's Improvements is rated as:	Acceptable		

Section 4 Comments:

The Landlord's Improvements comply with the RFP requirements. The proposal includes a conceptual space plan. The estimated amount for Landlord's Improvements is \$525,750,000; the amount appears sufficient to perform Landlord's Improvements. The proposed space is expected to be available for occupancy on a schedule reasonably consistent with the Desired Occupancy Date outlined in the RFP. The design professionals identified are Elkus Manfredi Architects, Ltd and HDR, Inc. The identified contractor is Suffolk Construction. The proposer's team demonstrates successful completion of comparable projects. JLL will provide structured financing for the project. The proposed Landlord's Services comply with the RFP. The demonstrated capacity of the proposed Landlord to construct the proposed space for occupancy and provide Landlord's Services is acceptable.

CONCLUSION

This evaluation reflects a comprehensive review of the lease proposal, the supporting materials submitted by the proposer, the proposer interviews, and the User Agency's comments and approvals, all in relation to the requirements of the RFP and the Commonwealth's broader procurement objectives.

The proposal is responsive in many respects and demonstrates that the proposed premises would be capable of supporting a large-scale, specialized state use of nearly 300,000 square feet. The proposal satisfies the baseline RFP requirements regarding completeness of submission, proposer eligibility, lease structure and term, search area and location, proximity to public transportation, usable square footage, type of space, Landlord's Services, Landlord's Improvements, landlord capacity to deliver, willingness to execute the Commonwealth lease, and parking. The site is located in downtown Springfield, within a Gateway City and adjacent to Union Station, with direct bus and rail access, substantial nearby parking, and a site configuration that is not within a flood plain and is permitted by-right under existing zoning.

The proposed building concept, shell systems, accessibility features, emergency power, energy management systems, and separately metered utilities all indicate a development that is capable of meeting the User Agency's operational, security, and public access needs. The proposal also reflects thoughtful planning in terms of contiguous space, efficient floor plates, regular structural spacing, adequate daylighting, and a single-tenant arrangement that supports the intended program. In addition, the proposed development team, contractor, financing support, and delivery approach demonstrate the capacity to complete a project of this complexity and scale within a schedule reasonably consistent with the desired occupancy date.

Notwithstanding the foregoing, after consideration of the full range of proposals received, this proposal is not recommended for selection because a lower-cost proposal is available that better advances the Commonwealth's fiscal objectives. Although this proposal is responsive and operationally suitable, the Commonwealth is required to weigh not

only compliance and suitability, but also overall value, budget alignment, and prudent stewardship of public funds. In this instance, the proposed financial terms do not provide the strongest value proposition when compared with the alternative proposal selected for consideration.

The Commonwealth's need for nearly 300,000 square feet of specialized space must be balanced against the User Agency's budget and the obligation to secure an economical solution that satisfies the program requirements and policy goals of the procurement. The lower-priced proposal provides a more advantageous financial outcome while still meeting the Commonwealth's needs. Accordingly, while this proposal is well developed, responsive, and capable of meeting the stated requirements, it is not the selected proposal because the Commonwealth has determined that the alternative, less expensive proposal best meets the needs of the Commonwealth.

Therefore, consistent with the User Agency's recommendation, the proposed premises located at 413 Dwight Street is not being considered for further evaluation, as a lower cost proposal is being further evaluated for selection.

Evaluation Feedback Received from Massachusetts Trial Court:

Location:

- Downtown
- 12 min walk to courthouse, 220 steps to Union Station
- Multiple parking garages within walking distance
- Bus stop at corner
- Convenient highway access
- Not in flood zone

Parking and Sallyport Plan:

- Proposed 360-car structure on-site (extra cost?)
- 70 dedicated spaces in on-site garage
- Drive-thru sallyport located within secure garage

Façade:

- Good use of glazing but obscured by some sort of sun screening
- Relationship between "glass box" and "solid box" lends civic feeling
- Design complements adjacent state office building
- Not sure about purpose of open canopy at roof (shade?)
- Canopy structure would be more effective closer to street level
- Covered "arcade" from train station is not a great idea for security reasons

Quality of Initial Design (TRC)

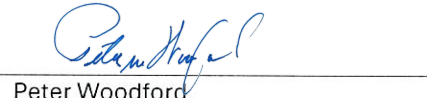
- Bar-shaped floor plan
- 5 stories (above grade), up to 8 CRs per floor
- Most courtrooms don't have natural light
- Lock-up below-grade at sallyport level
- Juvenile Court not shown separated
- Includes judicial suites
- Transaction offices on east side, courtrooms on west
- First floor stacking could be better
- Plumbing chases shown in lock-up are not efficient
- Courtrooms appear narrow on plan at least
- No staff elevator on east side
- Public accessing north egress stair would need to cross staff corridor
- Column spacing 30'-36' x 30'-36', proposed ceiling heights are suitable

This evaluation has been completed with specific reference to the statements of the Request for Proposals (RFP) and the Lease Proposal as submitted and clarified, both in writing and during the site visit.

 6/22/26

Christopher McQuade
User Agency Project Manager

Date



Peter Woodford
DCAMM Project Manager

6-23-26

Date