

PROPOSAL EVALUATION

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

A. SUMMARY INFORMATION

PROJECT NUMBER:		202410900.1	PROPOSAL NUMBER: 4
<u>SUMMARY OF RFP:</u>			
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: Peter Picknelly Name: Gateway Justice Partners Company: Park View South, LLC Street1: Union Station, Suite 300, 1 Peter Pan Way City State Zip: Springfield, MA 01103	
OWNER		Company or Owner: Gateway Justice Partners (Mac Bell (Fengate)) Street 1: 801 Brickell Ave, Suite 2550 City State Zip: Miami, FL 33131	
PROPOSED ADDRESS:		A Consolidation City Springfield Parcels Springfield, MA 01104	
PROPOSED SQ FT:		246,189	
CONFIRMED USF MEASURE:		not confirmed	
PROPOSED TERM:		40 Years	
COSTS INCLUDED IN BASE RENT:		OPEX and CAPEX	
COSTS OUTSIDE OF BASE RENT USER AGENCY WILL BE RESPONSIBLE FOR:		Modified gross lease, Insurance, Utilities and property taxes	
ESTIMATED COST OF IMPROVEMENTS (included in base rent):		\$409,058,334	
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
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:

Because the site consists of multiple parcels and does not currently have a defined street address, a Smart Location Index could not be calculated at this time. However, adjacent parcels along Avocado and Clinton Streets have a Smart Location Index of 62.. 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 . The proposed building has the following building energy certifications, incorporates strategies to address urban flooding, but concerns about long-term sustainability due to location on the river. LEED Silver which support 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:

The proposer outlined how their facility will create an Inclusive Design Strategy that meets the Commonwealth Objectives as outlined in the RFP. Key inclusive design drivers include multilingual signage, trauma informed design practices, biophilic design elements, intuitive wayfinding, interior design reflecting the culture and community of Springfield, and barrier free design. The proposal notes that their strategy goes beyond meeting standard code obligations.

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:

The proposed building is located within an Environmental Justice Population.

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:

The proposal includes a written plan on creating opportunities for individuals/groups from historically under-represented demographics in support of the A&F Bulletin published in February 2025 as follows:
Our Community Engagement Committee will lead outreach and engagement efforts throughout every phase of the Project - including design, permitting, construction, and operations. These efforts are aimed at identifying potential benefits to the surrounding neighborhood and will culminate in the development of a comprehensive Community Benefit Program.
A key component of this outreach will be the Gateway Justice Partners' Access & Opportunity Council, which will actively promote inclusive participation. This includes facilitating job opportunities and encouraging the involvement of diverse businesses in both the construction and ongoing operations/maintenance of the Justice Center.

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

Public parking provided in proposal:	651 Onsite parking spaces	
Other parking provided: (reserved, drop off, etc)	33 Reserved and secure spaces and 38 Unsecured reserved spaces. 12 onsite accessible spaces, 20 percent of the onsite parking will be for EV	
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?	½ mile	
Proximity to a bus line:	PVTa has committed to extend bus service directly to the premises	
Proximity to a rail line:	½ mile from 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: The proposed site is located on the North End waterfront and consists of currently undeveloped land. The site provides access from both the north and south, with the southern connection offering direct access to downtown Springfield. Parking and public transit access satisfy the RFP requirements, and PVTa has committed to extending bus service directly to the site.

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:		
Provide the # of proposed passenger elevators:	9	
Provide the # of proposed freight elevators:	1	
Will the proposed elevators include ADA-compliant wheelchair access?	☒ Y	☐ N
Current use of proposed development site:	Industrial	
Will rezoning, variances, or changes in land use approvals be required? If so describe status and timeline	Yes.	
Describe the proposed building envelope systems (walls, insulation, glazing, weather barrier systems):	Curtain Wall and Rain Screen	
Proposed general building construction description:	Steel, utilizing Curtain Wall and Rain Screen	
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:	40 months	

Section 2 Comments:

The User Agency approved in concept the architectural image and conceptual site plan. The proposed location is not in a flood plain and will be designed to comply with all applicable ADA/accessibility requirements and codes. The proposed site is industrial use land and will require zoning variances. General building construction will consist of steel, with a curtain wall and rain screen façade. The shell building envelope system design will meet or exceed current building code. utilities will be separately metered, and the building will include an EMS system and back-up emergency generator. The building shell and system satisfies the User Agency; the proposed construction schedule is estimated at 40 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, floor plates will be designed efficiently to minimize structural and mechanical requirements, and the proposed building module will be regular with column spacing consistent to efficiently utilize the space. The proposed location will be 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 25 % of the exterior wall surface.

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:	\$409,058,334		
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 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:	DLR Group		
The proposer identified the contractor expected to complete Landlord's Improvements.	☒ Y	☐ N	☐ N/A
The identified contractor is:	Gilbane Building Company		
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, the proposer has reached out to multiple underwriters		

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 proposed development and Landlord's Improvements comply with the RFP requirements, and the proposal includes a conceptual space plan, with the estimated amount for Landlord's Improvements \$409,058,334. This amount appears sufficient to perform Landlord's Improvements. The proposed space is expected to be available for occupancy on schedule reasonably consistent with the Desired Occupancy Date outlined in the RFP. The design professional identified is DLR, identified contractor is Gilbane Building Company, the proposer's team demonstrate successful completion of comparable projects. The Proposer has reached out to multiple underwriters to provide structured financing for the project; proposed Landlord's Services comply with the RFP and 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 proposal in accordance with the requirements of the RFP, the User Agency's programmatic needs, and the Commonwealth's procurement and policy objectives. The proposal is responsive and demonstrates a clear ability to satisfy the majority of the Commonwealth's technical, operational, and performance requirements for a large-scale procurement of approximately 300,000 square feet of space for the Massachusetts Trial Court. The submission was complete and aligned with the required lease structure, search area, and space criteria. The proposed premises meets the required square footage, provides appropriate space type, includes Landlord's Services and Landlord's Improvements, and demonstrates the landlord has the capacity and willingness to deliver the project and execute a Commonwealth lease. Parking requirements are met through a substantial on-site parking supply, including designated reserved and accessible spaces, and the proposal includes additional features such as electric vehicle infrastructure. The User Agency has reviewed and approved the location, access, and general suitability of the site, and has determined that the location will provide a safe and functional environment for employees and visitors.

The proposed site, located within the Gateway City of Springfield, supports key Commonwealth objectives related to economic development and investment in Gateway Cities. The site benefits from proximity to public transportation, including planned extension of bus service and reasonable access to Union Station, and incorporates design features that promote pedestrian and transit accessibility. The proposal also aligns with Commonwealth policy objectives under Executive Order 594 and related A&F guidance, including compliance with current building energy codes, LEED Silver certification, Passive House strategies, recycling requirements, electric vehicle charging, and other measures to reduce greenhouse gas emissions. The proposal further advances policy priorities related to equity and inclusion, with a defined Inclusive Design Strategy, a commitment to accessibility in accordance with ADA and Architectural Access Board requirements, and a comprehensive Access & Opportunity plan that promotes participation by historically under-represented groups and supports workforce diversity and community engagement. The location within an Environmental Justice Population Area is acknowledged, and the proposal indicates that the project will not impose an environmental burden while seeking to deliver community benefits through outreach and inclusive participation.

From a physical and operational standpoint, the proposed building design is capable of meeting the User Agency's needs. The development contemplates a single-tenant facility with contiguous blocks of space, efficient and flexible floor plates, regular structural systems, and sufficient daylighting. The building envelope, consisting of curtain wall and rain screen systems, is designed to meet or exceed current code requirements, and the building will include modern systems such as energy management controls, emergency backup power, and fully ADA-compliant vertical circulation. The proposed site is not located within a flood plain; however, the evaluation notes broader considerations related to long-term resiliency given the property's proximity to the river. In addition, the project will require zoning variances, which introduces an element of entitlement risk and potential schedule uncertainty. The anticipated construction duration is approximately 40 months.

The development team, including DLR Group and Gilbane Building Company, is experienced and qualified, and the proposer has demonstrated the ability to secure financing through engagement with multiple underwriters. The estimated cost of Landlord's Improvements appears sufficient to deliver the proposed scope, and the overall development approach is considered viable. Notwithstanding these strengths, the evaluation must consider the proposal within the broader competitive procurement context. While this proposal is responsive, well-conceived, and capable of meeting the

Commonwealth's programmatic and policy objectives, it is not recommended for selection because an alternative proposal better advances the Commonwealth's fiscal objectives. Although this proposal is responsive, 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. Additionally, the site currently offers fewer nearby amenities, complementary uses, and walkable destinations than competing proposals, with future improvements dependent on additional redevelopment beyond the scope of the proposal.

Accordingly, consistent with the Commonwealth's obligation to ensure prudent fiscal stewardship, adhere to the User Agency's budget constraints, and select the proposal that represents the best overall value, this proposal is not recommended for selection. While it demonstrates many positive attributes and aligns with key policy objectives, the availability of a less expensive alternative that satisfies the Commonwealth's needs ultimately governs the procurement decision. Therefore, consistent with the User Agency's recommendation, this proposal is not being considered for selection.

Evaluation Feedback Received from Massachusetts Trial Court:

Location:

- Riverfront site, just out of downtown area
- 14 min walk to Union Station, 11 min walk to nearest garage
- walk to downtown passes below elevated highway interchange, across active railway
- would need new bus stop added
- flooding concern?
- views of river could provide calming influence to court users

Parking and Sallyport Plan:

- option to provide on-site parking lot for public and staff
- 11+ minute walk to Union Station garage
- includes 33 spaces below building and 38 on surface lot
- sallyport will be within secure garage

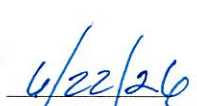
Façade:

- not a lot of obvious glazing
- ribbed metal panels may look dated (80s feel)
- elevation facing river should have more glazing
- public entrance is open and welcoming

Quality of Initial Design (TRC)

- L-shaped floor plan
- 5 stories (above grade), up to 8 CRs per floor
- not all courtrooms receive good natural light
- lock-up below grade at sallyport level
- Juvenile Court not separate; would require Jury Pool relocation
- judges are in suites
- restacking needed
- some PFC courtrooms require detainee-staff cross circulation
- egress paths on first floor aren't clear
- requires four detention elevators
- column spacing: 32'-42' x 24'-32'; 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.

Christopher McQuade
User Agency Project Manager

Date



Peter Woodford
DCAMM Project Manager

6-23-26

Date