

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: 5
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:	Thomas N. O'Brien
	Name:	Thomas N. O'Brien
	Company:	The HYM Investment Group, LLC
	Street1:	One Beacon Street, 31st Floor
	City State Zip:	Boston, MA 02108
OWNER	Company or Owner:	Court Square Real Estate, LLC (Thomas N. O'Brien & Charles Irving)
	Street 1:	One Beacon Street, 31st Floor
	City State Zip:	Boston, MA 02108
PROPOSED ADDRESS:	50 State Street Springfield, MA 01103	
PROPOSED SQ FT:	261,836	
CONFIRMED USF MEASURE:	not yet confirmed	
PROPOSED TERM:	40 Years	
COSTS INCLUDED IN BASE RENT:	Parking	
COSTS OUTSIDE OF BASE RENT USER AGENCY WILL BE RESPONSIBLE FOR:	NNN: Utilities, R.E. Taxes, Operating Expenses, Capital Expense Reserve	
ESTIMATED COST OF IMPROVEMENTS (included in base rent):	\$141,251,000	
DATE OF SITE VISIT:	December 16, 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:

The proposed premises has a Smart Location Index of 64. The proposal supports Executive Order 594 efforts by Energy Star Building Certification, energy conservation and efficiency, clean energy practices, energy procurement, LEED Silver Building Certification, water conservation, waste reduction and recycling, environmentally preferable procurement, toxics-use reduction, access to electric vehicle charging stations, close to public transportation and accessible for pedestrians and cyclists, Smart Location Index of 60 or

greater per GSA. The proposed building has the following building energy certifications: Leed Silver, Energy Star 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.

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 proposed premises offers the following facility elements that meet the diverse needs of the population across age, gender, language, ethnicity and economic circumstance: automatic door openers, wide doorways and hallways, elevators with braille buttons, ramps, braille and tactile signs, clear and consistent signage, digital kiosks and directories, accessible restrooms, gender-neutral restrooms, natural lighting, sound absorbing materials, designated accessible parking spots, bicycle racks.

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.

CONCLUSION

The proposed premises located at 50 State Street, Springfield, is not being considered for further evaluation, as a lower cost proposal is being further evaluated for selection.

Therefore, consistent with the User Agency's recommendation, this proposal is not being considered for selection.

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