

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: 10
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:	Philip Dorman	
	Name:	Greatland Realty Partners, LLC	
	Company:	Greatland Realty Partners, LLC	
	Street1:	One Federal Street, Floor 28	
	City State Zip:	Boston, MA 02110	
OWNER	Company or Owner:	An affiliate of Greatland Realty Partners, LLC(Philip Dorman & Kevin	
	Street 1:	Sheehan (Managing Principals)	
	City State Zip:	One Federal Street, Floor 28	
		Boston, MA 02110	
PROPOSED ADDRESS:	1860 Main Street		
	Springfield, MA 01103		
PROPOSED SQ FT:	232,000		
CONFIRMED USF MEASURE:	not confirmed		
PROPOSED TERM:	40 Years		
COSTS INCLUDED IN BASE RENT:	Capital Expenses		
COSTS OUTSIDE OF BASE RENT USER AGENCY WILL BE RESPONSIBLE FOR:	NNN		
ESTIMATED COST OF IMPROVEMENTS (included in base rent):	\$428,000,000		
DATE OF SITE VISIT	December 16, 2025		
PROPOSER INTERVIEW	March 5, 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 62. The proposal supports Executive Order 594 efforts by complying with or exceeding current building energy codes; obtaining Energy Star Building Certification, LEED Silver Building Certification, and Passive House Building Certification; complying with municipal energy disclosure ordinances and state recycling requirements; providing access to electric vehicle charging stations; being close to public transportation and accessible for pedestrians and cyclists; Other contributions to reduced GHG emissions or reduced impacts; and having a Smart Location Index of 60 or greater per GSA.

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 proposed premises offers the following facility elements that meet the diverse needs of the population across age, gender, language, ethnicity and economic circumstance: Inclusive design principles support every aspect of the project's development, ensuring that the Justice Center is welcoming, functional, and equitable for all users—regardless of age, ability, language, or background. Through barrier-free circulation, accessible public entrances, and clear, multilingual wayfinding, the building expresses the ideal that justice must be not only fair but also accessible and inclusive in its physical form.

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 included 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. Per the proposer: "Greatland is deeply committed to advancing the Commonwealth's Access & Opportunity objectives. Greatland integrates equity and inclusion throughout every phase of project delivery. Our approach to Diversity at Greatland: over 50% of the associates at Greatland are female, and over 40% of the principals of the company are female. Diversity in Contracting: The

Development Team will ensure robust MBE/WBE participation across all contracting tiers. Community Investment & Engagement: With this proposal, Greatland is committing to invest at least 1% of construction costs (estimated to be over \$4.5M) directly into the surrounding community in conjunction with this project. Minority Investment Opportunity: Greatland will partner with Street2lvy and Ionic Development (www.buildionic.com), a WBE focused on projects that bring positive impact to communities through development, to offer up to 5% of the equity required to develop the property to a diverse array of historically underrepresented investors integrates equity and inclusion throughout every phase of project delivery. Greatland is deeply committed to advancing the Commonwealth's Access & Opportunity objectives. Reporting and Oversight: Greatland, Street2lvy, and Ionic Development will track and report participation metrics regularly, ensuring accountability and transparency".

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

Public parking provided in proposal:	1,150 spaces within ¼ mile	
Other parking provided: (reserved, drop off, etc.)	Reserved-secure 33 spaces, Reserved 38 spaces, Sallyport	
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?	PVRTA bus line in front of Premises	
Proximity to a bus line:	PVRTA bus stop in front of premises on Main Street	
Proximity to a rail line:	Union Station .017 mile	
Will the applicable proposed parking areas be 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 as follows: 1150 spaces within ¼ mile of the proposed site, 71 reserved onsite. User Agency approved public transportation access. PVRTA bus stop in front of premises. Premises is .017 miles from Union Station. Proposed site will be well lit. The User Agency approved the proposed parking. The User Agency visited the location and approved the proposed access and neighborhood, and the User Agency is satisfied 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 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:	Existing building to be demolished and site remediation required	
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:	Newspaper Operation and Retail	
Will rezoning, variances, or changes in land use approvals be required? If so describe status and timeline	The project will require Planning Board Site Plan Approval Review (Tier2) under sect 12 of the Zoning Ordinance	
Describe the proposed building envelope systems (walls, insulation, glazing, weather barrier systems):	Masonry 4" Brick, Metal Panel System and pre-cast concrete panels	
Proposed general building construction description:	Precast concrete panels	

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:	45 Months	

Section 2 Comments:

The Proposed facade requires further development to understand 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 existing structures will be demolished which will require site remediation. Site remediation is required. There is currently a Newspaper Operation facility and retail building on the site to be demolished, the site will require Planning Board Site Plan Approval Review (Tier2) under sect 12 of the Zoning Ordinance. General building construction will consist of concrete and steel, and 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 back-up emergency generator. The building shell and system satisfies the User Agency. The proposed construction schedule is 45 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 L-shaped floor plates building module will be regular with 40' O.C. column spacing, five stories above grade, up to 8-courtrooms per floor, sallyport at grade, lock-up at lower level, shared judicial suite, transaction offices on lower level court rooms on upper floors, minor blocking adjustment required. 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 utilizing at least 35-40 % of the exterior wall surface, courtrooms receive natural light through public areas.

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:	\$ 428,000,000		
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 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:	JCJ Architecture, RAMSA, Salas O'Brien, Thornton Tomasetti, Langan		
The proposer identified the contractor expected to complete Landlord's Improvements.	☒ Y	☐ N	☐ N/A
The identified contractor is:	Consigli		
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?	Greatland Realty Partners will provide structured financing to underwrite the project		
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 development and Landlord's Improvements comply with the RFP requirements. The proposal included a conceptual space plan. The estimated amount for Landlord's Improvements is \$428,000,000; 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. Design professionals identified are JCJ Architects, RAMSA, Salas O'Brien, Thornton Tomasetti, and Langan. The identified contractor is Consigli. The proposer's team demonstrates successful completion of comparable projects. Greatland Realty Partners, LLC, will provide structured financing to underwrite the project. 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 represents a thorough review of the proposal in accordance with the requirements of the RFP, the operational needs of the User Agency, and the Commonwealth's procurement and policy objectives for a large-scale lease of approximately 300,000 square feet of space for the Massachusetts Trial Court. The proposal is generally responsive and demonstrates the proposer's ability to meet the majority of the Commonwealth's technical and programmatic requirements.

The submission was complete and conforms to the required lease structure, search area, and space criteria. The proposed premises meets the required square footage, includes appropriate Landlord's Services and Landlord's Improvements, and demonstrates the landlord has the capacity to deliver the project and is willing to execute a Commonwealth lease. Parking requirements are satisfied through a combination of on-site reserved and secure spaces, additional nearby parking supply, and provides for adequate accessibility provisions. The User Agency has reviewed and approved the location, access, and general neighborhood characteristics, and has determined that the site will provide a safe and functional working environment for employees and visitors.

The proposed site is located within the Gateway City of Springfield and in close proximity to public transportation, including direct access to a PVTa bus line which is adjacent to the site and immediate proximity to Union Station to access bus and train service. These characteristics support Commonwealth objectives related to transit accessibility and investment in Gateway Cities. The proposal also aligns with several Commonwealth policy objectives, including compliance with Executive Order 594 and the associated A&F Bulletin 25. The building is designed to meet or exceed current energy codes and incorporates Energy Star, LEED Silver, and Passive House strategies, as well as provisions for electric vehicle charging, recycling, and reduced greenhouse gas emissions. The Smart Location Index of 62 further supports the project's alignment with sustainable sitting goals. The proposal also addresses inclusive design principles, incorporating accessible circulation, multilingual wayfinding, and design elements intended to create an equitable and welcoming environment for a diverse user population. In addition, the project is located within an Environmental Justice Population Area and is intended to serve the surrounding community without creating additional environmental burdens. The Proposal included a detailed outline addressing Diversity at Greatland as follows: "over 50% of the associates at Greatland are female, and over 40% of the principals of the company are female. Greatland has put diversity and inclusion at the core of its values, recruiting, and culture. The Development Team will ensure robust MBE/WBE participation across

all contracting, participation goals will be consistent with, or exceed, DCAMM benchmarks, and we will require proactive inclusion plans from major subcontractors. Community Investment & Engagement: With this proposal, Greatland is committing to invest at least 1% of construction costs (estimated to be over \$4.5M) directly into the surrounding community in conjunction with this project. • Minority Investment Opportunity: Greatland will partner with Street2Ivy and Ionic Development (www.buildionic.com), a WBE focused on projects that bring positive impact to communities through development, to offer up to 5% of the equity required to develop the property to a diverse array of historically underrepresented investors. • Reporting and Oversight: Greatland, Street2Ivy, and Ionic Development will track and report participation metrics regularly, ensuring accountability and transparency.”

From a site and building perspective, the proposal demonstrates the ability to meet the User Agency’s operational requirements through a single-tenant facility providing contiguous blocks of space. The plan design provides regular structural systems, and adequate daylighting throughout the premises. The proposed building systems, including envelope design, energy management systems, emergency power, and ADA-compliant vertical circulation, are consistent with modern standards and are expected to satisfy the User Agency upon completion. However, the project requires demolition of existing structures, site remediation, and Planning Board Site Plan Approval, all of which introduce additional complexity, entitlement risk, and potential schedule uncertainty. At approximately 45 months, the anticipated construction schedule is longer than those of the competing proposals. The purchase and sale agreement also includes a post-closing sale-leaseback provision of up to 12 months, introducing an additional factor that could impact the overall delivery timeline.

The proposed development team, including JCJ Architects, RAMSA, Salas O’Brien, Thornton Tomasetti, Langan and Consigli, demonstrates relevant experience and capability, and the estimated Landlord’s Improvements costs appear sufficient to deliver the proposed scope. Greatland Realty Partners, LLC, will source structured financing underwriting for the proposed project.

While the proposal meets many of the Commonwealth’s requirements and aligns with several policy objectives, it does not represent the best overall value when compared to other submissions. Specifically, competing proposals offer lower overall costs, more favorable delivery schedules, and fewer entitlement and site-related risks. This proposal is not recommended for selection in favor of a less expensive alternative that better satisfies the Commonwealth’s procurement objectives.

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

Evaluation Feedback Received from Massachusetts Trial Court:

Location:

- Edge of downtown
- 19 min walk to Court House, 8 min walk to Union Station
- Bus stop across street
- Good highway access

Parking and Sallyport Plan:

- Proposed on-site 500-car parking garage
- 70+ spaces in secure area
- Pull-in sallyport accessed at grade from side street

Façade:

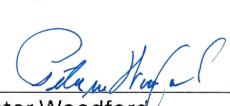
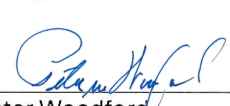
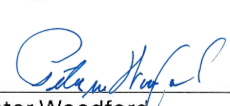
- Façade not clearly developed (or rendered)
- Floor layout would allow for glazing along public waiting areas

Quality of Initial Design (TRC)

- L-shaped floor plan
- Five stories (above grade), up to 8 CRs per floor
- Courtrooms appear to get natural light over public lobby
- Sallyport at grade, but lock-up at lower level
- No dedicated Juvenile Court area

- Shared judicial suite
- Transaction offices on lower floors, courtrooms on upper floors
- Jury deliberation behind courtrooms
- Minor blocking adjustments needed
- Column spacing: 40' x 40'; 18' finished floor to underside of slab

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		Peter Woodford	6-23-26
User Agency Project Manager	Date	DCAMM Project Manager	Date