

SELECTION COMMITTEE EVALUATION

Springfield Regional Justice Center - RFP# 202410900

Committee Members:	Chief Justice Brieger, Court Administrator Ambrosino, Jim Harding, Jim Millins, Chris McQuade, Peter Woodford, Debbie Russell, Scott Schilt, Nolan Flynn
Date:	May 1, 2026

Proposed Selection:	125 Liberty Street
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Rating Definitions (RFP & Commonwealth Alignment)

Good (1)	Meets the baseline requirements of the RFP and demonstrates general alignment with applicable Commonwealth policies. May have gaps, limited detail or moderate risk in fully achieving programmatic or policy objectives.
Better (2)	Fully meets the RFP requirements and demonstrates clear, consistent alignment with Commonwealth policies and program needs. Approach is well-supported, feasible, and presents minimal risk.
Best (3)	Exceeds RFP requirements and demonstrates strong, proactive, and integrated alignment with Commonwealth policies (e.g., sustainability, access, equity, location strategy). Approach is comprehensive, highly effective, and minimizes risk while advancing Commonwealth priorities.

Top 4 Proposals: *Please rank as good/better/best based on overall evaluation of the proposal, see definitions above.*

Proposal #	Address	Rating (see Definition above)
Proposal 2	413 Dwight Street	Better
Proposal 4	Consolidation / Avocado Street	Good
Proposal 8	125 Liberty Street	Best
Proposal 10	1860 Main Street	Good

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Proposal #2 - USPB JV, LLC - 413 Dwight Street

Usable Area and Type of Space
Functionality: Base design meets program requirements; program for USF exceeds requested space and some reduction of redundancies could improve space needs, greater use of efficiencies and reduce costs; key adjacencies and circulation need further evaluation and revisions.
Compatibility: Single tenanted building
Location
Access: Easy major highway access within ¼ mile to I-91 and 291, 550-feet to entrance to Union Station, PVTa bus connection adjacent to site
Proximity: Meets User Agency preference to be located in downtown Springfield
Parking: Proposal includes optional parking structure, which is not a requirement of the RFP. The Proposal meets the parking requirements of the RFP with public parking garages within ¼ mile of the proposed site.
Neighborhood Characteristics: Proposed site is within proximity of the Massachusetts State office building. There are numerous restaurants, shops, and financial institutions within ¼ mile of the property. The property is also located at the entrance of Union Station and PVTa Central Bus Station, as well as close proximity to Springfield's Post Office and MassMutual Center.
Compatibility of Use: Proposal meets the User Agency preference for single tenanted building.
Building Conditions of the Proposed Premises
Configuration, Location and Distribution of Space, Separate and Secure Circulation: Proposed design meets requirements; some reduction of redundancies could improve space needs, greater use of efficiencies and reduce costs; key adjacencies and circulation need further evaluation and revisions.
Building Module and Column Spacing: Proposed design meets requirements

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Main Entry Point(s): Proposed design meets requirements
Acoustics: Proposed design meets requirements
Daylighting: Proposed design meets requirements; natural light not included in courtrooms, which is a desired feature and would involve potential redesign to achieve.
Sustainable Space Utilization: Proposed design meets requirements; aside from office spaces, configuration is not easily adaptable for future reconfigurations to accommodate changes in operations or functionality.
Energy: Proposed design meets requirements, and narrative shows designs would exceed requirements of executive orders and energy codes.
Commonwealth Policy Objectives
Historic Properties: Location required Massachusetts Historical approval to demolish existing buildings
Establishing an Integrated Climate Change Strategy for the Commonwealth: Narrative shows basis of design would exceed requirements of executive orders and energy codes.
Leading by Example, Decarbonizing and Minimizing Environmental Impacts of State Government: The proposal supports Executive Order 594 with fully electric building, use of alternative energy sources, strong focus on sustainability, and is designed to achieve at least LEED Silver Certification.
Gateway Cities: The proposed premises is located within the Gateway City of Springfield
Inclusive Design: 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

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features. The result is a welcoming, equitable environment that supports dignity, safety, and equal access for all.

Environmental Justice Population Areas:

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

Access & Opportunity:

Proposer provided a sample equitable procurement and participation policy for an Access & Opportunity framework for MBEs, GCs, and Tradespeople.

Other

Costs:

NNN Lease, proposal included cost to achieve LEED Platinum and construction of a 350-vehicle parking structure, proposer stated an annual rent credit of \$750,000 if LEED platinum is modified to Silver, proposed parking structure excluded from base rent.

OPEX/Refurbishment are not included

Project Schedule:

Proposed schedule 33 months

Economic Impact:

Proposer states courthouse development will drive economic revitalization in core Metro Center in Downtown Springfield and unlock significant private investment and transform an area devastated by a gas explosion in 2012.

Landlord & Development Team:

Jeb Blaise and Tom Dennis are the two local principals that have the capacity to deliver the proposed development and have presented a strong understanding of Springfield local needs and revitalization goals. The team assembled are local and national firms that have the experience to meet the Trial Court program and RFP objectives. Given other high-profile projects in progress with DCAMM, if this is the selected developer, we must ensure that HDR has the staffing capacity to meet existing commitments as well as the design for this project with their proposed staffing.

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Proposal #4 - Gateway Justice Partners – Consolidation/Avocado Street

Usable Area and Type of Space
Functionality: Proposed base design meets program requirements; would encourage evaluation to make better efficiency in adjacencies.
Compatibility: Single Tenanted building
Location
Access: US Routes 20, I-91, and I-291 all are within 1 mile, walking distance to Union Station is .61 miles
Proximity: The proposal meets the User Agency preference to be located in downtown Springfield; however, the proposed project is located at the outer edge of the downtown core.
Parking: Proposed site includes 651 on-site dedicated spaces for Trial Court use.
Neighborhood Characteristics: Proposed site is an underutilized industrial waterfront parcel; proposer states that the proposed development would be the catalyst to develop housing and commercial opportunities.
Compatibility of Use: Proposal meets the User Agency preference for single tenanted building.
Building Conditions of the Proposed Premises
Configuration, Location and Distribution of Space, Separate and Secure Circulation: Proposed design meets requirements; would encourage evaluation to make better efficiency in adjacencies.
Building Module and Column Spacing: Proposed design meets requirements
Main Entry Point(s): Proposed design meets requirements
Daylighting:

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Proposed design meets requirements; features use of borrowed light for spaces without direct access to windows.
Sustainable Space Utilization: Proposed design meets requirements; aside from courtroom spaces, space program is adaptable for changes in operations.
Energy: Proposed design meets requirements; further details required to fully assess compliance with energy codes and executive orders.
Façade: Proposed design meets requirements
Commonwealth Policy Objectives
Historic Properties: The proposed property is not a historic property.
Establishing an Integrated Climate Change Strategy for the Commonwealth: More information is needed to evaluate if proposed design supports Executive Order 594 efforts and is designed to achieve LEED Silver. Incorporates strategies to address urban flooding, but concerns about long-term sustainability due to location on the river.
Leading by Example, Decarbonizing and Minimizing Environmental Impacts of State Government: More information is needed to evaluate if proposed design supports Executive Order 594 efforts and is designed to achieve LEED Silver
Gateway Cities: The proposed premises is located within the Gateway City of Springfield
Inclusive Design: GJP's Inclusive Design strategy is a prioritized approach that goes beyond meeting standard code obligations to create spaces and experiences that consider a broad range of users and their diverse needs. It emphasizes empathy and awareness, designing from different perspectives and facilitating access and usability for all who come to the new Justice Center. This approach aligns with the Massachusetts Judiciary's goals of optimizing Access to Justice

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Environmental Justice Population Areas: Proposed property is in an Environmental Justice Population neighborhood, and the use does not create an Environmental Burden
Access & Opportunity: Proposal provides a written plan detailing how the objectives will be met: The Proposer will develop an Access & Opportunity Council that will coordinate and implement their plan across design, construction and operations
Other
Costs: Modified Gross Lease, excluded costs include Insurance, Taxes, Utilities. Operating and Cap Expenses included in base rent. Based on consultant reviews, the metrics for the improvements' costs appear a little high but not completely out of line.
Project Schedule: 3 Years- 4 Months (40 weeks) from lease execution
Economic Impact: The Proposer included an Economic Impact Study detailing the future property tax revenue stream, construction and estimated permanent construction jobs, and potential Downtown spending.
Landlord & Development Team: Gateway Justice Partners consists of three principals' organizations; Fengate, Opal and Winn Companies. Fengate is the principal shareholder of 85%, OPAL and Winn control 7.5%. DLR and Annum would lead design services, and DLR is well versed in best practices in current courthouse designs. Gilbane Construction will provide construction services. Fengate is a national developer for courthouse and municipal properties, OPAL is a local commercial developer and owner of a transportation company, Winn Companies develops and manages residential properties

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Proposal #8 - The Liberty Junction Team – 125 Liberty Street

Usable Area and Type of Space
Functionality: Proposed base design meets program requirements and is consistent with design objectives of current courthouse projects.
Compatibility: Single Tenanted building
Location
Access: Immediate access to the site from I-91, and within ¼ mile of I-291, Union Station located 500' from proposed site provides access to multiple public transit points
Proximity: Meets User Agency preference to be located in downtown Springfield
Parking: Onsite parking meets RFP requirements, 550 space public parking is directly across from proposed site.
Neighborhood Characteristics: The Proposed site is formerly a medical office building. This property is located within Metro Center, Springfield's business district. Hampden County Sheriff's office is located across the street, and the police and fire departments are located within 1 mile. There are amenities within close proximity to the proposed building.
Compatibility of Use: Proposal meets the User Agency preference for single tenanted building.
Building Conditions of the Proposed Premises
Configuration, Location and Distribution of Space, Separate and Secure Circulation: Proposed design meets requirements; strong use of efficiency in adjacencies and circulation requirements
Building Module and Column Spacing: Proposed design meets requirements
Main Entry Point(s): Proposed design meets requirements

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Acoustics: Proposed design meets requirements
Daylighting: Proposed design meets requirements
Sustainable Space Utilization: Proposed design meets requirements; program is adaptable for future reconfigurations
Energy: Proposed design meets requirements; good use of current best practices to exceed energy code and requirements of executive orders for decarbonization.
Façade: Proposed design meets requirements
Commonwealth Policy Objectives
Historic Properties: The proposed property is not a historic property
Establishing an Integrated Climate Change Strategy for the Commonwealth: The proposal supports Executive Order 594 efforts and is designed to achieve LEED Silver Certification. Proposed for solar ready building, anticipating third-party provider for PV system.
Leading by Example, Decarbonizing and Minimizing Environmental Impacts of State Government: The proposal supports Executive Order 594 efforts and is designed to achieve LEED Silver Certification
Gateway Cities: The proposed premises is located within the Gateway City of Springfield
Inclusive Design: 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.
Environmental Justice Population Areas:

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

Access & Opportunity:

The proposed plan will provide integrated design principles that provides “access for all”. The design for the proposed courthouse seeks to meet the diverse and changing needs of users across age, gender, ability, language, ethnicity and economic circumstance.

Other

Costs:

Modified Gross Lease, provided a rent concession Year 1 with alternate scenarios to spread rent credit over term or establish Cap/Ex account in Year 1. Cap/Ex expenses are not included in the base rent

Project Schedule:

3 Years 6 Months, (42 months) from Lease execution

Economic Impact:

Proposal includes an Economic impact statement, stating the Proposer will tap into local workforce for construction and long-term employment opportunities, be a catalyst to stimulate occupancy growth, and will support existing retail and office occupancy.

Landlord & Development Team:

FD Stonewater, a national real estate development firm with extensive government sector experience, and their development team will manage all development aspects of the project. CoJo Partners Massachusetts-based Minority Business Enterprise (MBE) will lead community outreach, advance inclusive economic development, generate opportunities for underrepresented businesses to maximize community benefits for Springfield. LWA and the design team have significant experience with courthouse projects in Massachusetts and best practices in courthouse designs.

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Proposal #10 – Greatland Realty Partners – 1860 Main Street

Usable Area and Type of Space
Functionality: Proposed base design meets program requirements and is consistent with design objectives of current courthouse projects. Most efficient of all proposals in terms of space, and minimal redesign would be needed.
Compatibility: Single tenant building
Location
Access: Public transit access meets requirements Towards the end of Main Street but still walkable Easy vehicle access from highway
Proximity: The proposal meets the User Agency preference to be located in downtown Springfield.
Parking: Proposal includes optional parking structure; proposal was considered without garage. Still meets parking requirements
Neighborhood Characteristics: Compatible
Compatibility of Use: Compatible
Building Conditions of the Proposed Premises
Configuration, Location and Distribution of Space, Separate and Secure Circulation: Meets baseline requirements; effective design for circulation and compatibility of adjacent spaces.
Building Module and Column Spacing: Meets baseline requirements
Main Entry Point(s): Main entrance faces downtown, separate staff entry, courtyard space
Acoustics:

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Acoustical requirements and best practices contemplated in the proposal
Daylighting: Unclear if courtrooms would have access to natural light due to being on the interior.
Sustainable Space Utilization: On the lower end of the required USF range. Space is not readily adaptable to reconfigurations due to operational changes.
Energy: More information is required to determine designs for energy performance and ability to meet energy code and compliance with executive orders.
Façade: Focus on traditional courthouse appearance
Commonwealth Policy Objectives
Historic Properties: The proposed property is not a historic property
Establishing an Integrated Climate Change Strategy for the Commonwealth: Narrative shows basis of design would exceed requirements of executive orders and energy codes.
Leading by Example, Decarbonizing and Minimizing Environmental Impacts of State Government: The proposal supports Executive Order 594 with fully electric building, use of alternative energy sources, strong focus on sustainability, and is designed to achieve at least LEED Silver Certification .
Gateway Cities: The proposed premises is located within the Gateway City of Springfield
Inclusive Design: Proposal indicates inclusive design principles will be considered during all phases of the project
Environmental Justice Population Areas: In an Environmental Justice Population Area
Access & Opportunity: Plan provided Partnership with Street2Ivy and Iconic Development for A&O opportunities Greatland already supports A&O in their day to day
Other
Costs:

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NNN – proposer provided estimates

Based on consultant review, improvements costs appear a little high but not completely out of line

Based on cost analysis metrics, anticipated to be mid-cost among proposals received

Project Schedule:

45 months from Fully Executed Lease to Occupancy

Economic Impact:

Economic impact statement provided – focused mostly on the benefits that would end up being similar among all proposals (job creation, tax revenue, local business growth, etc.) References improved appearances along Main and Liberty Streets.

Landlord & Development Team:

Greatland Realty Partners, a Massachusetts based real estate development firm with extensive lab and office sector experience, and their development team will manage all development aspects of the project. Street 2lv /Ionic will lead community outreach, advance inclusive economic development, generate opportunities for underrepresented businesses to maximize community benefits for Springfield. Consigli Construction Managers will work in conjunction with JCJ Architects- Architect of Record and RAMSA- design Architect.