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Bid Leveling + Benchmark Report

DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE

Springfield Justice Center Bid
Bid Levelling and Benchmarking Report

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March 24th 2026

Accurate Budgets. **Confident Decisions**

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Report Objective

The following report looks at cost and scope submissions for the Springfield Justice Center Design and Build RFQ. The contents of this report initially looks at high level submissions with focus on scope/ building efficiency and summary level construction hard cost $/gsf assessments. We then compare those metrics to summary level benchmarking from within DHARAMetrics live benchmarking data base where historic projects get normalized for time and location. All that data observed is normalized to Springfield MA for comparison purposes. Following sections of this report then identify some detailed observations on the construction cost while also again comparing DHARAMetrics data comps at a similar level.

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Summary Data Findings

The following provides summary extracts from each of the submissions. The first table identifies the teams that submitted proposals. The second table reviews key building metrics, including Usable USF, Rentable Square Feet (RSF), and the listed Gross Square Feet (GSF). This table also highlights the GSF/NSF ratio, the listed hard construction cost, and the construction cost per GSF based on the submitted bid values. In addition, we have included a column and calculation that adjusts the construction cost to reflect **$/GSF in today's dollars**. This adjustment removes design and schedule escalation assumptions, allowing us to identify the effective construction cost of the project in current dollars.

Proposal / Site	Developer / Team	Architect	Construction Manager
Liberty Junction – 125 Liberty St	FDS MA Liberty Junction LLC	Leers Weinzapfel Associates	Suffolk
413 Dwight Street – Downtown	USPB JV / Region Commercial	Elkus Manfredi + HDR	Suffolk
1860 Main – Greatland Realty Partners	Greatland Realty Partners	RAMSA	Consigli
Riverfront – Gateway Justice Partners	Fengate + WinnDevelopment + Opal	DLR Group	Gilbane

Proposal / Site	GSF	RSF / NSF	USF	GSF / USF	GSF / USF	Construction Cost	$/GSF (Bid)	$/GSF (Today's $)	Design Duration	Construction Duration
Liberty Junction – 125 Liberty St	328,790	300,391	270055	1.22	82%	$ 340,599,453	$ 1,036	$ 995	15	27
413 Dwight Street – Downtown	390,000	329,922	287438	1.36	74%	$ 363,217,108	$ 931	$ 906	6	30
1860 Main – Greatland Realty Partners	295,000	278400	232000	1.27	79%	$ 328,200,000	$ 1,165	$ 1,112	12	30
Riverfront – Gateway Justice Partners	337,526	294,925	246189	1.37	73%	$ 409,058,334	$ 1,212	$ 1,151	None included	None included

**** Each project includes sitework and parking***

No break down of indirects, included 32% markup

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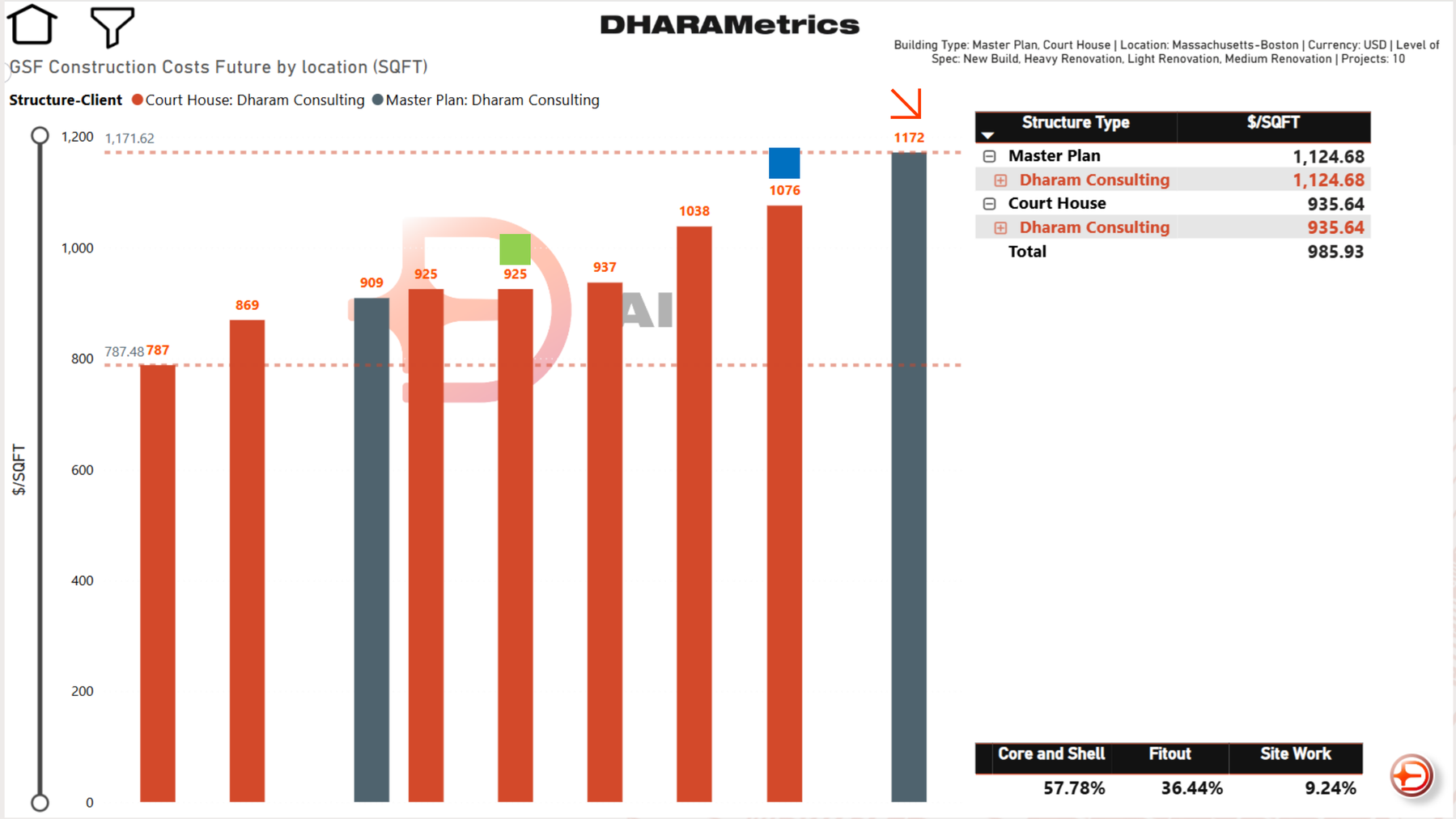
Summary Benchmarking

- The benchmarking report attached outlines prior court house projects within the DHARAMetrics data base normalized to todays $. Framingham Courthouse is the most recent and is listed here at $1,172/GSF.
- The Lynn District Courthouse is shown here at $ 1,076/GSF in todays $
- Lowell Justice Center is $ 925/GSF in todays $



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Summary Findings

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Summary of Peer Comparison

The four proposals represent courthouse facilities ranging from approximately **295,000 to over 400,000 gross square feet**, with usable program areas between approximately **232,000 and 287,000 square feet**.

Each project incorporates the programmatic requirements of a modern courthouse facility but differs in site development conditions, parking strategy, mechanical systems, and architectural scope. These factors contribute to differences in construction costs.

Based on the available information and normalization of escalation to current dollars, the proposals generally fall within the **middle/ upper range of industry benchmarks for courthouse construction**, which typically range between **$800 and $1,100 per gross square foot in current dollars**, depending on building complexity, security requirements, and architectural quality.

The normalized comparison indicates the following relative cost position:

Proposal	Gross SF	Usable SF	GSF / USF	$ / GSF (Bid)	$ / GSF (Current $)
Liberty Junction	360,000 *	270,055	1.33	~$1,036	~$995
413 Dwight	414,000*	287,438	1.44	~$931	~$906
1860 Main	295,000	232,000	1.27	~$1,165	~$1,112
Riverfront	337,526	246,189	1.37	~$1,212	~$1,151

* Gross building area normalized for comparison.

While the proposals vary in scale and site conditions, the resulting construction cost levels are broadly consistent with the cost expectations for large urban courthouse facilities and inline with benchmark averages shown on the prior page. DHARAMetrics benchmark average in todays $ 986/GSF, the average of the 3 highlighted projects in DHARAMetrics is $ 1,058 : The average submission cost between the 4 proposals provided here is : $ 1,041/GSF. We would expect a design build contract to be in the order of 5-6% more expensive than a standard GMP. If we take the DHARAMetrics average of 986/SF and multiply by 1.05 we get: $1,035/GSF

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Summary Findings

Whilst the overall cost metrics align with industry benchmarks it is worth noting that the average GSF/NSF ratio of these proposals could be tough to achieve.

Proposal	Gross SF	Usable SF	GSF / USF	$ / GSF (Bid)	$ / GSF (Current $)
Liberty Junction	360,000 *	270,055	1.33	~$1,036	~$995
413 Dwight	414,000*	287,438	1.44	~$931	~$906
1860 Main	295,000	232,000	1.27	~$1,165	~$1,112
Riverfront	337,526	246,189	1.37	~$1,212	~$1,151

The average GSF/NSF ratio here is 1.35. We will look to the design team to comment here but we believe that typical Courthouse GSF/USF efficiency is in the range of 1.4-1.65 order. With this in mind we feel that the proposals may present a risk for scope creep or more likely a 10-15% reduction in USF down the road.

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Detailed Benchmarking

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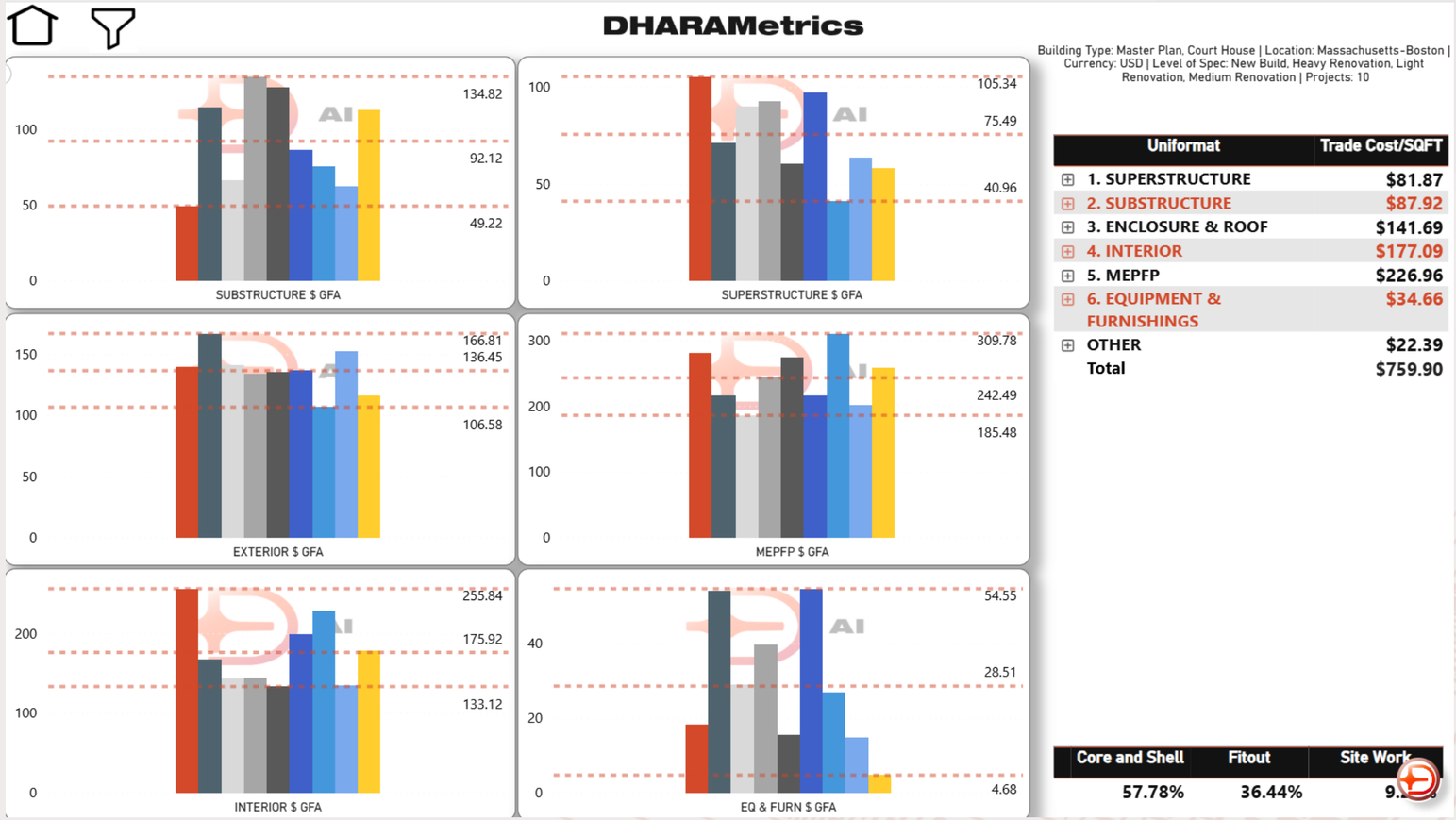
- Average trade benchmarks amount to $760/sf

Proposal / Site	$/GSF (Today's $). Trade Cost	Design Duration
Liberty Junction – 125 Liberty St	$ 731	15
413 Dwight Street – Downtown	$ 681	6
1860 Main – Greatland Realty Partners	$ 1,040	12
Riverfront – Gateway Justice Partners	$ 1,041	None included

At a high level we would comment that the trade costs in todays $ are more in line with benchmarks for the top 2 proposals versus bottom 2. A number of possible conclusions can be drawn from this but it is worth a discussion among the project team.



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Detailed Findings

Liberty Junction – Summary

Project Overview

- New courthouse facility
- **328,790 GSF building**
- **270,055 usable SF program**
- Demolition of existing structure
- Coordination with **Bay State Parking Garage**

Cost Summary

Category	Cost	$ / GSF
Building Construction	~$221M	~$673
Site Development	~$17.4M	~$53
Demolition	~$1.6M	~$5
General Conditions / Requirements	~$26.6M	~$81
Allowances / Escalation	~$37.5M	~$114
Insurance / SDI	~$8.8M	~$27
Contractor Fee	~$11.5M	~$35

Total Construction Cost:
$340.6M (~$1,036 / GSF)

Key Cost Drivers

- Structural steel courtroom spans
- Mechanical systems for large courtroom volumes
- Electrical / AV infrastructure
- Architectural precast façade
- Urban site redevelopment

Key Cost Risks

Planning efficiency

- 73% usable-to-gross efficiency
- Higher than typical courthouse benchmarks

Building systems

- mechanical and electrical systems represent large cost share

Urban site work

- excavation and soil conditions

413 Dwight – Summary

Project Overview

- New courthouse facility
- **~390,000 GSF building**
- **287,438 usable SF**
- Demolition of multiple existing buildings
- Below-grade parking structure

Cost Summary

Category	Cost	$ / GSF
Base Building	~$234.9M	~$602
Site Development	~$23.4M	~$60
Parking Structure	~$18.5M	~$47
Demolition	~$7.4M	~$19
General Conditions / Requirements	~$26.8M	~$68
Contingency	~$29.2M	~$75
Escalation / Tariffs	~$13.2M	~$34
Insurance	~$9.9M	~$25
Contractor Fee	~$12.3M	~$31

Total Construction Cost:
$363.2M (~$931 / GSF)

Key Cost Drivers

- Structural steel courtroom spans
- Curtainwall glazing systems
- Mechanical systems serving large courtroom volumes
- Electrical / technology systems
- Below-grade parking structure

Key Cost Risks

Planning efficiency

- 1.36 gross-to-usable factor

Mechanical systems

- large air handling requirements

Urban redevelopment

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Detailed Findings

1860 Main – Summary

Project Overview

- 295,000 GSF courthouse
- 232,000 usable SF program

Additional components:

- 360-space structured parking garage
- 12,000 SF retail shell space
- Urban redevelopment and streetscape improvements

Cost Summary

Category	Cost	$ / GSF
Building Construction	~$263M	~$892
Site Development	~$27M	~$92
Parking Structure	~$16.6M	~$56
Permits / Other	~$6.1M	~$21
Escalation	~$15.5M	~$53
Change Order Allowance	~$15.5M	~$53

Total Construction Cost:
$343.7M (~$1,165 / GSF)

Benchmark Notes

Structured Parking

- 360 spaces
- ~$16.6M total
- ~$46,000 / space
- consistent with $30k–$50k industry range

Retail Shell

- 12,000 SF
- ~$3.5M estimated cost
- ~$293 / SF

Key Cost Risks

Planning efficiency

- 1.27 gross-to-usable factor (very efficient)

Façade systems

- masonry + metal panel + precast + ballistic glazing

Riverfront – Summary

Project Overview

- 337,526 GSF courthouse building
- 246,189 usable SF program

Supporting development:

- ~600 surface parking spaces
- Urban site infrastructure improvements

Cost Summary

Category	Cost	$ / GSF
Courthouse Building	~$336M	~$996
Site Infrastructure	~$25.9M	~$77
Surface Parking	~$7.2M	~$21
Indirect Costs	~$132M	~$391

Total Project Cost:
$409M (~$1,212 / GSF)

Key Cost Drivers

- geothermal mechanical system
- courtroom HVAC requirements
- electrical / technology infrastructure
- terra cotta curtainwall façade

Key Cost Risks

Planning efficiency

- 1.37 gross-to-usable factor

Geothermal system

- drilling productivity and subsurface conditions

Indirect cost allowances

- large portion of total project cost

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Detailed Findings – Summary Uniformat Review

River front		337,526	Liberty Junction		328,790	Dwight Street		390,000	1860 Main		312,000	DHARAMetrics $/GSF
Uniformat Category	Cost	$ per sf	Uniformat Category	Cost	$ per sf	Uniformat Category	Cost	$ per sf	Uniformat Category	Cost	$ per sf	
Basement	$0	$0	Basement	$0	$0	Basement	$0	$0	Basement	$0	$0	$11
Demolition/Enabling	$11,481,816	$34	Demolition/Enabling	$1,402,500	$4	Demolition/Enabling	$5,768,297	$15	Demolition/Enabling	$6,090,000	$20	$17
Selective Demolition	$2,001,100	$6	Selective Demolition	$0	$0	Selective Demolition	$0	$0	Selective Demolition	$0	$0	$0
Foundations	$11,158,413	$33	Foundations	$10,463,634	$32	Foundations	$13,513,097	$35	Foundations	$15,949,700	$51	$29
Superstructure	$23,330,815	$69	Superstructure	$27,202,366	$83	Superstructure	$21,685,244	$56	Superstructure	$20,242,700	$65	$82
Exterior Enclosure	$30,179,181	$89	Exterior Enclosure	$25,831,949	$79	Exterior Enclosure	$34,285,409	$88	Exterior Enclosure	$38,564,400	$124	$131
Roofing	$2,498,000	$7	Roofing	$3,021,354	$9	Roofing	$3,217,950	$8	Roofing	$2,927,600	$9	$11
Interior Construction	$13,933,383	$41	Interior Construction	$27,441,490	$83	Interior Construction	$37,184,961	$95	Interior Construction	$29,826,900	$96	$79
Interior Finishes	$30,761,135	$91	Interior Finishes	$11,979,819	$36	Interior Finishes	$7,382,843	$19	Interior Finishes	$9,105,800	$29	$87
Furnishings	$5,059,746	$15	Furnishings	$3,116,752	$9	Furnishings	$3,330,955	$9	Furnishings	$3,916,600	$13	$26
Special Construction	$0	$0	Special Construction	$0	$0	Special Construction	$0	$0	Special Construction	$0	$0	$0
Conveying Systems	$3,987,000	$12	Conveying Systems	$6,010,000	$18	Conveying Systems	$4,014,000	$10	Conveying Systems	$2,628,000	$8	$19
Fire Protection	$5,231,653	$16	Fire Protection	$3,757,830	$11	Fire Protection	$3,994,300	$10	Fire Protection	$3,411,000	$11	$10
Plumbing	$4,894,890	$15	Plumbing	$6,382,884	$19	Plumbing	$9,746,096	$25	Plumbing	$7,885,600	$25	$19
HVAC	$37,833,648	$112	HVAC	$40,450,020	$123	HVAC	$42,282,641	$108	HVAC	$37,531,400	$120	$108
Electrical	$44,693,204	$132	Electrical	$34,265,342	$104	Electrical	$47,262,090	$121	Electrical	$32,943,400	$106	$89
Equipment	$2,958,539	$9	Equipment	$1,727,000	$5	Equipment	$0	$0	Equipment	$910,800	$3	$9
Site Civil	$0	$0	Site Civil	$10,295,201	$31	Site Civil	$7,126,470	$18	Site Civil	$6,297,600	$20	$5
Site Civil / Mechanical	$8,253,000	$24	Site Civil / Mechanical	$2,410,450	$7	Site Civil / Mechanical	$2,803,390	$7	Site Civil / Mechanical	$4,056,000	$13	$3
Site Electrical	$0	$0	Site Electrical	$0	$0	Site Electrical	$0	$0	Site Electrical	$0	$0	$5
Site Improvements	$7,670,389	$23	Site Improvements	$3,302,230	$10	Site Improvements	$1,920,875	$5	Site Improvements	$8,060,200	$26	$31
Site Prep	$21,045,908	$62	Site Prep	$0	$0	Site Prep	$4,464,748	$11	Site Prep	$0	$0	$31
Site Utilities	$0	$0	Site Utilities	$2,168,120	$7	Site Utilities	$2,169,425	$6	Site Utilities	$1,251,500	$4	$2
TOTAL HARD COST	**$269,343,661**	**$798**	**TOTAL HARD COST**	**$240,186,835**	**$731**	**TOTAL HARD COST**	**$258,005,503**	**$662**	**TOTAL HARD COST**	**$238,606,200**	**$765**	760.13
General Conditions			General Conditions	$13,822,220	$42	General Conditions	$14,978,088	$38				
General Requirements			General Requirements	$12,615,305	$38	General Requirements	$10,411,426	$27	Design/Estimate Contingency	$0	$0	
Design Development			Design Development	$24,018,683	$73	Estimating Contingency	$12,900,275	$33	Escalation	$0	$0	
Escalation			Escalation	EXCLUDED		Construction Contingency	$14,814,765		Construction Contingency	EXCLUDED		
Tariffs			Tariffs	$5,548,316	$17	Escalation	EXCLUDED		SDI / Subcontractor Bonds	$3,686,400	$12	
Construction Contingency			Construction Contingency	$8,488,923	$26	Tariffs	$3,204,434	$8	General Conditions	$14,492,800	$46	
Subcontractor Default Insurance			Subcontractor Default Insurance	$4,244,461	$13	Subguard	$4,854,717	$12	General Requirements	$8,695,600	$28	
General Liability Insurance			General Liability Insurance	$4,509,890	$14	General Liability Insurance	$4,599,035	$12	Insurance	$10,144,900	$33	
Fee			Fee	$11,432,572	$35	Fee	$11,658,554	$30	CM Fee	$7,069,600	$23	
Total Indirect Costs	**$132,425,903**	**$392**	**TOTAL INDIRECT COSTS**	**$84,680,370**	**$258**	**TOTAL INDIRECT COSTS**	**$77,421,294**	**$199**	**TOTAL INDIRECT COSTS**	**$44,089,300**	**$141**	
TOTAL less PARKING & ESC	**$401,769,564**	**$1,190**	**TOTAL**	**$324,867,205**	**$988**	**TOTAL**	**$335,426,797**	**$860**	**TOTAL**	**$282,695,500**	**$906**	

This report examines the four construction estimates against the DHARAMetrics benchmark of $760/GSF for trade hard costs. River Front includes an $8.3M geothermal system ($24/GSF) that falls outside the scope of the DHARAMetrics benchmark. Two projects sit above the benchmark (River Front at +2% and 1860 Main at +1%), while two sit below (Liberty Junction at −4% and Dwight Street at −13%). The four-project adjusted average of $733/GSF is $27/GSF (−4%) below benchmark — a close overall alignment that masks significant category-level variances in both directions. When indirect costs are included, total project costs range from $884/GSF (Dwight Street) to $1,190/GSF (River Front), reflecting dramatically different approaches to general conditions, contingencies, escalation, insurance, and fee structures.

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Detailed Findings – Uniformat Review

TRADE COSTS BY UNIFORMAT CATEGORY

UniFormat Code	Description	Dwight St. Cost	Dwight St. $/GSF	1860 Main Cost	1860 Main $/GSF	River Front Cost	River Front $/GSF	Liberty Jnct. Cost	Liberty Jnct. $/GSF
A — SUBSTRUCTURE									
A9010	General Earthwork	$7,126,470	$18.27	Incl. in Sitework	$0.00	Incl. in Sitework	$0.00	$10,295,201	$31.31
A9030	Shoring Systems	$2,803,390	$7.19	$2,256,000	$7.23	Incl. in Sitework	$0.00	$992,520	$3.02
A9030	Soil Stabilization	$0	$0.00	$0	$0.00	$0	$0.00	$1,417,930	$4.31
A1010	Deep Foundations / Piles	$4,464,748	$11.45	$1,800,000	$5.77	Incl. in Sitework	$0.00	$0	$0.00
	A — SUBTOTAL	$14,394,608	$36.91	$4,056,000	$13.00	$0	$0.00	$12,705,651	$38.64
B10 — SUPERSTRUCTURE									
B1010	Cast-in-Place Concrete	$9,048,349	$23.20	$14,149,700	$45.35	$10,283,887	$30.47	$10,463,634	$31.82
B1010	Precast Facade	$11,030,912	$28.28	$0	$0.00	$0	$0.00	$8,510,430	$25.88
B1010	Structural Steel	$18,496,534	$47.43	$15,740,000	$50.45	$18,454,500	$54.68	$19,808,659	$60.25
B1010	Misc Metals	$1,835,310	$4.71	$4,502,700	$14.43	$1,658,815	$4.91	$1,492,007	$4.54
B1010	Metal Stairs	$1,353,300	$3.47	Incl. in Misc Metals	$0.00	Incl. in Misc Metals	$0.00	$5,901,600	$17.95
B1010	Masonry	$924,000	$2.37	$5,337,600	$17.11	$3,217,500	$9.53	$2,607,384	$7.93
B1010	Rough Carpentry	$1,029,990	$2.64	$0	$0.00	$1,188,060	$3.52	$954,811	$2.90
	B10 — SUBTOTAL	$43,718,395	$112.10	$39,730,000	$127.34	$34,802,762	$103.11	$49,738,525	$151.27

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Detailed Findings – Uniformat Review

TRADE COSTS BY UNIFORMAT CATEGORY									
UniFormat Code	**Description**	**Dwight St. Cost**	**Dwight St. $/GSF**	**1860 Main Cost**	**1860 Main $/GSF**	**River Front Cost**	**River Front $/GSF**	**Liberty Jnct. Cost**	**Liberty Jnct. $/GSF**
B20 — EXTERIOR ENCLOSURE (VERTICAL)									
B2010	Insulation	$788,497	$2.02	$261,000	$0.84	$0	$0.00	$675,702	$2.06
B2010	AVB	$110,000	$0.28	$0	$0.00	$0	$0.00	$278,465	$0.85
B2010	Metal Panel Facade	$3,075,000	$7.88	Incl. in Facade	$0.00	Incl. in Envelope	$0.00	$3,423,470	$10.41
B2010	Pre-engineered Exterior Wall Syste	$0	$0.00	$0	$0.00	$0	$0.00	$1,611,000	$4.90
B2020	Windows & Curtainwall / Facade	$19,255,448	$49.37	$32,965,800	$105.66	$26,229,180	$77.71	$12,008,985	$36.52
B2020	Interior Glass & Glazing	$1,180,670	$3.03	$480,700	$1.54	$687,500	$2.04	$1,107,910	$3.37
B2050	Waterproofing	$294,833	$0.76	$1,800,400	$5.77	$874,526	$2.59	$500,835	$1.52
B2050	Joint Sealants	$1,120,219	$2.87	Incl. in Waterproc	$0.00	$0	$0.00	$1,019,538	$3.10
	B20 — SUBTOTAL	$25,824,667	$66.22	$35,507,900	$113.81	$27,791,206	$82.34	$20,625,905	$62.73
B30 — EXTERIOR ENCLOSURE (HORIZONTAL / ROOFING)									
B3010	Roofing	$3,217,950	$8.25	$2,927,600	$9.38	$2,498,000	$7.40	$3,021,354	$9.19
B3020	Applied Fireproofing	$1,441,800	$3.70	$890,700	$2.85	$1,336,341	$3.96	$1,719,733	$5.23
	B30 — SUBTOTAL	$4,659,750	$11.95	$3,818,300	$12.24	$3,834,341	$11.36	$4,741,087	$14.42
	B20/B30 — COMBINED SUBTOTAL	$30,484,417	$78.16	$39,326,200	$126.04	$31,625,547	$93.70	$25,366,992	$77.15

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Detailed Findings – Uniformat Review

TRADE COSTS BY UNIFORMAT CATEGORY

UniFormat Code	Description	Dwight St. Cost	Dwight St. $/GSF	1860 Main Cost	1860 Main $/GSF	River Front Cost	River Front $/GSF	Liberty Jnct. Cost	Liberty Jnct. $/GSF
C1010	Drywall	$17,000,797	$43.59	$12,737,400	$40.83	$18,638,341	$55.22	$16,425,449	$49.96
C1030	Finish Carpentry	$10,648,544	$27.30	$0	$0.00	$0	$0.00	$0	$0.00
C1030	DFH Install	$1,222,950	$3.14	$0	$0.00	$0	$0.00	$0	$0.00
C1030	Architectural Millwork / Casework	$1,851,360	$4.75	$13,142,200	$42.12	$11,633,276	$34.47	$9,743,020	$29.63
C1030	Manufactured Casework	$0	$0.00	$0	$0.00	$0	$0.00	$93,250	$0.28
C1090	Specialties	$1,388,660	$3.56	$2,495,500	$8.00	$607,547	$1.80	$726,250	$2.21
C1090	Wall & Door Protection	$468,000	$1.20	$0	$0.00	$0	$0.00	$50,000	$0.15
C1090	Signage	$485,100	$1.24	$409,100	$1.31	$315,000	$0.93	$460,988	$1.40
C1090	Misc. Specialties	$0	$0.00	$100,600	$0.32	$0	$0.00	$0	$0.00
	C10 — SUBTOTAL	$39,850,211	$102.18	$31,500,500	$100.97	$35,144,165	$104.12	$31,537,107	$95.91
C20 — INTERIOR FINISHES									
C2010	Painting & Wallcovering	$4,382,436	$11.24	$1,759,600	$5.64	$1,554,339	$4.61	$1,609,469	$4.90
C2010	Sealers & Coatings	$43,427	$0.11	$0	$0.00	$0	$0.00	$116,740	$0.36
C2010	Acoustical Wall Panels	$0	$0.00	$1,031,900	$3.31	$0	$0.00	$0	$0.00
C2030	Tile	$1,893,276	$4.85	$2,993,200	$9.59	$3,450,500	$10.22	$1,826,010	$5.55
C2030	Resilient Flooring	$1,816,992	$4.66	$933,200	$2.99	$2,387,000	$7.07	$5,093,394	$15.49
C2030	Carpet	$1,273,572	$3.27	Incl. in Floors	$0.00	Incl. in Flooring	$0.00	Incl. in Resilient	$0.00
C2030	Epoxy / Polished Concrete	$0	$0.00	$0	$0.00	$577,000	$1.71	$0	$0.00
C2050	ACT / Acoustical Ceilings	$2,403,140	$6.16	$2,387,900	$7.65	$4,153,955	$12.31	$3,334,816	$10.14
C2050	Specialty Ceilings	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00
	C20 — SUBTOTAL	$11,812,843	$30.29	$9,105,800	$29.18	$12,122,794	$35.92	$11,980,429	$36.44

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Detailed Findings – Uniformat Review

TRADE COSTS BY UNIFORMAT CATEGORY									
UniFormat Code	**Description**	**Dwight St. Cost**	**Dwight St. $/GSF**	**1860 Main Cost**	**1860 Main $/GSF**	**River Front Cost**	**River Front $/GSF**	**Liberty Jnct. Cost**	**Liberty Jnct. $/GSF**
D20 — PLUMBING									
D2010	Plumbing	$9,746,096	$24.99	$7,885,600	$25.27	$4,894,890	$14.50	$6,382,884	$19.41
	D20 — SUBTOTAL	$9,746,096	$24.99	$7,885,600	$25.27	$4,894,890	$14.50	$6,382,884	$19.41
D30 — HVAC									
D3010	HVAC (Combined)	$42,282,641	$108.42	$37,531,400	$120.29	$0	$0.00	$40,450,020	$123.03
D3010	Mech Equipment - Direct Buy	$0	$0.00	$0	$0.00	$3,574,759	$10.59	$0	$0.00
D3020	HVAC - Airside	$0	$0.00	$0	$0.00	$12,319,699	$36.50	$0	$0.00
D3030	HVAC - Waterside	$0	$0.00	$0	$0.00	$16,876,300	$50.00	$0	$0.00
D3040	ATS / Controls	$0	$0.00	$0	$0.00	$3,375,260	$10.00	$0	$0.00
D3050	Testing & Balancing	$0	$0.00	$0	$0.00	$1,687,630	$5.00	$0	$0.00
	River Front HVAC TOTAL	$0	$0.00	$0	$0.00	$37,833,648	$112.09	$0	$0.00
	D30 — SUBTOTAL	$42,282,641	$108.42	$37,531,400	$120.29	$37,833,648	$112.09	$40,450,020	$123.03

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Detailed Findings – Uniformat Review

TRADE COSTS BY UNIFORMAT CATEGORY

UniFormat Code	Description	Dwight St. Cost	Dwight St. $/GSF	1860 Main Cost	1860 Main $/GSF	River Front Cost	River Front $/GSF	Liberty Jnct. Cost	Liberty Jnct. $/GSF
D40 — FIRE PROTECTION									
D4010	Fire Protection	$3,994,300	$10.24	$3,411,000	$10.93	$5,231,653	$15.50	$3,757,830	$11.43
	D40 — SUBTOTAL	$3,994,300	$10.24	$3,411,000	$10.93	$5,231,653	$15.50	$3,757,830	$11.43
D50 — ELECTRICAL									
D5010	Electrical	$36,622,175	$93.90	$26,883,200	$86.16	$26,435,778	$78.32	$34,326,785	$104.40
D5010	EV Charging	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00
D5030	Communications / Tel-Data	$4,693,625	$12.03	$6,060,200	$19.42	$3,496,103	$10.36	$3,205,703	$9.75
D5030	Audiovisual	$2,320,000	$5.95	$0	$0.00	$6,992,206	$20.72	$251,000	$0.76
D5040	Fire Alarm	$0	$0.00	$0	$0.00	$1,942,279	$5.75	$0	$0.00
D5040	Security	$3,626,290	$9.30	Incl. in Low Voltag	$0.00	$5,826,838	$17.26	$2,679,639	$8.15
D5060	Geothermal	$0	$0.00	$0	$0.00	$8,253,000	$24.45	$0	$0.00
	D50 — SUBTOTAL	$47,262,090	$121.18	$32,943,400	$105.58	$52,946,204	$156.86	$40,463,127	$123.06
E10 — EQUIPMENT									
E1010	Facade Maintenance (EBMS)	$212,000	$0.54	$261,000	$0.84	$0	$0.00	$215,600	$0.66
E1010	Parking Equipment	$0	$0.00	$250,000	$0.80	$0	$0.00	$0	$0.00
E1010	Detention Equipment	$0	$0.00	$0	$0.00	$2,750,039	$8.15	$0	$0.00
E1010	Food Service Equipment	$0	$0.00	$0	$0.00	$208,500	$0.62	$0	$0.00
E1090	Misc / Other Equipment	$0	$0.00	$399,800	$1.28	$0	$0.00	$1,647,000	$5.01
E1090	Loading Dock Equipment	$0	$0.00	$0	$0.00	$0	$0.00	$80,000	$0.24
	E10 — SUBTOTAL	$212,000	$0.54	$910,800	$2.92	$2,958,539	$8.77	$1,942,600	$5.91

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Detailed Findings – Uniformat Review

TRADE COSTS BY UNIFORMAT CATEGORY									
UniFormat Code	Description	Dwight St. Cost	Dwight St. $/GSF	1860 Main Cost	1860 Main $/GSF	River Front Cost	River Front $/GSF	Liberty Jnct. Cost	Liberty Jnct. $/GSF
F10 — FURNISHINGS									
F1010	Window Treatments	$643,605	$1.65	$0	$0.00	$537,500	$1.59	$329,664	$1.00
F1010	Entrance Mats	$136,250	$0.35	$24,000	$0.08	$0	$0.00	$15,000	$0.05
F1020	Furnishings / FFE	$0	$0.00	$3,892,600	$12.48	$5,059,746	$14.99	$0	$0.00
F1030	Manufactured Casework	$0	$0.00	$0	$0.00	$0	$0.00	$93,250	$0.28
	F10 — SUBTOTAL	$779,855	$2.00	$3,916,600	$12.56	$5,597,246	$16.58	$437,914	$1.33
G — SITEWORK									
G1070	Sitework / Earthwork	See Substructure	$0.00	$6,297,600	$20.18	$21,045,908	$62.35	See Substructure	$0.00
G2010	Paving	$230,660	$0.59	$0	$0.00	$0	$0.00	$595,700	$1.81
G2010	Site Concrete	$0	$0.00	$0	$0.00	$0	$0.00	$547,908	$1.67
G2030	Site Furnishings	$179,000	$0.46	$0	$0.00	$0	$0.00	$184,000	$0.56
G2030	Fencing	$0	$0.00	$50,000	$0.16	$0	$0.00	$125,200	$0.38
G2040	Landscape / Hardscape	$1,511,215	$3.87	$8,010,200	$25.67	$7,670,389	$22.73	$1,845,422	$5.61
G4010	Civil Utilities	$2,169,425	$5.56	$1,251,500	$4.01	Incl. in Sitework	$0.00	$2,168,120	$6.59
	G — SUBTOTAL	$4,090,300	$10.48	$15,609,300	$50.02	$28,716,297	$85.08	$5,466,350	$16.62

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Detailed Findings – Uniformat Review

ABOVE BENCHMARK — COST PRESSURE AREAS									
Category	Benchmark $/GSF	River Front $/GSF	River Front Var	Liberty Jnct. $/GSF	Liberty Jnct. Var	Dwight St. $/GSF	Dwight St. Var	1860 Main $/GSF	1860 Main Var
Electrical (excl. Geothermal)	$89	$108	21%	$104	17%	$121	36%	$106	19%
HVAC	$108	$112	4%	$123	14%	$108	0%	$120	11%
Plumbing	$19	$15	-21%	$19	0%	$25	32%	$25	32%
Fire Protection	$10	$16	60%	$11	10%	$10	0%	$11	10%
Foundations	$29	$33	14%	$32	10%	$35	21%	$51	76%
Metal Stairs	$6	Incl.	—	$18	200%	$3	-50%	Incl.	—
BELOW BENCHMARK — POTENTIAL SCOPE GAP AREAS									
Category	Benchmark $/GSF	River Front $/GSF	River Front Var	Liberty Jnct. $/GSF	Liberty Jnct. Var	Dwight St. $/GSF	Dwight St. Var	1860 Main $/GSF	1860 Main Var
Interiors Combined	$166	$132	-20%	$119	-28%	$114	-31%	$125	-25%
Exterior Enclosure	$131	$89	-32%	$79	-40%	$88	-33%	$124	-5%
Furnishings	$26	$15	-42%	$9	-65%	$9	-65%	$13	-50%
Conveying	$19	$12	-37%	$18	-5%	$10	-47%	$8	-58%
Equipment	$9	$9	0%	$5	-47%	$0	-100%	$3	-68%
Basement	$11	$0	-100%	$0	-100%	$0	-100%	$0	-100%

Across these four estimates, the portfolio carries approximately +$33/GSF in cost pressures above benchmark offset by approximately −$60/GSF in scope gaps below benchmark, resulting in a net position of roughly −$27/GSF (−4%) below the $760/GSF DHARAMetrics benchmark. However, the nature of these two sides is fundamentally different — and the scope gaps carry greater risk.

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Detailed Findings – Cost Pressure Areas

COST PRESSURE AREAS (+$33/GSF above benchmark)The areas running above benchmark are concentrated in MEP systems, these variances represent a real and notable cost pressure that warrants attention.

Electrical (+$21/GSF average above benchmark) is the most significant finding in this analysis. With the DHARAMetrics benchmark of $89/GSF being fully inclusive of low-voltage, communications, audiovisual, fire alarm, and security, the 4-project average of $110/GSF represents a genuine 24% premium over data observed. Dwight Street is the most exposed at $121/GSF (+36%) — $32/GSF above benchmark, representing approximately $12.5M of above-market electrical cost on a 390,000 GSF building. Even Liberty Junction, the lowest at $104/GSF, sits 17% above benchmark

We do feel however this is an area where code requirements and more recent projects become relevant. If we look at the following projects for electrical you will note Framingham and Lynn are very close to the presented average of all electrical submissions

Electrical Benchmark — Deconstructed

Project	Electrical $/GSF	Era
Framingham Courthouse	**$110.83**	**Modern**
Lynn District Court	**$108.43**	**Modern**
York Judicial Center	$111.83	—
Fall River Ch	$99.51	—
Finegold Alexander	$83.50	Older
Lowell Justice Center	$83.50	Older
Flc	$77.81	Older
Quincy Justice Center	$72.54	Older
Blended Average (published)	**$89**	**Pulled down by older projects**

Revised Electrical Assessment

Assessment	Using Blended BM ($89)	Using Modern BM ($110)
River Front ($108)	+$19 (+21%) 🔴	−$2 (−2%) ✅
Liberty Junction ($104)	+$15 (+17%) 🔴	−$6 (−5%) ✅
1860 Main ($106)	+$17 (+19%) 🔴	−$4 (−4%) ✅
Dwight Street ($121)	+$32 (+36%) 🔴	+$11 (+10%) 🟡
4-Project Avg ($110)	+$21 (+24%) 🔴	**$0 (0%)** ✅

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Detailed Findings – Scope Gap Write Up

SCOPE GAP AREAS (–$60/GSF below benchmark) The areas running below benchmark are broader and spread across multiple categories. However, with the understanding that the $760/GSF benchmark sits on the conservative side, these gaps should be interpreted with nuance — some may be less severe than they appear.

Interiors Combined (–$43/GSF, –26%) remains the single largest gap even when the benchmark's conservative nature is considered. Every project falls 20–31% below the $166/GSF combined benchmark for interior construction and finishes. On a typical 330,000 GSF building, this represents ~$14M of potential under-scoping. Even if the benchmark is 5–10% conservative on interiors, the gap would still be in the range of –16% to –21% — substantial enough to flag as a genuine concern.

Table 1: Bid Comparison vs DHARAMetrics

Uniformat C	Category	River Front ($/SF)	Liberty Junction ($/SF)	Dwight Street ($/SF)	1860 Main ($/SF)	DHARAMetrics ($/SF)
C10	Interior Construction	$41	$83	$95	$96	$79
C20	Interior Finishes	$91	$36	$19	$29	$87
C10+C20	Combined Interiors	$132	$119	$114	$125	$166

Table 4: Bid Position vs Benchmark Range

Uniformat C	Category	Benchmark Low	Benchmark Median	Benchmark High	DHARAMetrics
C10	Interior Construction	$35.93	$76.24	$144.66	$79
C20	Interior Finishes	$43.77	$73.65	$143.47	$87
C10+C20	Combined Interiors	$117.87	$148.82	$215.35	$166

Table 5: Risk Flags

Uniformat C	Category	River Front	Liberty Junction	Dwight Street	1860 Main
C10	Interior Construction	BELOW LOW	IN RANGE	IN RANGE	IN RANGE
C20	Interior Finishes	IN RANGE	BELOW LOW	WELL BELOW LOW	BELOW LOW
C10+C20	Combined Interiors	LOWER RANGE	NEAR LOW	BELOW LOW	NEAR LOW

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Detailed Findings – Scope Gap Write Up

Exterior Enclosure (–$36/GSF, –27%) is the second-largest gap, and it is largely design-driven. Three of the four projects employ hybrid façade systems (precast + metal panel + limited curtainwall) rather than full curtainwall. Only 1860 Main approaches benchmark at $124/GSF. If the benchmark is conservative, the "true market" for full curtainwall buildings may be even higher — which would actually make 1860 Main's relative position more favorable and the hybrid-façade projects' gap more expected. This is a design choice, not missing scope, though each estimate should verify that all thermal, moisture, and air barrier components are fully captured.

Table 1: Bid Comparison vs DHARAMetrics

Uniformat Code	Category	River Front ($/SF)	Liberty Junction ($/SF)	Dwight Street ($/SF)	1860 Main ($/SF)	DHARAMetrics ($/SF)
B20	Exterior Enclosure	$89	$79	$88	$124	$131

Table 4: Bid Position vs Benchmark Range

Uniformat Code	Category	Benchmark Low	Benchmark Median	Benchmark High	DHARAMetrics
B20	Exterior Enclosure	$78.45	$128.32	$159.33	$131

Table 5: Risk Flags

Uniformat Code	Category	River Front	Liberty Junction	Dwight Street	1860 Main
B20	Exterior Enclosure	LOWER RANGE	NEAR LOW	LOWER RANGE	IN RANGE

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Detailed Findings – Scope Gap Write Up

Conveying (–$7/GSF, –37%) is a focused gap. Liberty Junction is on benchmark at $18/GSF, but the other three range from $8–$12/GSF. 1860 Main at $8/GSF (–58%) is the highest-risk item — representing approximately $3.4M of potential under-scoping. If the benchmark is conservative, the true market for conveying may be higher still, making the gap at 1860 Main even more concerning.

Furnishings (–$14/GSF, –55%) and Equipment (–$5/GSF, –53%) are most likely procurement-driven — owner-procured FF&E and equipment budgets carried outside the GC contract. If the benchmark is conservative, the true FF&E market is likely higher, but this doesn't change the analysis if these items are simply not in the GC scope.

In summary: The scope gaps are real but should be viewed through the lens of a conservative benchmark. The interiors gap is the one that demands the most scrutiny — even accounting for benchmark conservatism, a 20–31% deficit on every project signals either lighter specifications or incomplete scope development. The envelope gap is design-driven and understood. The conveying gap is concentrated on 1860 Main. The furnishings and equipment gaps are procurement-driven.

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Conclusions Summary

This bid leveling and benchmarking analysis reviewed four proposals submitted for the Springfield Justice Center project. The proposals range in size from approximately 295,000 to 414,000 gross square feet, with usable program areas between roughly 232,000 and 287,000 square feet. Each submission incorporates the required courthouse program but varies in site strategy, architectural scope, and building efficiency.

When normalized to present-day dollars, the construction costs range from approximately $906/GSF to $1,151/GSF, with an average submission cost of approximately $1,041/GSF. These values fall within the upper portion of industry courthouse benchmarks, which typically range between $800 and $1,100 per GSF depending on security requirements, complexity, and architectural quality.

Benchmark comparisons using the DHARAMetrics database show similar projects averaging approximately $986/GSF, while recent courthouse examples range from approximately $925/GSF to $1,172/GSF in today's dollars. This indicates that the submitted proposals are generally aligned with expected market pricing for courthouse construction in comparable urban environments.

However, the proposals demonstrate relatively aggressive building efficiency assumptions, with an average GSF/USF ratio of approximately 1.35. Typical courthouse facilities generally fall within a range of approximately 1.4 to 1.65. As a result, there is potential risk that the proposed program efficiency may not be fully achievable as the design progresses, which could lead to scope adjustments or reductions in usable area.

Trade cost benchmarking further indicates that the Liberty Junction and 413 Dwight Street proposals appear more closely aligned with benchmark trade cost levels, while the 1860 Main and Riverfront proposals show higher trade cost values relative to benchmark averages.

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Recommendations

Based on the review of cost submissions and benchmark comparisons, the following recommendations are provided.

1. Validate Building Efficiency Assumptions

The proposed GSF/USF ratios appear optimistic relative to typical courthouse benchmarks. The design teams should confirm that program requirements, circulation, and security zoning can realistically be accommodated within the proposed building footprints.

2. Review Trade Cost Drivers for Higher-Cost Proposals

The higher-cost proposals should be reviewed in greater detail to understand the underlying drivers of the elevated trade costs. These differences may relate to structural systems, mechanical strategies, building envelope scope, or site development conditions.

3. Confirm Scope and Indirect Cost Assumptions

Further clarification should be requested regarding indirect costs, markups, and included scope to ensure consistency across the proposals and to confirm that each submission reflects comparable assumptions.

4. Maintain Cost Benchmark Alignment During Design Development

As the project advances, cost tracking should continue to reference relevant courthouse benchmarks to ensure the project remains aligned with the expected cost range for similar courthouse facilities and delivery models.

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Thank You

We welcome any questions.

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