

From: [Peter Picknelly](#)
To: [Woodford, Peter \(DCP\)](#)
Cc: bianca.steer@fengate.com; [Peter Picknelly](#)
Subject: FW: Trial Court RFP 202410900
Date: Tuesday, November 18, 2025 9:21:47 AM
Attachments: [image001.png](#)
[20251811 RFP TRC Gateway Justice Partners Request for Clarification Response 01.pdf](#)

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Mr. Woodford,

Please see attached.

Thank you.

Peter Picknelly



Chairman

Peter Pan Bus Lines
Union Station – Suite 300
1 Peter Pan Way
Springfield, MA 01103

413-781-2900 ext. 1202
800-237-8747 ext. 1202
peter@peterpanbus.com

From: "Woodford, Peter (DCP)" <peter.woodford@mass.gov>
Date: November 17, 2025 at 4:57:10 PM EST
To: Peter Picknelly <peter@peterpanbus.com>
Subject: Trial Court RFP 202410900

Mr. Picknelley,
Please see attached request for proposal clarification.
Thank you

PETER M. WOODFORD

Senior Project Manager

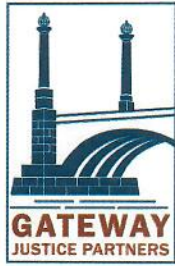
Division of Capital Asset Management & Maintenance

Office of Leasing One Ashburton Place, 15th Floor, Boston, MA 02108

www.mass.gov/dcamm

PHONE: 617-429-8227

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Park View South, LLC
Union Station – Suite 300
1 Peter Pan Way
Springfield, MA 01103

November 18, 2025

Peter Woodford
Senior Project Manager
DCAMM Office of Leasing and State Office Planning
One Ashburton Place
15th Floor, Suite 1500
Boston, Massachusetts, 02108

Re: Request for Proposals (RFP) for Massachusetts Trial Court, Springfield, MA – Request for Clarification #1 (Project Number 202410900)

Dear Mr. Woodford

I can confirm that the Gateway Justice Partners proposal, including, but not limited to, rent and build-out costs to the Commonwealth, reflects our intention to pay prevailing wage rates for all Landlord Improvements as required by the RFP and pursuant to the Massachusetts Prevailing Wage Laws as set forth in M.G.L. Chapter 149, Sections 26 and 27.

Please reach out if you require any further information.

Yours sincerely,

Peter Picknelly
Gateway Justice Partners
Park View South, LLC
peter@peterpanbus.com



COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE FOR ADMINISTRATION & FINANCE
DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE
ONE ASHBURTON PLACE, 15TH FLOOR
BOSTON, MA 02108
(617) 727-4050

MAURA T. HEALEY
GOVERNOR

KIMBERLEY DRISCOLL
LIEUTENANT GOVERNOR

MATTHEW J. GORZKOWICZ
SECRETARY

ADAM BAACKE
COMMISSIONER

November 17, 2025

Via Email: peter@peterpanbus.com

Peter Picknelly
Gateway Justice Partners
Park View South, LLC
Union Station, Suite 300, 1 Peter Pan Way.
Springfield, MA 01103

RE: Request for Proposals for Massachusetts Trial Court (TRC), Springfield, MA, (the RFP)

Dear Mr. Picknelly:

Thank you for the proposal that Park View South, LLC submitted to lease space to the Commonwealth of Massachusetts. Through a review of this proposal, the Division of Capital Asset Management and Maintenance has identified one or more items that require clarification.

It was not clear if prevailing wage rates were incorporated into your Proposal as required in the RFP.

To be considered for further evaluation, please provide clarification regarding the applicability of prevailing wage rates with a statement that your proposal, including, but not limited to, rent and build-out costs to the Commonwealth, reflects your intention to pay prevailing wage rates for all Landlord Improvements as required by the RFP and by M.G.L. Chapter 149, Sections 26-27. This clarification must be received by this office no later than 4:00 P.M. on November 20, 2025.

If there are any questions, please contact Peter Woodford at Peter.Woodford@mass.gov.

Sincerely,



Peter Woodford, Senior Project Manager
Office of Leasing and State Office Planning

cc: Christopher McQuade, TRC
Project File #: 202410900
Tracking

From: [Woodford, Peter \(DCP\)](#)
To: ["peter@peterpanbus.com"](mailto:peter@peterpanbus.com)
Subject: Trial Court RFP 202410900
Date: Monday, November 17, 2025 4:56:00 PM
Attachments: [Proposal #4 - TRC Springfield Clarification - Park View South, LLC.pdf](#)
[image001.jpg](#)

Mr. Picknelley,
Please see attached request for proposal clarification.
Thank you

PETER M. WOODFORD
Senior Project Manager



Division of Capital Asset Management & Maintenance
Office of Leasing One Ashburton Place, 15th Floor, Boston, MA 02108
www.mass.gov/dcamm
PHONE: 617-429-8227