

From: [Woodford, Peter \(DCP\)](#)
To: [Howes, Kendra \(DCP\)](#)
Subject: FW: Request for Proposals (RFP) for Massachusetts Trial Court, Springfield, MA - Request for Clarification (Project Number 202410900)
Date: Wednesday, April 15, 2026 7:50:56 AM
Attachments: [image001.png](#)
[image002.png](#)
[20260409 RFP TRC Gateway Justice Partners Request for Clarification April 2026 Response FINAL.pdf](#)
[image003.jpg](#)

Response from Proposer 4

PETER M. WOODFORD

Senior Project Manager



Division of Capital Asset Management & Maintenance

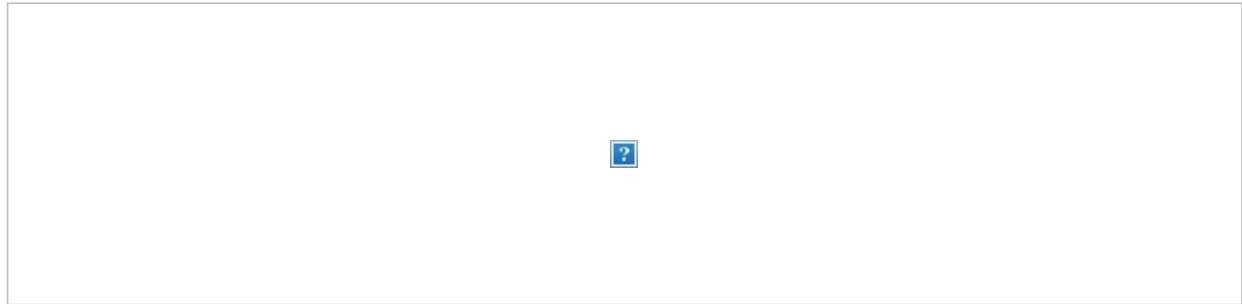
Office of Leasing One Ashburton Place, 15th Floor, Boston, MA 02108

www.mass.gov/dcamm

PHONE: 617-429-8227

From: Peter Picknelly <peter@peterpanbus.com>
Sent: Thursday, April 9, 2026 4:45 PM
To: Woodford, Peter (DCP) <peter.woodford@mass.gov>
Subject: Request for Proposals (RFP) for Massachusetts Trial Court, Springfield, MA - Request for Clarification (Project Number 202410900)

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April 9, 2026

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 (Project Number 202410900)

Dear Mr. Woodford

Thank you for your letter dated April 6, 2026. Please see attached the responses to the items for clarification.

Please reach out if you require any further information.

Yours sincerely,



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



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

April 9, 2026

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 (Project Number 202410900)

Dear Mr. Woodford

Thank you for your letter dated April 6, 2026. Please see attached the responses to the items for clarification.

Please reach out if you require any further information.

Yours sincerely,

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

CONFIDENTIAL

Q1. During the interview to clarify proposals, you referenced a “civic campus.” What are the other civic uses onsite besides the courthouse?

We envision the civic campus as more than a collection of buildings; it is a strategically designed hub for public services, community activities, and civic engagement serving the broader purpose of enriching community life and culture for Springfield residents. As the first and most prominent addition to the North End waterfront, the new Regional Justice Center will serve as the primary civic use while fostering opportunities for meeting and gathering through functional building design and its strategic framing of public civic space along the waterfront. Inspired by the John J. Moakley United States Courthouse located in downtown Boston, the proposed Regional Justice Center can offer a variety of event spaces for office events, community meetings, Galas, Awards Ceremonies, and more. The main Jury Assembly space on the second floor has ample space for up to 200 guests with access to outdoor space and food services through its adjacency to the café. The framed outdoor space of the Riverfront Garden/Park includes 2.25 acres of area adjacent to the waterfront that can easily accommodate over 1,000 individuals. Food Truck zones at the north and the south ends of the park increase its potential and usability as an event space.

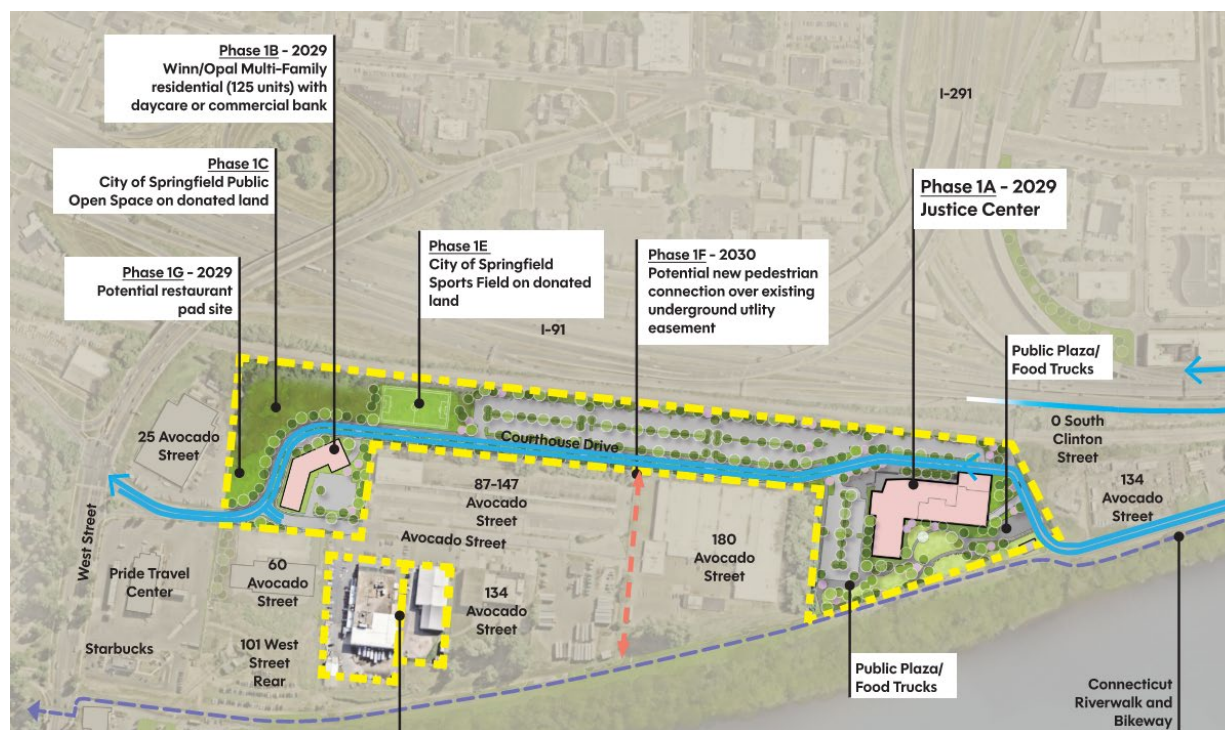


Regional Justice Center – Riverfront Garden/Park

Please use the following link that demonstrates these examples of potential uses at the Moakley:

<https://moakleyfederalcourthouse.com/events/#:~:text=Events%20Spaces,450%20guests%20on%20each%20floor.>

Beyond the scope and initial phase of the Regional Justice Center, future development as noted in our proposal expands to include civic uses such as the City of Springfield Sports Field - Phase 1E and Public Open Space - Phase 1C. Each of these civic functions are supported by parking, bus access, food services, and residential development with enhanced pedestrian and bicycle access to the larger waterfront development. As per our proposal, parcels adjacent to the regional Justice Center, such as 180 Avocado Street, could be used as a growth strategy for future development and collocation of other State Agency office buildings and uses.



Future Civic Development

Q2. Please confirm the distance from Union Station to the proposed Courthouse main entrance.

The following has been provided by our traffic engineer. Distances from Union Station to Courthouse:

- **As the crow flies:** 2,195 feet (0.42 miles)
- **Bus:** 2,720 feet (0.51 miles)

PVTA Routes 20 and 10 currently link Holyoke, Springfield, West Springfield, and Westfield. PVTA has committed to extending bus service directly to the Justice Center, with shelter bus stops travelling in both directions directly at the Justice Center main entrance. This ensures equitable, convenient access for all residents of the region. There is no direct bus service to the current courthouse with the closest stop at Main St, approximately 0.2 miles walk.

- **Pedestrian Path:** 3,211 feet (0.61 miles)

The proposed riverfront courthouse site is approximately half the distance from Union Station compared to the current courthouse. The walking distance from Union Station to the current courthouse is approximately 3800 feet (0.72 miles).

Q3. Your proposal and subsequent clarification includes estimates for the following annual expenses to be billed on a modified gross basis. Are there any additional expense categories the Commonwealth should expect to be billed for that have not been specifically detailed? If yes, please provide annual estimates.

There are no other additional expense categories the Commonwealth should expect to be billed.

Q4. How were your real estate tax estimates calculated? If they include any abatements, please also provide estimates without them.

The Gateway Justice Partners external tax advisor estimated real estate taxes at \$11,427,600 based on the likely assessed value of \$321 million and a tax rate of 3.56% (assumed potential increased rate for first year of operations).

Based on previous major projects in Springfield, such as Monarch Place and MGM Springfield, the real estate tax estimate provided previously assumed a conservative 30% Chapter 121A Abatement adjustment for discussion with the City.



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

April 6, 2026

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) – various parcels containing approximately 15.909 acres

Dear Mr. Picknelly:

Thank you for the proposal 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.

- During the interview to clarify proposals, you referenced a “civic campus.” What are the other civic uses onsite besides the courthouse?
- Please confirm the distance from Union Station to the proposed Courthouse main entrance.
- Your proposal and subsequent clarification includes estimates for the following annual expenses to be billed on a modified gross basis. Are there any additional expense categories the Commonwealth should expect to be billed for that have not been specifically detailed? If yes, please provide annual estimates.
How were your real estate tax estimates calculated? If they include any abatements, please also provide estimates without them.

To be considered for further evaluation, please provide clarification as requested above. This clarification must be received by this office no later than Sunday, April 12, 2026.

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: [Howes, Kendra \(DCP\)](#)
To: peter@peterpanbus.com
Cc: [Woodford, Peter \(DCP\)](#); [Russell, Deborah \(DCP\)](#); [McGowan, William \(DCP\)](#); [Howes, Kendra \(DCP\)](#)
Subject: Request for Proposals for Massachusetts Trial Court (TRC), Springfield, MA, (the RFP) – various parcels containing approximately 15.909 acres
Date: Monday, April 6, 2026 7:35:49 AM
Attachments: [image001.jpg](#)
[Proposal #4 - TRC Springfield Clarification - Park View South, LLC.pdf](#)
Importance: High

Good Morning,

Please see attached request for clarification.

Thanks,

KENDRA HOWES

Senior Project Manager



Division of Capital Asset Management & Maintenance
Office of Leasing and State Office Planning
One Ashburton Place, 15th Floor, Boston, MA 02108
www.mass.gov/dcamm
PHONE: 857-276-0905