August 21, 2026

By Electronic & Hand Delivery

Kevin Sullivan
Commission Chairperson
(***Courtesy copy by Federal Express***)

Hon. Joseph Dorant
Commission Member
(***Courtesy copy by Federal Express***)

Eric Goodwine
Commission Member

John Payne
Commission Member

James Errickson
Commission Member

Joseph Bonfiglio
Commission Member

Re: Notice to Public-Private Partnership Infrastructure Oversight Commission (the "P3 Commission") of Intent to Issue Request for Proposals for Eastern Service Plazas, BD-26-1030-0H100-H001-127274

Dear P3 Commission Members:

Please let this communication serve as the Massachusetts Department of Transportation's ("MassDOT") notice pursuant to G.L. c. 6C, § 73 of its intention to issue a Request for Proposals ("RFPs") for a Concessionaire that will design, build, finance, lease, operate, and maintain its **Eastern Service Plazas** (Newton, Lexington, Beverly, Bridgewater Southbound, Bridgewater Northbound, Plymouth, Barnstable).

MassDOT is including herein a draft RFP package for the Eastern Service Plazas for the P3 Commission's review and approval. The draft RFP package is comprised of the following components:

- RFP
- Attachment A – Instructions to Proposers
- Attachment B – Instructions to Proposers Forms A-1 to Q
- Attachment C – Form of Transition Agreement (the "Transition Agreement")
- Attachment D – Form of Lease and Concessions Agreement (the "Lease")

MassDOT is also including Executive Summaries for the draft RFP components, including the RFP, Transition Agreement, Lease, and Lease appendices A, E – K.

Further, MassDOT is including two PowerPoint slide decks, one that summarizes the RFP and another that summarizes the Lease and Transition Agreement, to demonstrate statutory compliance.

Lastly, to facilitate the P3 Commission's review of the RFP, MassDOT has prepared the enclosed *Guidance Manual for Massachusetts Public Private Partnership Infrastructure Oversight Commission and Recommended Standard Operating Procedures* (the "Guidance Manual"). The Guidance Manual includes "Checklists" for the RFP and the Lease that correspond with the statutory requirements of G.L. c. 6C, §§ 62 – 73.

I, along with Meghan Haggerty, shall serve as the P3 Commission's points of contact at MassDOT as further described in the Guidance Manual. MassDOT shall be available to provide any research, analysis or other staff support that the P3 Commission reasonably requires. Accordingly, please do not hesitate to contact me with any support requests.

MassDOT appreciates the time and effort you will be committing to reviewing the RFP and it looks forward to a productive working relationship that results in a successful procurement.

Thank you.

Very truly yours,

Owen Kane

Owen Kane
Deputy General Counsel, MassDOT

Encl.