



COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE FOR ADMINISTRATION & FINANCE
DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE
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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