



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

February 18, 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 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.

- Based on the consolidation, is there a potential address that can be provided for the Proposed Courthouse?
- Please provide a timeline outlining when the development would be completed in relation to the proposed building.
- Please provide a site plan detailing how many parking spaces would be available upon occupancy of the SRJC.
- Please provide a site plan outlining vehicular access during construction of the remaining development, including any anticipated access point closures. (Please mark on a site plan if this is not what is shown in Figures A2-2 and A2-3)
- Please indicate whether the proposed rider language is negotiable. If any terms are non-negotiable, please identify them in your response.

- Do you plan to develop the North End Riverfront Development whether this site is selected or not?
- Would the areas shown in Figures A2-2 and A2-3 as ‘Justice Center Project’s Approximate Limit of Improvements”, be fully completed prior to occupancy?
- Are your proposed upgrades to the roadways and overpass already approved by the City? If no, do you have an alternative plan if proposed upgrades to the roadways and overpass are not authorized?
- Who would operate the proposed grab-n-go food and beverage service in the building? Would this space be considered part of the building USF and paid for by TRC?
- The Tenant would not reimburse the Landlord with a percentage of costs associated with preparing permitting and Schematic Design Documents (as noted in your proposal section 4.1 Preconstruction Activities). Please provide a revised schedule. See RFP Section 1.11 Professional Design Services: *Promptly following selection of its proposal, the selected proposer must provide professional design services to the User Agency to complete the Schematic Space Plan of the Premises that will be incorporated into and made part of the Lease as Exhibit B.*
- Does the rent schedule include the year 1 estimates for utilities, insurance and property tax in the rent? If no, please provide estimates.

To be considered for further evaluation, please provide clarification as requested above. This clarification must be received by this office no later than February 25, 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