



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