

**L1366-D2**  
**North Service Area – Green Bus Depot Repurposing**  
***Project Briefing***

**LOGAN INTERNATIONAL AIRPORT,  
EAST BOSTON, MA**

08.03.23



# L1366-D2 Green Bus Depot Repurposing

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## Introduction

- Please enter your contact information in the Zoom Meeting chat window:
  - First and Last Name
  - Company
  - Email

# L1366-D2 Green Bus Depot Repurposing

## Project Location

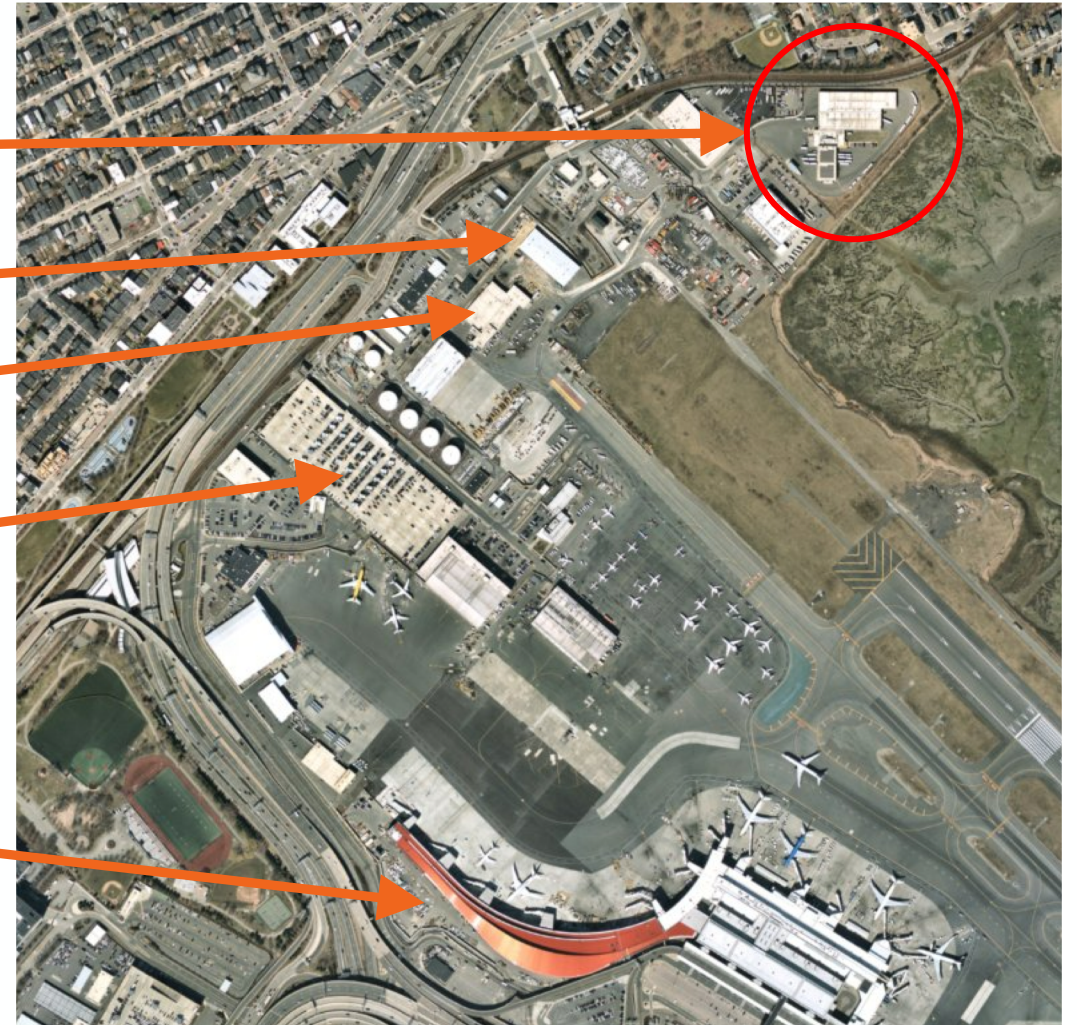
*Green Bus Depot*

*Massport Building 15*

Facilities 2

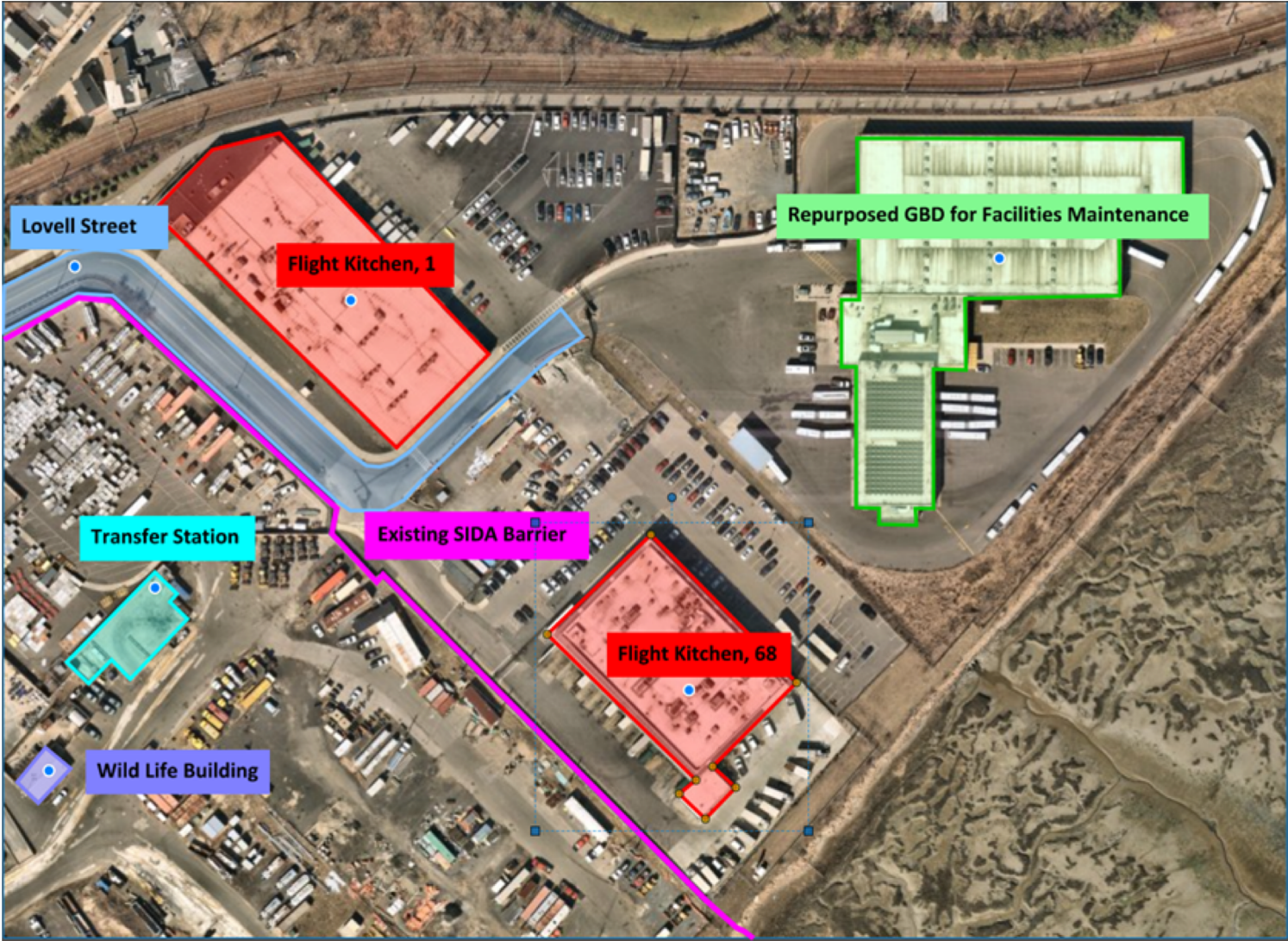
Economy Garages

Terminal E Expansion



# L1366-D2 Green Bus Depot Repurposing

## Project Location



# L1366-D2 Green Bus Depot Repurposing

## Scope of Work

- **Green Bus Depot Building**

- Existing 72,000 GSF:
- Currently Used to Service, Maintain and Store Massport ground transportation fleet of 53 buses.
- Building includes the following uses:
  - Maintenance High Bay
  - Wash Bay
  - Heated Equipment Storage
  - Cold Equipment Storage
  - Fuel Station
  - Offices and Administrative
- The Building is on airport landside and accessed from Lovell's Street.



# L1366-D2 Green Bus Depot Repurposing

## Scope of Work

- Facilities II hosts several Massport programs including Massport Small Fleet Maintenance.
- The main operation to be relocated to the Green Bus Depot includes:
  - small fleet maintenance program, which includes maintenance and repair bays;
  - general storage;
  - part storage;
  - fluids storage;
- Many of the other programs will be moved to the new Large Vehicles Service Maintenance Facility (LVSMF), currently in design.
- The team for this project will be required to coordinate with the design team for the LVSMF, which is currently under design.



# L1366-D2 Green Bus Depot Repurposing

## Scope of Work

- **Objective**

- The GBD building is 10 years old and is LEED Silver Certified
- The primary functions and programming of the existing building are specific to a bus depot:
  - bus maintenance bays and storage;
  - Stock room and tools & parts storage;
  - office space, bathroom(s) break room;
- Most of this areas should suit the new small fleet program, however, will need refresh and/or reconfiguration based on the new facilities maintenance programming needs.
- MEP systems and IT will require review per new programming needs, including any upgrades to move toward Massport Net-Zero goals.



Repair Bay



Small Part Storage

# L1366-D2 Green Bus Depot Repurposing

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## Scope of Work

- Programming
- Design (Construction Documents)
- Sustainability, Resiliency, Net-Zero Emissions
- Code Compliance
- Constructability, Phasing, and Coordination with other MPA projects in the North Service Area
- Cost Management and Estimating
- Permitting Coordination with LVSMF Design Team and MPA
- Procurement
- Construction Administration and Resident Engineering
- Security
- Closing



# L1366-D2 Green Bus Depot Repurposing

## Project Schedule Expectations

### Key Take-Aways

- Q3 2023 Selection Design Team
- Q4 2023 Programming + Design
- Q4 2024 Design Approved
- Q2 2025 GTU Relocation of MPA Bus Operations
- Q3 2025 Construction Starts
- Q3 2026 Construction Complete

QUARTERS CALENDAR YEAR	4 2022	1 2023	2 2023	3 2023	4 2023	1 2024	2 2024	3 2024	4 2024	1 2025	2 2025	3 2025	4 2025	1 2026	2 2026	3 2026
GREEN BUS DEPOT					START GREEN BUS DEPOT PROGRAMMING + DESIGN WITH AVIATION				AVIATION APPROVES GREEN BUS DEPOT DESIGN		GTU GREEN BUS DEPOT RELOCATION BRIDGING STRATEGY COMPLETED	GREEN BUS DEPOT CONST START				GREEN BUS DEPOT CONST COMPLETE

# L1366-D2 Green Bus Depot Repurposing

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## Evaluation Criteria

### The submission shall be evaluated on the basis of the following equally weighted criteria:

- (1) Experience and knowledge of the team for similar projects of similar size and complexity particularly important to demonstrate for the proposed Project Manager. Familiarity with Mass General Law, including filed sub-bid experience,
- (2) Project understanding and proposed technical approach including QA/QC process during document preparation, cost management and scheduling capabilities, construction oversight, ability to plan and perform work with minimal disruption to operations,
- (3) Demonstrated experience in integrating and managing BIM/VDC in the planning, design and construction. Experience of utilizing Lean Design & Construction (Last Planner System<sup>®</sup>, Scrum or other tools) to increase reliability and significantly improve projects and teams' performance,
- (4) Experience in sustainable and resilient high-performance building and infrastructure design and construction. Firms are encouraged to demonstrate "outside of the box" thinking for examples of inclusion of sustainable practices into its projects and specify how those practices may be applied to this project proposal,
- (5) Proposed approach to enhance diversity and inclusion in the team. include the specific roles to be played by M/WBE and the extent to which such M/WBE involvement is anticipated as of date of the proposal submission.

# L1366-D2 Green Bus Depot Repurposing

## Submission Schedule

- RFQ questions sent via email to [CPBidQuestions@massport.com](mailto:CPBidQuestions@massport.com)
- In the subject lines of your email, please reference **L1366-D2 Green Bus Depot Repurposing**
- Deadline for questions: **Thursday, August 17<sup>th</sup>, 2023 @ 12:00PM (noon)**
- Questions and responses will be posted on the Capital Bid Opportunities webpage of Massport (<http://www.massport.com/massport/business/bids-opportunities/capital-bids>) as an *attachment* to the original Legal Notice and on COMMBUYS ([www.commbuys.com](http://www.commbuys.com)) in the listings for this project.

EVENT	DATE/TIME
Solicitation: Release Date & Supplemental Package Available	Thursday July 26, 2023
Consultant Briefing	Thursday August 3, 2023 at 11:00 A.M.
Deadline for submission of written questions	<b>Thursday August 17, 2023 at 12:00 PM (noon)</b>
Official answers published (Estimated)	Thursday August 24, 2023
Solicitation: Close Date / Submission Deadline	<b>Thursday September 14, 2023 at 12:00 PM (noon)</b>

# L1366-D2 Green Bus Depot Repurposing - Bid Express Info

Business Finance Community Media About Massport COVID-19

← BUSINESS / BIDS & OPPORTUNITIES

## Capital Bids

**Bids & Opportunities**  
Current Opportunities  
**Capital Bids**

Forms & Procedures

Concessions

Advertising

Goods & Services

Real Estate

Leasing Space

Massport has introduced online bidding for all C.149 and C.30 projects and Consultant Professional Services.

[Online Bidding Project Information](#)  
[Bid Express New Vendor Instructions](#)

All new bids for C.149 and C.30 projects Consultant Professional Services can be found on the [Massport Bid Express website](#). The construction projects listed below under Advertised Contracts that are C.149 or C.30 have already been advertised. No hard copies of the bidding information, Proposal, Plans and Specifications, Addenda, or other material is available. Nor will Massport accept hard copy bids for these projects. Bidding on these projects is completely online.

All bidders need to be registered with Bid Express to submit or respond to Bids. Please refer to the new [Bid Express New Vendor Instructions](#).

[Advertised Contracts](#) [Results](#)

Select An Opportunity Type ▾

- Massport has introduced online bidding for all C.149 and C.30 projects
- Consultant Professional Services RFQs for Projects Advertised after May 10, 2023 will be submitted through online bidding (BidExpress).
- No hard copies of the bidding information, Proposal, Plans and Specifications, Addenda, or other material is available. Nor will Massport accept hard copy bids for these projects. Bidding on these projects is completely online.
- [Online Bidding Project Information](#)
- All new bids for C.149 and C.30 projects and Consultant Professional Services can be found on the [Massport Bid Express website](#).

# L1366-D2 Green Bus Depot Repurposing – Bid Express Info

← BUSINESS / BIDS & OPPORTUNITIES

## Capital Bids

Massport has introduced online bidding for all C.149 and C.30 projects and Consultant Professional Services.

[Online Bidding Project Information](#)

[Bid Express New Vendor Instructions](#)

All new bids for C.149 and C.30 projects Consultant Professional Services can be found on the [Massport Bid Express website](#). The construction projects listed below under Advertised Contracts that are C.149 or C.30 have already been advertised. No hard copies of the bidding information, Proposal, Plans and Specifications, Addenda, or other material is available. Nor will Massport accept hard copy bids for these projects. Bidding on these projects is completely online.

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[Advertised Contracts](#) [Results](#)

Select An Opportunity Type ▾

PROJECT #	OPPORTUNITY TYPE	PROJECT TITLE	DUE DATE	ESTIMATE
<a href="#">M731</a>	Professional Consultant	Hoosac Pier Bulkhead Rehabilitation	6/8/2023	\$2,000,000
<a href="#">A447</a>	Professional Consultant	Third Party Commissioning Consulting Services FY23-25, All Massport-Owned and Operated Facilities	5/26/2023	\$1,000,000
<a href="#">A448</a>	Professional Consultant	On-Call Geographic Information System Consulting Services	5/25/2023	\$500,000
<a href="#">L1033</a>	Professional Consultant	Runway 27 Safety Area Improvements	5/18/2023	\$5,000,000
<a href="#">L1024</a>	Professional Consultant	O&E Maintenance Building	5/18/2023	\$2,000,000
<a href="#">M730</a>	Professional Consultant	FY23-27 Maritime Term Architecture/Engineering Services	5/18/2023	\$2,000,000

- The Professional Consultant RFQ's will be listed under the appropriate project # and Project title on the Massport website:  
<https://www.massport.com/massport/business/bids-opportunities/capital-bids/>
- Please submit qualification via Bid Express  
<https://www.bidexpress.com/>

# L1366-D2 Green Bus Depot Repurposing – Bid Express Info

**infotech**

Welcome to Infotech® registration  
Infotech is the home of valuable services for construction contracting firms. Only the services you need and get access from any computer, any time.

**My Info**

First Name: [ ]

Last Name: [ ]

Email: [ ]

Email Confirmation: praczkowski@massport.com

Time Zone: (GMT-05:00) Eastern Time (US & Canada)

Password: [ ]

Password Confirmation: [ ]

Question: [ ]

Answer: [ ]

If you forget your password we'll ask you to verify this.

**My Business**

Name: [ ]

City: [ ]

Phone: (555) 555-5555 x55

State: [ ]

Address1: [ ]

Address2: [ ]

Postal Code: [ ]

I have read and agreed to [Privacy Policy](#), [Terms of Use](#), and [DMCA Policy](#), and acknowledge that I understand how Infotech uses any personal information I supply to Infotech, and I approve of these uses. No

Keep me updated on the latest Infotech new product releases and promotional offerings. No

**Register** **Cancel**

- All bidders need to be registered with Bid Express to submit or respond to Bids.

<https://www.infotechexpress.com/registration/new>

- Please refer to the new [Bid Express New Vendor Instructions](https://infotechinc.zendesk.com/hc/en-us/sections/12044610308375-Bid-Express-Vendors): <https://infotechinc.zendesk.com/hc/en-us/sections/12044610308375-Bid-Express-Vendors>

# L1366-D2 Green Bus Depot Repurposing – Bid Express Info

A447 RFQ listed below in Bid Express

The screenshot shows the Bid Express website interface. At the top, there is a navigation bar with 'Home', 'Our Solicitations', 'Public Solicitations', 'My Profile', 'Stats', and 'Contact Us'. Below this is a search bar and a 'Create Solicitation' button. A table lists various solicitations with columns for 'Solicitation', 'Status', and 'Due'. The first entry, 'A447 RFQ PROFESSIONAL SERVICES', is highlighted with a blue arrow pointing to it. The table includes the following data:

Solicitation	Status	Due
A447 RFQ PROFESSIONAL SERVICES Professional Consultant Services A447 TERM ROOF AND BUILDING EN...	Draft	06/22/2023
LP2301 LP2301 FY 24-27 PASSENGER BOARDING BRIDGES MAINTENANCE ...	Advertised	05/25/2023
AP2302-C1 (TERM) AP2302-C1 TERM INTERIOR BUILDING REPAIRS, BOSTON, BEDFOR...	Draft	05/24/2023
AP2305-C1 (TERM) AP2305-C1, TERM CAULKING/SEALANT REPAIRS, BOSTON, BEDFOR...	Advertised	05/03/2023
L1740-C1 (GENERAL) L1740-C1 (GENERAL) LOC CRAC UNIT REPLACEMENT, ONE HARBO...	Closed	04/26/2023
L1738-C1 L1738-C1 ENERGY OPTIMIZATION PROGRAM – LOGAN AIRSIDE CHA...	Closed	04/19/2023
L1740-C1 (SUB) L1740-C1 (SUB) LOC CRAC UNIT REPLACEMENT, ONE HARBORSIDE ...	Closed	04/12/2023
W308-C1 W308-C1 RUNWAY 11-29 REHABILITATION FROM STATION 48+20 TO ...	Closed	03/22/2023
L1709-C1 L1709-C1 2023 MISCELLANEOUS AIRFIELD PAVEMENT IMPROVEMEN...	Closed	03/22/2023
H288-C1 H288-C1 RUNWAY 5-23 (SOUTH OF RW 11-29) REHAB, LIGHTING AND...	Closed	03/08/2023
AP2209-C1 (TERM) AP2209-C1 FY2023-2026 TERM CONTRACT FOR ON-CALL AND EMER...	Closed	03/08/2023
MP2301-C1 (TERM) MP2301-C1 (TERM) MARITIME PAVEMENT REPAIRS - TERM CONTRA...	Closed	03/08/2023
AP2304-C1R-(TERM) AP2304-C1R TERM DOOR REPLACEMENT BOSTON, BEDFORD, AND ...	Closed	02/22/2023
L1645-C1	Closed	02/08/2023

Submit Qualifications under Required Document List

The screenshot shows the details page for the 'A447 RFQ PROFESSIONAL SERVICES' in Bid Express. The page includes a navigation bar, a status indicator (Draft), and several informational cards: Attachment List, Bid Bond, Build Your Own, Envelope, and Item List. Below these is a 'General Info' section with a table of key details:

Field	Value	Field	Value
Number	A447 RFQ PROFESSIONAL SERVICES	Allow zero unit prices and labor?	No
Deadline	06/22/2023 12:00 PM EDT	Allow negative unit prices and labor?	No
Auto Advertise	05/19/2023 09:00 AM EDT	Allow multiple bids per vendor for this solicitation?	No
Description	Professional Consultant Services A447 TERM ROOF AND BUILDING ENVELOP ALL MASSPORT FACILITIES BOSTON-BEDFORD & WORCESTER MASSACHUSETTS MAY, 2023	Allow Electronic Signatures?	Yes
State	Massachusetts	Allow vendors to ask questions?	No
County	Suffolk	Restricted?	No
		Mark solicitation as an RFP?	No

Below the table is a map of Suffolk County, Massachusetts, showing the location of the project. At the bottom, there is a section for 'Project Solicitation Documents' with a table for 'Order Name' and 'Description'.



THANK YOU  
QUESTIONS?