

H319
Hanscom Civil Air Terminal Architectural and Security
Upgrades
CM@R Construction Briefing

Hanscom Civil Air Terminal,
Beford, MA
05.13.24



H319 – Hanscom Civil Air Terminal Architectural and Security Upgrades

Introduction

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



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Background

- **Construction**

- Originally constructed and placed into service in 1941 of cast –in place concrete with three levels for a total of 35,950 gsf.
- The terminal is a general aviation terminal which supports private aircraft and can also receive large commercial aircraft.

- **Major Upgrades & Existing Conditions**

- Site improvements include flood walls and access ramps into the public side and airside due to severe flooding in 2017.
- The last major HVAC upgrade was completed in 2009-2010.
- Boiler replaced in 2003-2004.
- Elevator is past useful life and not ADA compliant.

- **Current Occupancies**

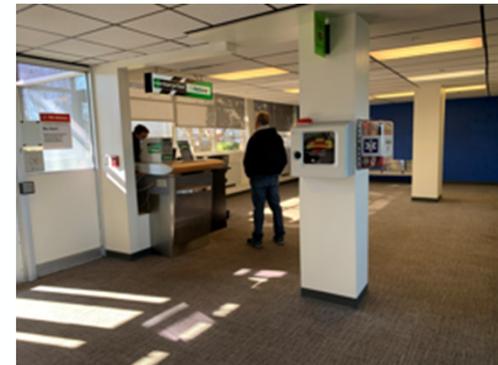
- Massport Operations Staff
- Massport IT
- State Police
- Car Rental
- Flight School
- Aviation Tenants



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Challenges

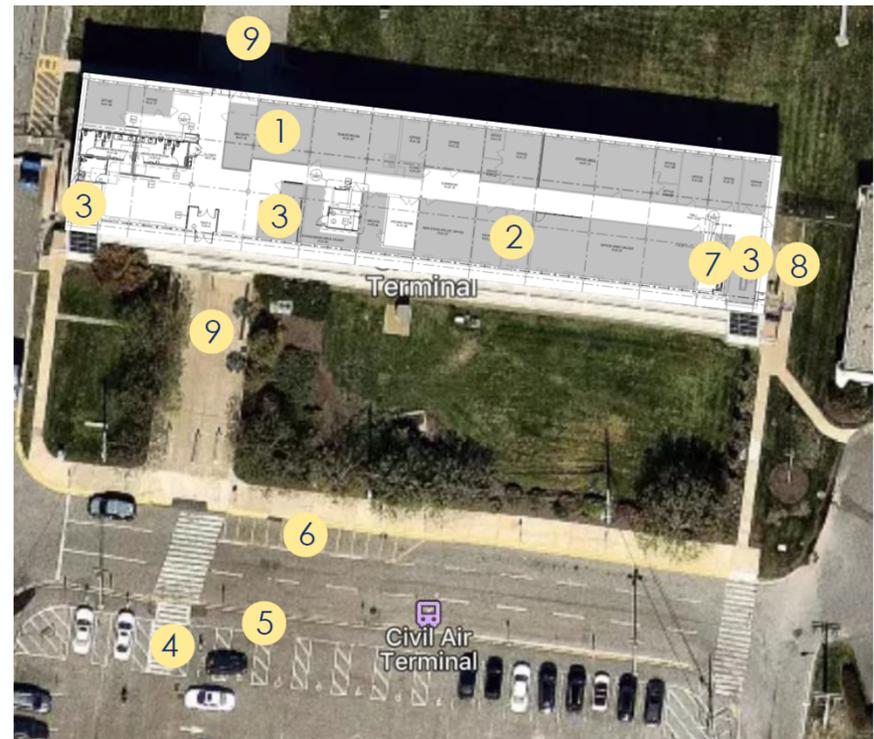
- **Access**
 - The terminal is surrounded four towns and by small town roads. Truck access and haul routes to the project work area via I-95 shall be limited to use Route 2A. No access permitted through residential areas.
 - Only (1) elevator – which will be out of service during construction
 - Requirement to maintain egress paths
 - 24/7 operations
- **Security**
 - Airside Access during construction of lobby
- **Continuity of Operations**
 - MPA Operations IT moving from Level 2 to Level 3
 - Car Rental Desks Maintain operations during construction



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Challenges

- **Accessibility**
 - Full ADA Building Compliance required per code
- **Security**
 - Maintaining secure facility during construction
 - Massport Security Systems
 - FAA Security Systems
 - Security for deliveries
 - Security of stored materials
 - Security and safety of the public
 - Security of Massport systems
 - Security of FAA systems
 - Security of work areas
- **Continuity of Operations**



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Challenges

- Access
- Security
- **Continuity of Operations**
 - 24/7 operations
 - Coordination with Massport IT Department
 - Coordination with Tenants who lease space in the terminal including MPA staff offices.
 - Detailed work plan development and contingency planning.



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Scope:

- Project scope includes the following elements:
 - Site Work includes accessibility upgrades including modification of existing exterior ramps at the main public entry and the secure airside entry, construction of a new accessible ramp at the east side of the terminal. Interior modifications include stair core metal handrail extensions, accessible signage, cane detection and door modifications.
 - Exterior painting of the north façade and stair headhouses and chimney at the roof.
 - Renovation of the main public spaces at level one including the main concourse, men’s and women’s restrooms, a new GN restroom, a mother’s room, replacement of an elevator in an existing hoistway, a new storefront entry vestibule, and security upgrades including ACS doors and cameras. Moving car rental desks to a new permanent location.
 - At level 2, a new GN restroom, securing Massport offices with a partition wall including an ACS door, the IT room will move from Level 2 to Level 3. The new Server room will provide new network connectivity to the offices, a video surveillance system, wireless access points, and reconnection to various network locations throughout the building. The new server room will also include fiber connections to the Radio room on the roof, as well as fiber interconnection to various outbuildings on the site, using a new 2-post rack within the existing demark room on the first floor.
 - The radio room at the roof level will include a new connection to the new UPS System provided as part of the IT Room relocation. Furthermore, the existing emergency electric room will be modified to support the upgrades for the new IT room including a new ATS and 480V – 120/208V transformer to support the additional load of the new IT Room and elevator upgrade.
- **Anticipated Project Schedule:** Design to be completed early July; Construction (First Quarter 2025)



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Scope: Level 1 Terminal Upgrades



Lobby and Restrooms Renderings



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Evaluation Criteria

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

RFQ PART 1

- (1) Cover Letter
- (2) Executive Summary
- (3) Proposed CMR Team
- (4) Project Approach
- (5) Similar Project Experience
- (6) BIM & Lean Construction experience
- (7) CM-at-Risk with GMP experience
- (8) Safety record
- (9) Capacity and financial stability
- (10) MWBE compliance history and approach
- (11) Certificate of Eligibility
- (12) DCAMM Update Statement
- (13) Letter from a Surety Company
- (14) Response Certification

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Submission Schedule

- RFQ questions send via email to CPBidQuestions@massport.com
- In the subject line of your email, please reference **H319- Hanscom Civil Air Terminal Architectural and Security Upgrades**
- Deadline for questions: **Tuesday, May 21st**
- 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) in the listings for this project.

EVENT	DATE/TIME
Solicitation: Release Date & Supplemental Package Available	Wednesday, May 8, 2024 @ 9am
Consultant Briefing	Monday, May 13 th @ 12:30pm
Deadline for submission of written questions	Tuesday, May 21 st
Official answers published (Estimated)	Friday, May 24 th
Solicitation: Close Date / Submission Deadline	Thursday, June 13 th @ 12:00pm



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Submission Requirements

- Submission shall be:
 - Electronic via Bid Express (We will provide an overview of Bid Express in the next few slides)
 - Please be sure to download RFQ requirements in Bid Express and fully review prior to submitting your electronic statement of qualifications
 - **Upload ALL required documents listed in the RFQ in accordance with the instructions in Bid Express and in the RFQ. Failure to include all required materials or to provide materials in a format different than that specified may have a negative effect on the evaluation or result in disqualification.**
 - Click “Submit” button in Bid Express to review your response for completeness and to encrypt/submit your response electronically.
 - File naming convention:
 - MPA project #_CompanyName-YY-MM-DD_RFQX.pdf *Example: L2302_Massport_23-04-24_RFQ1.pdf*

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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, C.30 and C.149A projects
- Consultant Professional Services and CM@R 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, C.30 and C.149A projects and Consultant Professional Services can be found on the [Massport Bid Express website](#).

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Diversity & Inclusion/Compliance

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

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

Select An Opportunity Type ▾

PROJECT #	OPPORTUNITY TYPE	PROJECT TITLE	DUE DATE	ESTIMATE
1274	Professional Consultant	Hoboc Pier Bulkhead Rehabilitation	6/8/2023	\$2,000,000
1443	Professional Consultant	Third Party Commissioning Consulting Services P123-25, All Massport Owned and Operated Facilities	9/20/2023	\$1,000,000
1445	Professional Consultant	On-Call Geographic Information System Consulting Services	9/28/2023	\$500,000
14631	Professional Consultant	Runway 27 Safety Area Improvements	9/18/2023	\$5,000,000
15686	Construction Manager at Risk	AIR TRAFFIC CONTROL TOWER (ATCT) IMPROVEMENTS AT BOSTON LOGAN INTERNATIONAL AIRPORT	12/7/2023	\$35,000,000
15696	Consultant	Architecture/Engineering Services	9/20/2023	\$2,000,000

- Advertisements 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/>



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First Name
Last Name
Email
Email Confirmation
prackowisk@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
(508) 666-6666
State
Address1
Address2

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

- 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>



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H319-CM@R - RFQ listing examples in Bid Express

Upcoming Solicitations		List View Calendar View
Number	Deadline	
M687 RFQ PROFESSIONAL SERVICES M687 RFQ PROFESSIONAL SERVICES MAINTENANCE...	11/09/2023 05:00 PM UTC	
M625-C2 M625-C2 CRUISEPORT PIER REHABILITATION...	11/15/2023 04:00 PM UTC	
AP2410-C1 TERM AP2410-C1 TERM OVERHEAD DOOR REPAIRS...	11/15/2023 04:00 PM UTC	
M717 RFQ PROFESSIONAL SERVICES M717 RFQ PROFESSIONAL SERVICES CRANE...	11/16/2023 05:00 PM UTC	
M707-C2 -SUB M707-C2 -SUB VARIABLE MESSAGING SIGN W...	11/29/2023 04:00 PM UTC	
L1781 RFQ PROFESSIONAL SERVICES L1781 RFQ RFQ PROFESSIONAL SERVICES L...	11/30/2023 05:00 PM UTC	
L1833 RFQ PROFESSIONAL SERVICES L1833 RFQ PROFESSIONAL SERVICES CARGO...	12/07/2023 05:00 PM UTC	
L1686 CM@R RFQ L1686 CM@R RFQ AIR TRAFFIC CONTROL TO...	12/07/2023 05:00 PM UTC	
M707-C2 -GENERAL M707-C2 -GENERAL VARIABLE MESSAGING SI...	12/13/2023 04:00 PM UTC	
M724 RFQ PROFESSIONAL SERVICES M724 RFQ PROFESSIONAL SERVICES BERTH...	12/14/2023 05:00 PM UTC	
A450 RFQ PROFESSIONAL SERVICES A450 RFQ PROFESSIONAL CONSULTANT SER...	12/21/2023 05:00 PM UTC	

11 Solicitations



Submit Qualifications under Required Document List

Home | **Our Solicitations** | Public Solicitations | Vendor Directory | My Profile | Contact Us

Status: Advertised | Bids: 0

Attachment List
Downloadable attachments that you provide for the bidder as part of the solicitation.

Bid Bond
A bid bond form that provides surety verification.

Build Your Own
This is a custom Build Your Own component.

Envelope
The information specified in this component will be available to the vendor agency immediately after the bid deadline, but before the bid is opened.

Item List
A list of proposed items. You define the quantity, description and units.

General Info

Number L1686 CM@R RFQ	Allow zero unit prices and labor? No
Deadline 12/07/2023 12:00 PM EST	Allow negative unit prices and labor? No
Auto Advertise 11/01/2023 09:00 AM EDT	Allow multiple bids per vendor for this solicitation? No
Description L1686 CM@R RFQ AIR TRAFFIC CONTROL TOWER (ATCT) IMPROVEMENTS, AT BOSTON LOGAN INTERNATIONAL AIRPORT. NOVEMBER, 2023	Allow Electronic Signatures? Yes
	Allow vendors to ask questions? No
	Restricted? No
	Mark solicitation as an RFP? No

Locations (1)

1 Locations Listed

- Suffolk, Massachusetts

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THANK YOU
QUESTIONS?