



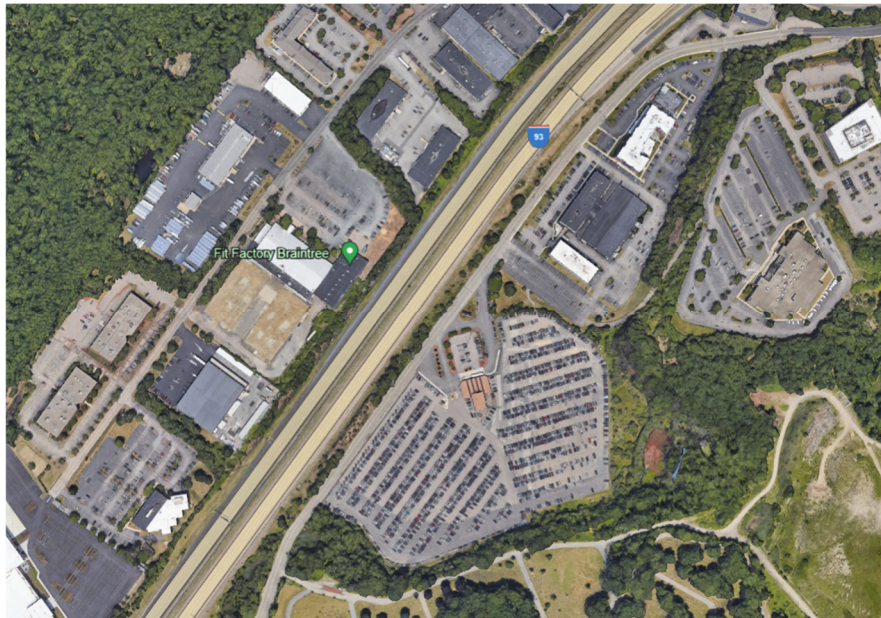
MASSACHUSETTS PORT AUTHORITY
CAPITAL PROGRAMS AND ENVIRONMENTAL AFFAIRS DEPARTMENT
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REQUEST FOR QUALIFICATIONS

MPA PROJECT NO. L1630

BRAINTREE LOGAN EXPRESS GARAGE

BRAINTREE, MASSACHUSETTS



SUPPLEMENTAL INFORMATION PACKAGE



LEGAL NOTICE

REQUEST FOR QUALIFICATIONS

The MASSACHUSETTS PORT AUTHORITY (Authority) is soliciting consulting services for MPA CONTRACT NO. **L1630 Braintree Logan Express Garage, Braintree, Massachusetts**. The Authority is seeking qualified multidiscipline consulting firms or teams, with proven experience to provide professional services, including but not limited to the planning, design, and construction related services, including resident inspection, relative to the construction of a parking garage at the site of the existing Logan Express Facility in Braintree. The Consultant must be able to work closely with the Authority and other interested parties in order to provide such services in a timely and effective manner.

The consultant shall demonstrate experience in several disciplines including but not limited to Architectural Design (Prime), Civil, Structural, Mechanical, Electrical, Plumbing, Fire Protection, Garage Design, Traffic Engineering, Environmental Permitting, Signage, Vertical and Horizontal Transportation Systems, Lean Design and Construction, Landscape Architecture, Code Compliance, Cost Estimating, Construction Phasing, Scheduling, Traffic Management, Virtual Design and Construction (VDC/BIM), Climate Resiliency and Sustainable Design.

The contract will be work order based, and that Consultant's fee for each work order shall be negotiated; however, the total fee for the contract shall not exceed Two Million Dollars (\$2,000,000).

A Supplemental Information Package will be available, on Wednesday, May 22, 2024 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.

In recognition of the unique nature of the project and the services required to support it, the Authority has scheduled a Consultant Briefing to be held via zoom at **3:30PM on Thursday, June 6, 2024 at the following link: <https://massport.zoom.us/j/82605440811> ; Meeting ID: 826 0544 0811 ; Dial In: (646) 558-8656 or (267) 831 0333**. At this session, an overview of the project will be provided, the services requested by the Authority will be described, and questions will be answered.

By responding to this solicitation, consultants agree to accept the terms and conditions of Massport's standard work order agreement. A copy of the Authority's standard agreement can be found on the Authority's web page at <http://www.massport.com/massport/business/capital-improvements/important-documents/>. Consultant shall specify in its cover letter that it has the ability to obtain requisite insurance coverage.

This submission shall be addressed to Luciana Burdi, Intl. Assoc. AIA, CCM, MCPPO, NAC, Director of Capital Programs and Environmental Affairs and received no later than **12:00 Noon on Thursday, July 11, 2024 Via Bid Express <https://www.bidexpress.com/businesses/27137/home>**. Any submission which is not received by the deadline shall be rejected by the Authority as non-responsive.

MASSACHUSETTS PORT AUTHORITY
EDWARD C. FRENI
INTERIM CEO & DIRECTOR OF AVIATION



BACKGROUND:

Massport owns the property at 262 Forbes Road in Braintree, Massachusetts. Massport maintains the parking lot with a capacity for 1,922 vehicles and is operated as a Logan Express (“LEX”) facility. The property is accessible from I-93, Exit 6. Passengers flying from Logan Airport may park at this location and take an express shuttle bus directly to and from the airport. The LEX Busses are on a 30 minute departure/arrival cycle and utilize the HOV lanes to bypass some of the Boston traffic congestion.

An intermittent stream runs along the south and east edges of the lot before entering a small pond along the northeast edge of the property. Along the southern half of the site, there is a 100 foot buffer zone of Bordering Vegetated Wetlands (BVW) and riverfront area. These have been located and shown on the attached plan.

The southern and eastern edges of the parking lot have experienced breakdown of the existing pavement which consisted of only a single binder course. There are potholes in the pavement and areas where the pavement has been degraded, making parking difficult and a potential tripping hazard.

Soil settlement has occurred in several of these areas and there is often standing water in these locations. Grade changes and storm water structures are not viable due to low topography, sensitive environmental conditions/regulations, and high-water table. Between 2018 and 2020 miscellaneous site improvements were completed which include new signage, pavement replacement, and drainage improvements.

Originally constructed in 1960, the 7,000sf Terminal building is a two-story wood framed structure with a slab on grade foundation and residential asphalt shingle roof. As part of the reconfiguration of the site, it is anticipated a new terminal facility will be built.

The site possesses parking, utility, and drainage easements. All site improvements are subject to the Braintree Conservation Commission, even though MPA is exempt from local wetland bylaws. Drainage watershed area (183 acres) map attached. Stream is confirmed and regulated as “intermittent”, not “perennial”.

SCOPE OF WORK:

The Authority is seeking a qualified multidiscipline consulting firm or team with proven experience to provide professional services, including planning, design, and construction-related services, including resident inspection relative to the construction of a parking garage at the site of the existing Logan Express Facility in Braintree. The Consultant must be able to work closely with the Authority and other interested parties in order to provide such services in a timely and effective manner.

The consultant shall demonstrate experience in several disciplines including but not limited to Architectural Design (Prime), Civil, Structural, Mechanical, Electrical, Plumbing, Fire Protection, Garage Design, Traffic Engineering, Landscape Architecture, Environmental Permitting, Signage, Vertical and Horizontal Transportation Systems, Lean Design and Construction, Code Compliance, Cost Estimating, Construction Phasing, Scheduling, Traffic Management, Virtual Design and Construction (VDC/BIM), Climate Resiliency, Sustainable Design, and Net-Zero Design Elements.



Figure 1: Project Location and Drainage Areas of Existing Site



Figure 2: Location of Existing Logan Express Facility and Parking lot in Braintree



Figure 3: Existing Terminal Facility



Figure 4: West Elevation of the Terminal Facility



Figure 5: North Elevation of the Terminal facility

The scope of work shall further include, but not be limited to the following:

- (1) Programming & Review of Existing Conditions: The Authority seeks to design and construct a garage in the general vicinity of the existing terminal site to increase parking capacity. It is anticipated that a new terminal facility will be built, along with the reconfiguration of the site. Additionally, the existing conditions must be reviewed from a code perspective and a clear scope of work must be developed to move forward into design.
- (2) Design, Site Planning and Specifications: The Consultant shall prepare design submissions showing the progression of the work at stages determined by the Authority. The coordination of surveying existing site conditions and the follow-on inclusion of the survey results into construction documents will be extremely important. BIM/VDC models shall be the basis of design for the new terminal facility and parking garage.
- (3) Sustainable Design, Resiliency, Net-Zero Elements: The Authority places high value in sustainable design and resiliency, and actively strives to achieve net-zero emissions. Therefore, the prospective consultant(s) will be expected to consider a creative approach to the development of the design of this project to optimize energy efficiency, innovative elimination of carbon emissions and indoor air quality improvements and management, permitting, building infrastructure resiliency and sustainability.



- (4) Traffic Engineering: The intersections of Interstate 93 on/off ramps and Granite Street (Route 37) is extremely busy. Further, the intersection of Granite Street (Route 37) and Forbes Road is also very busy. There is a lot of activity at all three intersections. At the prospective location of the garage, the interaction between passengers, busses, taxis, and private vehicles can be defined as chaotic. Access to and from the facility will need to be improved. The prospective design team will need to understand these traffic modes and movements to address these issues with the new facility.
- (5) Constructability & Phasing: The construction phase of the project will be developed to ensure constructability in coordination with ongoing Logan Express operations. The Consultant will need to incorporate the necessary phasing elements to support the Authority's requirement for maintain operations in the vicinity of the project's footprint. The Consultant shall have expertise in phasing techniques and in Lean Design & Construction Methodology in order to provide an overall construction duration and durations for specific construction activities. The Consultant shall be capable of preparing schedules with sufficient detail to advise the Authority and other Stakeholders of durations for activities that may result in impacts to parking space loss, return to service of parking captures, and production rates that reflect the actual constraints experienced by the site restrictions. This information will be utilized to identify potential project milestone completion dates and other long-term operational planning.
- (6) Cost Management & Estimating: The Consultant will prepare cost estimates for each design submission with appropriate design contingency included for the level of completion. The Consultant shall be prepared to participate in Target Value Design (TVD) exercises to identify causes of potential cost over-runs, and areas of containing costs, and shall be capable of working with Target Value Delivery as a cost control measure. The prospective consultant(s) shall note that PMWeb is the Authority's Project Management Information System and all parties associated with the Project will be expected to make use of it.
- (7) Site Civil: As previously noted, the property borders wetlands, and currently suffers from poor stormwater management and drainage. It will be expected that the consultant(s) are responsible to address this issue among others through all phases of design. The Consultant shall also review traffic management for vehicles attempting to enter/exit the facility from Forbes Road. This includes buses, personal operating vehicles and taxis attempting to access revenue parking, pick-up/drop-off or utilize short term parking. The vehicular circulation required to accommodate these various modes of transportation needs to be studied by the Consultant.
- (8) Procurement: The Consultant shall provide services related to Construction Manager-at-Risk procurement as well as developing trade partner procurement packages. Such procurement will include but is not limited to, response to bidders' inquiries, participation at the Pre-bid Meeting, and analysis of bid results in comparison to the Engineer's Estimate.
- (9) Construction Administration: The Consultant shall support the Authority with performance of construction phase duties to maintain the pace and schedule of the project as well as the highest quality. The Consultant shall pay special attention to long lead times and partner with the Authority and Contractor to seek ways to streamline the acquisition of materials.
- (10) Code Compliance: As an existing terminal and lot, a detailed review of the existing conditions from a code perspective and the development of a detailed plan for code compliance will be fundamental for the successful completion of this project.



- (11) Project Closeout: The Consultant shall perform a thorough reconciliation of all required closeout documents and financial obligations in order to avoid a protracted closeout phase. The consultant(s) will be required to collect, package, and submit the conformed record documents upon the final close out of the project.

In recognition of the unique nature of the project and the services required to support it, the Authority has scheduled a Consultant Briefing to be held **via zoom at 3:30PM on Thursday, June 6, 2024 at the following link: <https://massport.zoom.us/j/82605440811> ; Meeting ID: 826 0544 0811 ; Dial In: (646) 558-8656 or (267) 831 0333**. At this session, an overview of the project will be provided, the services requested by the Authority will be described, and questions will be answered.

EVALUATION CRITERIA:

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

- (1) Demonstrated experience and knowledge of the team for similar projects of similar size and complexity particularly important to demonstrate for the proposed Project Manager. Highlight the experience and expertise for major sub-consultants and their assigned staff. Familiarity with MGL, including filed sub-bid experience, and
- (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, and
- (3) Demonstrated experience in integrating and managing BIM/VDC in the planning, design and construction. Experience of utilizing Lean Design & Construction (Last Planner System®, Scrum or other tools) to increase the reliability and significantly improve projects and teams' performance, and
- (4) Demonstrated project experience in sustainable and resilient high-performance building and infrastructure design and construction, including experience with low, net zero ready or net zero emissions, water, and waste, lifecycle analysis including embodied carbon, innovative renewable energy strategies, and building and infrastructure sustainability certification schemes relevant to this proposal. 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. Firms must demonstrate the capability to incorporate design features into any project type that reflect best practices in environmental stewardship, and
- (5) Proposed approach to enhance diversity and inclusion of the proposed team to increase the pool of consultants working on the Authority's projects. For those M/WBE firms proposed, please describe type and/or category of work (i.e. structural, Lean, etc.); 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, (% goal)

The Authority recommend that each evaluation criteria is addressed in the response as a separate section.

The selection shall involve a two-step process including the shortlisting of a minimum of three firms based on an evaluation of the Statements of Qualifications received in response to this solicitation, followed immediately by a final selection of the consultant by the Authority. The Authority reserves the right to interview the firms prior to final selection, if deemed appropriate.



SUBMISSION REQUIREMENTS:

Each submission shall include a Statement of Qualifications that provides detailed information in response to the evaluation criteria set forth below and include Architect/Engineer & Related Services questionnaires SF 330 (www.gsa.gov/portal/forms/download/116486) with the appropriate number of Part IIs. M/WBE certification of the prime and subconsultants shall be current at the time of submittal and the Consultant shall provide a copy of the M/WBE certification letter from the Supplier Diversity Office for M/WBE and from the MassUCP for DBE, within its submittal.

In order to be eligible for selection, all aspects of Chapter 7C, Section 44 of the General Laws of the Commonwealth of Massachusetts shall be satisfied including the CEO/President and majority of the firm's Board of Directors or ownership shall be registered in the Commonwealth of Massachusetts in accordance with the applicable provisions of the statute. Consultants shall furnish professional registration status of the firm's board of directors or ownership. All individuals responsible for technical disciplines shall, upon commencement of the project, be registered Architects or Engineers, in that discipline, in the Commonwealth of Massachusetts.

The Authority may reject any application if any of the required information is not provided: Cover Letter, Insurance Requirements, Registration of the Prime "Designer" as defined in MGL Chapter 7C Section 44, and SF330 Part IIs for the Prime and every sub-consultant.

Make sure that the Cover Letter is signed "Under the pains and penalties of perjury", and that you mention the Insurance Requirements and Registration of the Prime "Designer" as defined in MGL Chapter 7C Section 44 in the Cover Letter itself.

RFQ Instructions for Electronic Submission:

Electronic submissions will be via <https://www.bidexpress.com/businesses/27137/home>. Please refer to <https://www.massport.com/massport/business/bids-opportunities/capital-bids/> website for instructions on how to submit an electronic RFQ submittal.

1. Download RFQ documents in Bid Express and fully review them before submitting your electronic Statement of Qualifications.
2. Upload ALL required documents listed below in accordance with the instructions on Bid Express and those 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.
3. Click the "Submit" button in Bid Express to review your response for completeness and to encrypt/submit your response electronically.

File Naming Convention:

MPA project #_Company Name-YY-MM-DD.pdf

Example: L2302_Massport-23-04-24.pdf

Files submitted via Bid Express must follow the above filing naming convention specific in the "Description" field for each document in the "Required Document Upload" table in Bid Express. The file name and description entered during the file upload process ensures each file can be readily identified by Massport.

All submissions must be in .pdf format and must be in such a way that they can be read on a computer and printed on 8 ½" x 11" paper, unless otherwise specified.



Please consider the number of pages being submitted, including the following:

- Resumes of the top 10 key individuals, each limited to one (1) page under SF 330, Section E,
- No more than ten (10) projects each limited to one (1) page under SF 330, Section F,
- No more than ten pages (5 sheets) between SF 330 Section H and “other relevant materials” section of the submission

By responding to this solicitation, consultants agree to accept the terms and conditions of Massport’s standard work order agreement, a copy of the Authority’s standard agreement can be found on the Authority’s web page at <http://www.massport.com/massport/business/capital-improvements/important-documents/>. The Consultant shall specify in its cover letter that it has the ability to obtain requisite insurance coverage.

This submission, shall be addressed to Luciana Burdi, Intl. Assoc. AIA, CCM, MCPPO, NAC, Director of Capital Programs and Environmental Affairs and received no later than **12:00 Noon on Thursday, July 11, 2024** via **Bid Express** <https://www.bidexpress.com/businesses/27137/home>. Any submission which is not received by the deadline shall be rejected by the Authority as non-responsive. Any information provided to the Authority in any Proposal or other written or oral communication between the Proposer and the Authority will not be, or deemed to have been, proprietary or confidential, although the Authority will use reasonable efforts not to disclose such information to persons who are not employees or consultants retained by the Authority except as may be required by M.G.L. c.66.

The procurement process for these services will proceed according to the following anticipated schedule:

EVENT	DATE/TIME
Solicitation: Release Date and Supplemental Package Available	Wednesday, May 22, 2024
Consultant Briefing ZOOM	Thursday, June 6, 2024 at 3:30pm - Zoom link: https://massport.zoom.us/j/82605440811; Meeting ID: 826 0544 0811
Deadline for submission of written questions	Monday, June 10, 2024 at 12:00 PM (noon)
Official answers published (Estimated)	Friday, June 14, 2024
Solicitation: Close Date / Submission Deadline	Thursday, July 11, 2024 at 12:00 PM (noon)

Times are Eastern Standard Time (US).

Questions may be sent via email to CPBidQuestions@massport.com subject to the deadline for receipt stated in the timetable above. *In the subject lines of your email, please reference the MPA Project Name and Number.* Questions and their responses will be posted on Bid Express <https://www.bidexpress.com/> and 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.

PROJECT REQUIREMENTS:

Project requirements include, but are not limited to:



Massport, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 USC §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders or offerors that it will affirmatively ensure that for any contract entered into pursuant to this advertisement, all bidders/proposers will be afforded full and fair opportunity to submit bids in response to this invitation and no businesses will be discriminated against on the grounds of race, color, national origin (including limited English proficiency), creed, sex (including sexual orientation and gender identity), age, or disability in consideration for an award.

Terms & Conditions:

By responding to this solicitation, consultants agree to accept the terms and conditions of Massport's standard agreement, a copy of the Authority's standard agreement can be found on the Authority's web page at <http://www.massport.com/massport/business/capital-improvements/important-documents/>.

Additional Requirements and Guidelines:

As deemed appropriate and required by the Authority or the project's needs, the consultant agrees to follow the requirements as set forth in the Guidelines and Standards that can be found on the Authority's web page at <http://www.massport.com/massport/business/capital-improvements/important-documents/>.

M/WBE Participation:

The Authority is committed to helping address the disparity in the participation of minorities and women in design. Along with the M/WBE commitments which reflect ownership status set forth below, the Authority's Designer Selection Panel are interested in learning about the applicant firm's approach and commitment to diversity in its HR policy, its overall business practices and in assembling this Project team. Firms are encouraged to be creative in assembling their teams by considering dividing the work of a particular discipline, when appropriate, including work it would typically provide in house, partnering, offering opportunities to qualified firms with which it or its consultants have not previously worked or firms that may have less experience working on public projects, and other means that provide additional opportunities for M/WBE firms in new ways.

Applicants, as prime firm, and team lead, in their application, should directly address their approach to enhancing diversity in assembling the team for this Project, including a clear description of each working relationship, and in their overall HR and business practices. The Authority strongly encourages teams composed of firms that expand the overall breadth of different firms working on Authority Projects.

The Commonwealth of Massachusetts establishes combined M/WBE participation goals of 21.6% for design of state-funded and state-assisted projects. Massport will be highly interested in those proposals whose strategy and approach exceed the stated goal.

Applications from M/WBE firms as prime consultant are encouraged. Applicants that are themselves M/WBE certified may use their participation toward meeting the determined work order goal for the certification they hold and will be required to bring participation by additional firm(s) that holds the necessary certifications to meet or exceed the goals assigned. Applicants are strongly encouraged to utilize multiple disciplines and firms to meet the M/WBE goals. Consultants to the prime can team within their disciplines in order to meet the M/WBE goals, but must state this relationship.

Please note that only firms that are currently certified as M/WBE and DBE in the Commonwealth of Massachusetts be credited toward meeting Project M/WBE or DBE goals.

**MASSACHUSETTS PORT AUTHORITY
EDWARD C. FREN
INTERIM CEO & DIRECTOR OF AVIATION**