

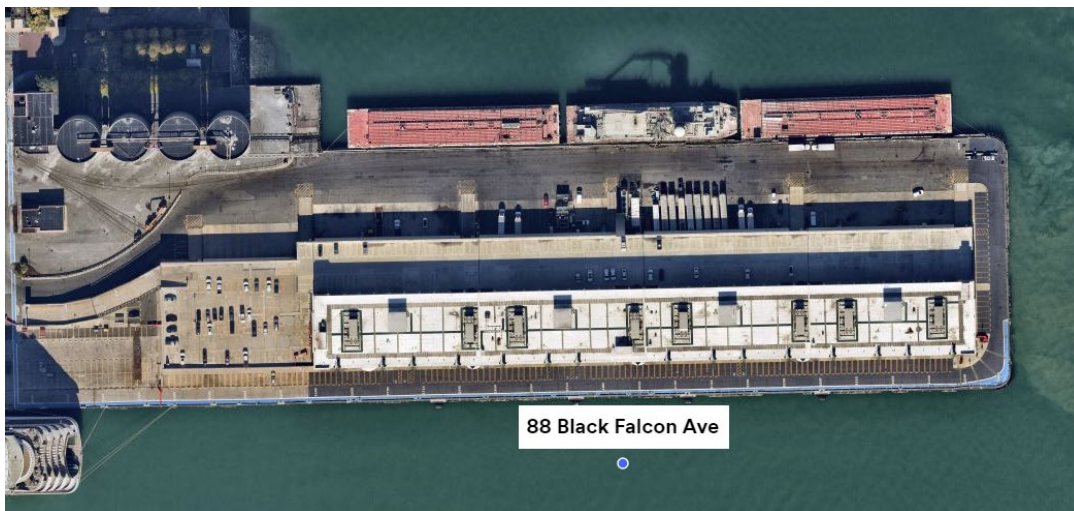


MASSACHUSETTS PORT AUTHORITY
CAPITAL PROGRAMS AND ENVIRONMENTAL AFFAIRS DEPARTMENT
SUITE 209S – LOGAN OFFICE CENTER SUITE 209S
ONE HARBORSIDE DRIVE
EAST BOSTON MA 02128-2909

REQUEST FOR QUALIFICATIONS

MPA CONTRACT NO. M683

**88 BLACK FALCON SEAWALL REHABILITATION
88 BLACK FALCON AVE, BOSTON,
MASSACHUSETTS**



SUPPLEMENTAL INFORMATION PACKAGE



LEGAL NOTICE REQUEST FOR QUALIFICATIONS

The MASSACHUSETTS PORT AUTHORITY (Authority) is soliciting consulting services for MPA CONTRACT NO. **M683: 88 BLACK FALCON SEAWALL REHABILITATION**. The Authority is seeking 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 repairs of the timber pile supported deck, and adjacent concrete gravity wall, constructed around the 88 Black Falcon building. 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 Waterfront Engineering (Prime), Civil, Port Operations, Structural, Transportation, Environmental, Geotechnical, Cost Estimating, Construction Phasing, Climate Resiliency and Sustainable Design.

The contract will be work order based, and Consultant's fee for each work order shall be negotiated; however, the total fee for the contract shall not exceed **\$1,000,000.00**.

A Supplemental Information Package will be available, on **Wednesday, April 23, 2025** 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. If you have problems finding it, please contact Susan Brace at Capital Programs SBrace@massport.com. The Supplemental Information Package will provide detailed information about Scope of Work, Selection Criteria and Submission Requirements.

In recognition of the unique nature of the project and the services required to support it, the Authority has scheduled a Consultant Briefing on zoom at **11:00AM on Friday, May 2, 2025 using the following link:** <https://massport.zoom.us/j/85944475261>, Meeting ID: 859 4447 5261, Dial In Number: (646) 558-8656. 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/>. 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, June 5, 2025** 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

**Richard A. Davey
CEO & Executive Director**



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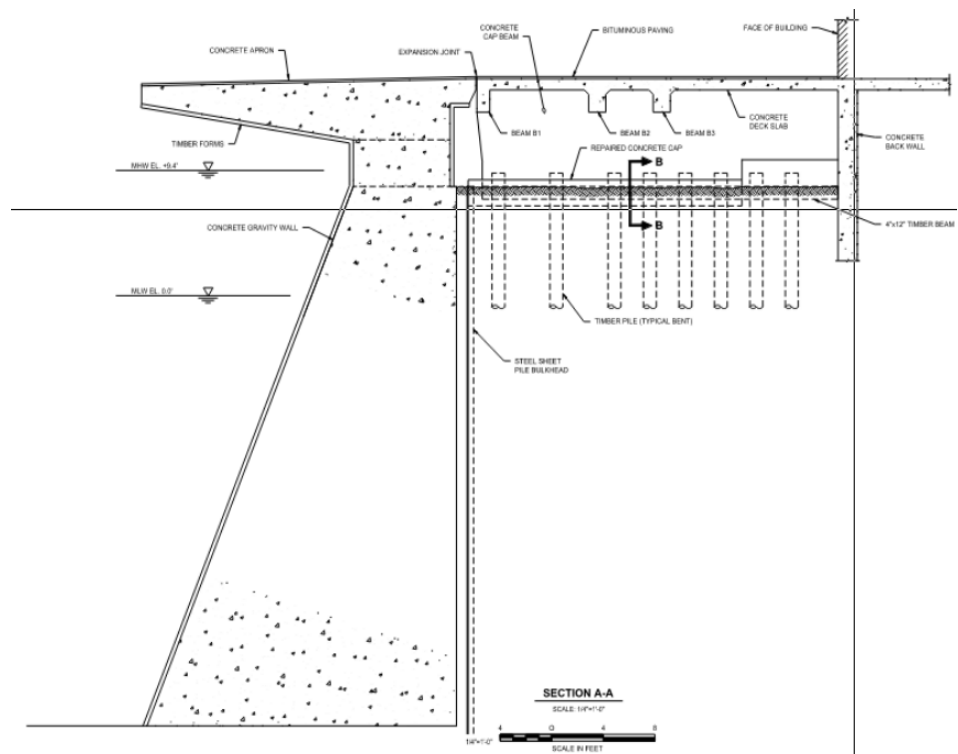
The scope of work shall include, but not be limited to the following:

- (1) Investigation and Data Gathering
- (2) Assessment and Recommendations
- (3) Preliminary Design
- (4) Final Design and Bid Documents
- (5) Bid Phase Services
- (6) Construction Phase Services

BACKGROUND:

The Black Falcon Pier was originally constructed in the early 1900's as part of the South Boston Army Base. In the 1950's, modifications were made to the concrete deck and timber pile supported pier which included installation of a sheet pile bulkhead and pile supported concrete seawall that runs along the seaward edge around the perimeter of the pier. During this time the area below the pier was backfilled to be approximately level with the pile cap walls. A cantilevered concrete deck apron was also added during these modifications, which extended the width of the concrete deck by approximately 24 feet.

In 2018, a significant portion of the pile caps were excavated and inspected; piles that showed degradation were excavated down to expose unimpacted pile sections, and then the gap between the top of piles and the pile caps were encapsulated with concrete. The tenant is required to inspect the pile cap encapsulation work and prepare a condition report on a yearly basis. See Section A-A and B-B:





Maintenance and repair of the facility have occurred throughout the life of the structure, including encasement of the original timber piles and pile caps, concrete deck repairs, fender system upgrades, and other miscellaneous repairs which are expected for a marine structure of this age.

SCOPE OF WORK:

Recent inspections conducted by Massport and the 88 Black Falcon tenant have indicated the need for rehabilitation of the underdeck structural components of the seawall that surrounds the 88 Black Falcon building. The consultant team is being hired to review the historic data and inspections, prepare preliminary designs for repairs to the seawall, prepare final designs, assist Massport in publicly bidding those designs, and assist Massport in construction oversight. All repairs will be limited by Massport's available funding for seawall rehabilitation.

Key tasks include but are not limited to:

Investigation and Data Gathering

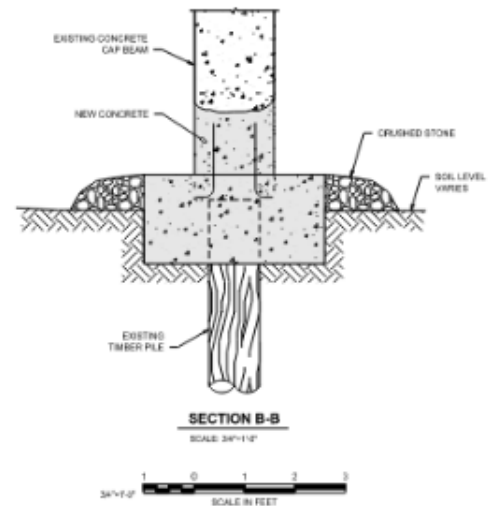
This task is anticipated to include review of historic information, as well as the gathering of additional data regarding existing conditions and any testing necessary to evaluate the condition of the existing 88 Black Falcon seawall. This review will also include review of the most recent inspections conducted by both Massport and the tenant at 88 Black Falcon.

Massport's utility data is stored in its GIS as well as its AutoCAD files. In addition, record drawings are stored and organized in Massport's drawing management system, Adept. These sources of data are to be utilized for the review of historic information, existing conditions and the assessment of the 88 Black Falcon Seawall.

Assessment and Recommendations

Once this background work is complete, the primary task will be to assist Massport in assessing the existing conditions and preparing recommendations for how to rehabilitate the seawall system. Work will include:

- Evaluation of improvements necessary to the seawall system.
- Preparation of recommendations of updates to the seawall system.
- Preparation of concept designs for updates to the seawall system.
- Evaluation of the proposed rehabilitation and evaluation of the best allocation of available funds.





The consulting team will be required to work with Massport stakeholders to prioritize how best to use limited funding. The results of such assessment will be presented to Massport in a report for review before moving into the Preliminary Design phase.

Preliminary Design



Once the final scope of work has been approved by Massport, this task is anticipated to include preliminary designs for seawall rehabilitation, preparation of preliminary design drawings, preparation of an anticipated construction schedule, preparation of a preliminary cost estimates and meetings with Massport to present the design. All design must be done utilizing Civil 3D and delivered in its .DWG format.

Final Design and Bid Documents

This task is anticipated to include preparation of final construction, procurement, and bid documents, including construction plans, technical specifications, an anticipated construction schedule, a final constructability

review, a construction phasing plan taking into consideration the 88 Black Falcon building's operational requirements, and a construction level cost estimate. Please note that Massport may elect to bid items out in separate bid packages.

Bid Phase Services

This task is anticipated to include providing assistance to Massport during the bidding process, including attendance at the pre-bid conference, as necessary, preparation of addenda as may be required, and assistance in responding to questions from bidders during the bidding process. Additionally, this task will include review of bids and preparation of a recommendation as to qualifications of the bidders.

Construction Phase Services

This task will include attendance at the pre-construction meeting, review of contractor submissions, periodic inspections/coordination for construction activities, attendance at job site meetings, visits to verify work progress and ongoing activities, resident engineering, provision of meeting minutes for site meetings, review of change orders, responses to requests for information, review of





submittals, review of payment applications, commissioning of new systems, final site inspections, and preparation of record drawings and project close-out information.

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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 Project Manager. Highlight the experience and expertise for major sub-consultants and their assigned staff. Familiarity with public construction procurement under MGL Ch. 30, 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 CIM in design and construction. Experience of utilizing Lean Design & Construction (Last Planner System®, Scrum or others tools) to increase the reliability and significantly improve projects and teams' performance, and
- (4) Demonstrated project experience in sustainable and resilient high performance infrastructure design and construction, including experience with achieving low, net zero ready or net zero emissions for relevant aspects of this project including embodied carbon analysis for materials used. 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 project 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. architecture, 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 recommends 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 (<https://www.gsa.gov/reference/forms/architectengineer-qualifications>) 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 within its submittal.



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 Consultant shall specify in its cover letter that it has the ability to obtain requisite insurance coverage.

The Authority may reject any application if any of the required information is not provided: Cover Letter, Insurance Requirements 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 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.

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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, April 23, 2025
Consultant Briefing	Friday, May 2, 2025, 11:00 AM via Zoom
Deadline for submission of written questions	Monday, May 5, 2025 at 12:00PM (noon)
Official answers published (Estimated)	Friday, May 9, 2025
Solicitation: Close Date / Submission Deadline	Thursday, June 5, 2025 at 12:00PM (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:

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.

Project requirements include, but are not limited to:



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 set forth in the various 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.

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 in the Commonwealth of Massachusetts be credited toward meeting Project M/WBE goals.

MASSACHUSETTS PORT AUTHORITY

Richard A. Davey
CEO & Executive Director