

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

L1921

LOGAN INTERNATIONAL AIRPORT

FY 2026 AND FY 2027 AIRFIELD CAPITAL IMPROVEMENT

PROJECTS

EAST BOSTON, MASSACHUSETTS



SUPPLEMENTAL INFORMATION PACKAGE

LEGAL NOTICE
REQUEST FOR QUALIFICATIONS

The MASSACHUSETTS PORT AUTHORITY (Authority) is soliciting consulting services for MPA CONTRACT NO. **L1921, FY 26 AND FY 27 AIRFIELD CAPITAL IMPROVEMENT PROJECTS, BOSTON LOGAN INTERNATIONAL AIRPORT, EAST BOSTON, MA.** The Authority is seeking qualified multidiscipline consulting firms or teams, with proven experience, to provide professional services for planning, design, and construction including resident inspection services for its airfield capital improvement projects. 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. Multiple consultant selections will be made according to FAA direction relating to the Airport Improvement Program (AIP) grant program.

The RFQ includes specific scope for the following three (3) projects: (1) Rehabilitate Taxiway B from Taxiway N to Runway 4R; (2) Rehabilitate Terminal B/C, C and C/E Alleyways; and (3) Rehabilitate Taxiways E and K west of Taxiway A.

The Consultant shall demonstrate experience in several disciplines including but not limited to Civil, Pavement Design, Airfield Electrical, Cost Estimating, Airfield Construction Phasing, Resident Inspection, Climate Resiliency, and Sustainable Design.

The contract will be work order based, and the Consultant's fee for each work order shall be negotiated; however, the total fee for the contract shall not exceed **TWO MILLION FIVE HUNDRED THOUSAND DOLLARS (\$2,500,000)** per project.

A Supplemental Information Package will be available, on May 14, 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 to be held via zoom at **2:00 PM on Monday, May 19, 2025** The following virtual instructions shall be used by all participants: <https://massport.zoom.us/j/87886361892> Dial In: +1 (646) 518 9805 or +1 (267) 831-0333 Meeting ID: 878 8636 1892. 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.

The work might be funded, in part, by the FAA under the Airport Improvement Program (AIP). By responding to this solicitation, consultants agree to accept the terms and conditions of Massport's standard work order agreement, including all federal requirements under AIP guidelines. 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, Chief, Infrastructure Officer of Capital Programs and received no later than **12:00 Noon on June 26, 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

BACKGROUND

The Authority is seeking qualified multidiscipline consulting firms or teams, with proven experience to provide professional services including planning, design, construction phase services, and resident inspection for its airfield capital improvement projects at Boston-Logan International Airport. 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. Multiple consultant selections will be made under this RFQ in accordance with FAA guidelines for Consultant selection.

This series of projects supports the FAA Airport Capital Improvement Program (ACIP) for Logan International Airport. The listed projects are anticipated to be eligible for FAA grant funding and will require compliance with FAA design and construction standards. Each project is identified in the paragraphs below along with a brief description. These projects reflect the current plan for grant eligible work within the next two to three years based on the ACIP developed and reviewed with the FAA New England Region Airports Division. The order of projects is numerical only. The actual sequence of work is dependent on several factors including the need for any environmental approvals, current pavement condition, electrical needs, along with tenant construction activity and overall airport operations.

Refer to the attached graphic entitled “Logan International Airport Projects for Consultant Selection.”

(1) L1708 Rehabilitate Taxiway B East and South

Taxiway B is a key taxiway at Logan that services Runway 4R and provides access to all major points on the airfield given its location and length. The taxiway is a low-visibility route and a designated route for A380 aircraft. The project limits would extend from approximately Taxiway N and would extend south to Runway 4R.

Taxiway B east and south were last rehabilitated in Fall, 2016. The mill and inlay performed was a typical depth of 4 inches of warm mix asphalt with some select areas receiving a deeper mill based on pavement condition and pavement core analysis. Since that time preventative maintenance in terms of crack sealing, pavement repairs and patching have been undertaken, but over the years, due to traffic loads, age and environmental factors, the taxiway is in need of rehabilitation. The taxiway would be rehabilitated full pavement width, including the paved shoulders, and infield grading would be adjusted as necessary.

The lighting systems on Taxiway B include edge and centerline lights. As part of this project, new centerline and edge light conduits and light bases will be installed within the limits of the taxiway. New circuitry will be included as part of this project for the edge and centerline lights.

The rehabilitation and electrical upgrades will require close coordination with Massport Operations, especially during the development of phasing concepts due to the heavy use of the taxiway and its role serving as a main route to Terminal E and the North Cargo area for large frame aircraft.

Anticipated project schedule: Design FY26; Construction FY26-FY27
Estimated construction cost: \$19 million

Note: Massport Fiscal Year runs from July 1 to June 30. FY 26 starts July 1, 2025 and ends June 30, 2026.

(2) L1407 Rehabilitate Terminal B/C, C and C/E Alleyways

The asphalt portions of the alleyways at Terminals B/C, C, and C/E provide vital access to our airline tenants accessing aircraft gates.

All of these alleyways were last rehabilitated in 2004. The mill and inlay performed was a typical depth of 4 inches of hot mix or fuel resistant asphalt with some select areas receiving a deeper mill based on pavement

condition and pavement core analysis. Since that time preventative maintenance in terms of crack sealing, pavement repairs and patching have been undertaken, but over the years, due to traffic loads, age and environmental factors, the alleyways are all in need of rehabilitation. The asphalt areas of all three alleyways will be rehabilitated, the concrete hardstands expanded/rehabilitated at the aircraft hold points on the alleyway centerlines and drainage structures would be evaluated and be adjusted as necessary. Some preventative maintenance to adjoining concrete slabs may also be incorporated into the areas based on field inspections during the design phase.

The rehabilitation will require close coordination with Massport Operations as well as extensive airline coordination, due to the work locations. It is anticipated that each alleyway will require several phases of work, all of which need to be minimized to lessen the impact to the airlines and travelling public.

Anticipated project schedule: Design FY26; Construction FY26-FY27
Estimated construction cost: \$4.3 million

(3) L1730 Rehabilitate Taxiways E and K

Taxiways E and K are key taxiways at Logan that service Terminal A, B, and the South Cargo area of the airport. The project limits would extend from approximately Taxiway A and would extend east, including the asphalt apron at Terminal A beyond the Taxiway E/K merge.

Taxiways E and K and the apron into Terminal A were last rehabilitated in Fall, 2015. The mill and inlay performed was a typical depth of 4 inches of warm mix asphalt with some select areas receiving a deeper mill based on pavement condition and pavement core analysis. Since that time preventative maintenance in terms of crack sealing, pavement repairs and patching have been undertaken, but over the years, due to traffic loads, age and environmental factors, the taxiways and apron areas are in need of rehabilitation. The taxiway would be rehabilitated full pavement width, including the paved shoulders.

The existing lighting systems on Taxiway K include edge and centerline lights and Taxiway E has edge lights. As part of this project, a new centerline lighting system will be installed on Taxiway E and new centerline and edge light conduits and light bases will be installed within the limits of the Taxiway K rehabilitation limits. New circuitry will be included as part of this project for the edge and centerline lights.

The rehabilitation and electrical upgrades will require close coordination with Massport Operations, especially during the development of phasing concepts due to the heavy use of the taxiways and their role serving as a main route to Terminals A, B and the South Cargo area for large frame aircraft.

Anticipated project schedule: Design FY26-FY27; Construction FY27-FY28
Estimated construction cost: \$15.2 million

SCOPE OF WORK:

The Authority is seeking proposals from qualified multidiscipline consulting firms or teams with demonstrated experience in providing professional engineering services. These services will encompass planning, design, construction support, and resident inspection for its airfield capital improvement projects at Boston-Logan International Airport. Selected consultants must be capable of working collaboratively with the Authority and other stakeholders to ensure the timely and efficient delivery of all project phases. Multiple consultants will be selected in accordance with FAA guidelines for consultant selection.

The Consultant(s) shall demonstrate experience in several disciplines including but not limited to:

- Airfield Civil
- Airfield pavement design
- Airfield electrical
- Airfield Civil 3D/CIM
- Airfield construction phasing
- Subsurface investigation and construction acceptance testing
- Construction Cost Estimating
- LEAN Practices,
- Resident inspection,
- LSP services as applicable
- Climate Resiliency,
- Sustainable Design and
- FAA AGIS requirements as applicable.

Topographic survey of the airfield and utility base maps will be provided by Massport.

The subject projects will be procured using the Chapter 30 design-bid-build method. The Consultant should have experience with this delivery method. The Consultant will provide a canvas of bids and a recommendation for award for the subject project.

Due to the phased nature of the work in an active airfield, the Consultant will need to demonstrate success in working with contractors in a fast-paced construction environment. The Consultant must be experienced in providing prompt responses to design inquiries in order to keep the project moving forward. This is key in order to avoid impacts to the airport and our tenants.

Work will be primarily in the movement area of the airport with work in or near runway and taxiway safety areas. The consultant should fully understand and be able to advise regarding the most current version of the FAA criteria regarding construction on an active Part 139 certificated airport.

The scope of work for each respective project shall include, but not be limited to, the following:

- (1) The Consultant must commence work by performing a detailed review of existing conditions, original design documents, record drawings, available reports, and submittals. With this information, the Consultant shall prepare a Preliminary Design Report in accordance with FAA guidelines which identifies the project scope, budgetary cost, schedule, and logistical concerns.
- (2) The Consultant will be expected to assist in any permitting required as part of these changes, in particular with relation to Natural Heritage Endangered Species Protection (as appropriate by project).
- (3) The Consultant will be expected to develop design documents suitable for bidding and construction. This shall include specifications, cost estimates, contract drawings including but not limited to phasing, civil and electrical. A construction safety and phasing plan (CSPP) shall also be developed for the project.
- (4) The Consultant will be required to perform Construction Administration services and provide full-time resident inspection services for all aspects of construction. This will likely include providing multiple inspectors on a daily basis based on construction activities as well as supporting work on weekends and at night.
- (5) The Consultant will be required to provide the necessary acceptance testing during construction and manage the closeout of the construction contract.

(6) The Consultant will also be required to specify FAA AGIS attributes in the bid documents and submit and upload an FAA compliant AGIS as-built document at project completion.

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(7) Construction of the airfield electrical project and pavement rehabilitations will need to be coordinated and phased to minimize impacts to airport operations. The implementation of each project is likely to take place in one construction season or a portion of one season. The Consultant will be required to develop detailed phasing plans for review with internal Massport departments and for Massport to use when presenting the project to the BOS users and the FAA for multiple meetings.

(8) Provide Licensed Site Professional (LSP) services to evaluate environmental conditions within areas of proposed work early in design, plan soil and groundwater management strategy, support characterization of soil and other waste for disposal, provide input to design and bid documents, and provide support for other hazardous and contaminated materials management and/or LSP services as needed.

The contract will be work order based and the Consultant's fee for each work order shall be negotiated; however, the total fee for each separate project contract shall not exceed \$2,500,000.

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 **2:00 PM on Monday, MAY 19, 2025**. 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.

The Consultant may apply for consideration for selection for all projects or any combination of the three (3) listed. Please indicate in the cover letter for which project or projects the response is applying.

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 demonstrated ability to design to FAA specifications or requirements.
- (2) Project understanding and proposed technical approach **for each project the firm would like to apply for**, including QA/QC process during document preparation, cost management and scheduling capabilities, construction oversight, ability to plan and perform work with minimal disruption to airport operations.
- (3) Demonstrated experience in integrating and managing CIM in the planning, 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 airfield and infrastructure design and construction, including infrastructure sustainability certification schemes relevant to this proposal and in accordance with FAA guidelines.

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 **for each project** 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/system/files/SF330-21.pdf>) with the appropriate number of Part IIs.

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.

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.

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 **2:00 PM on Monday, May 19, 2025. The following virtual instructions shall be used by all participants: <https://massport.zoom.us/j/87886361892> Dial In: +1 (646) 518 9805 or +1 (267) 831-0333 Meeting ID: 878 8636 1892.** 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.

This submission, shall be addressed to Luciana Burdi, Intl. Assoc. AIA, CCM, MCPPO, NAC, FCMAA, Chief, Infrastructure Officer of Capital Programs and received no later than **12:00 Noon on June 26, 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. 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 14, 2025
Consultant Briefing	via Zoom Monday, May 19, 2025 at 2:00 PM
Deadline for submission of written questions	Tuesday, May 27, 2025 at 12:00PM (noon)
Official answers published (Estimated)	Friday, May 30, 2025
Solicitation: Close Date / Submission Deadline	Thursday, June 26, 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 for federally funded projects, 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/>.

Non-Discrimination

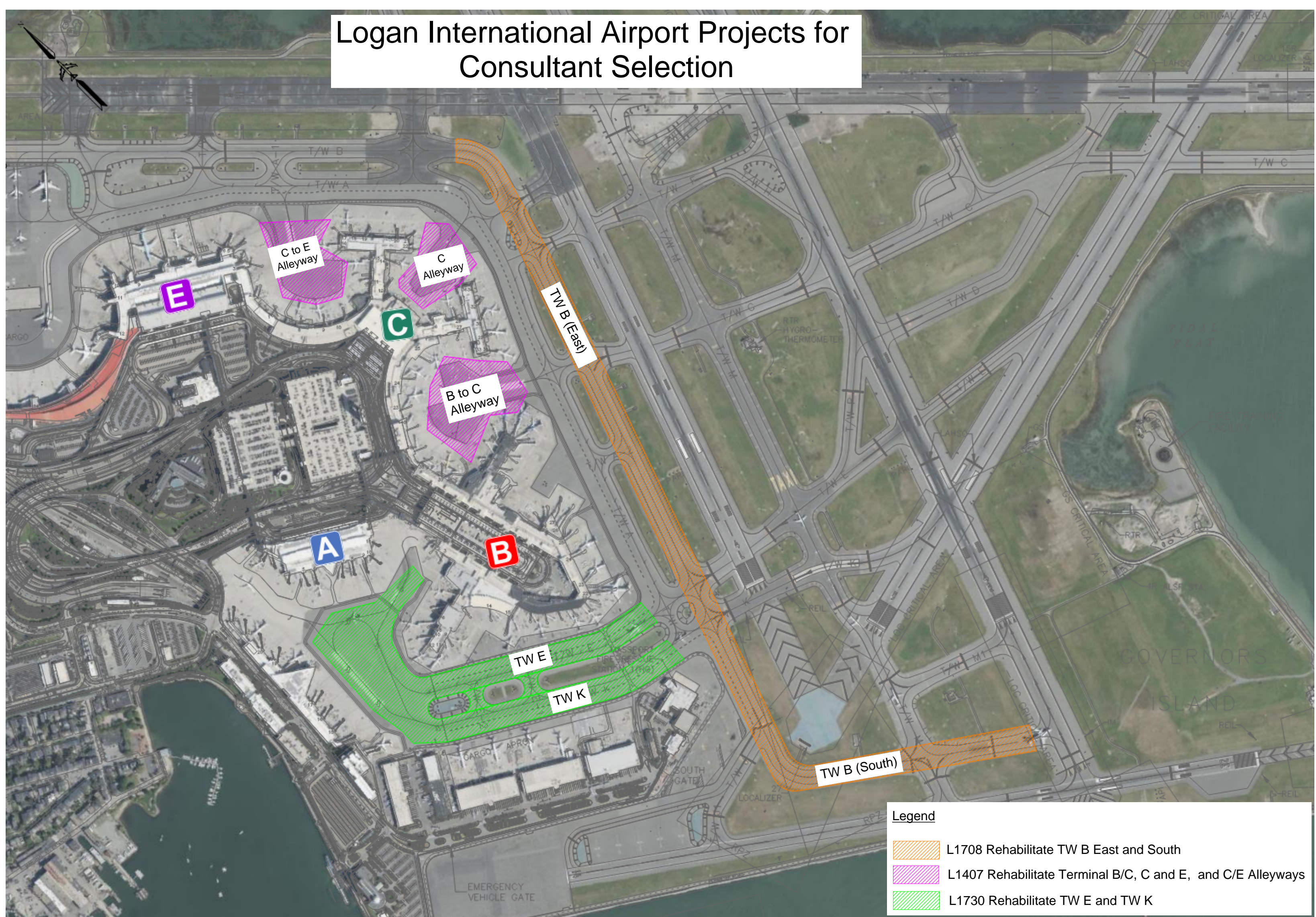
Massport is committed to ensuring non-discrimination in its contracting. Minority-owned Business Enterprises ("MBEs"), Woman-owned Business Enterprises ("WBEs"), and small businesses are encouraged to participate for Prime or Sub Consultants for these RFQ. The terms MBEs and WBEs refer to businesses that meet the certification criteria of 425 CMR Section 2.00 et seq., and/or are certified by the Massachusetts Supplier Diversity Office ("SDO") as such.

MASSACHUSETTS PORT AUTHORITY




Richard A. Davey

CEO & Executive Director

Logan International Airport Projects for Consultant Selection



Legend

-  L1708 Rehabilitate TW B East and South
-  L1407 Rehabilitate Terminal B/C, C and E, and C/E Alleyways
-  L1730 Rehabilitate TW E and TW K