



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

### **M749-RESILIENCY – FLOOD PATHWAY MITIGATION**



## **SUPPLEMENTAL INFORMATION PACKAGE**



## LEGAL NOTICE

### REQUEST FOR QUALIFICATIONS

The MASSACHUSETTS PORT AUTHORITY (Authority) is soliciting consulting services for **MPA CONTRACT NO. M749 RESILIENCY - FLOOD PATHWAY MITIGATION**. The Authority is seeking up to two qualified multidiscipline consulting firms or teams, with proven experience to provide professional services including planning, design, and construction related services including resident inspection, on an on-call, as needed basis. These services are expected to be provided at **Maritime Facilities and ground leased properties located in East Boston, South Boston and Charlestown**. 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), Climate Resiliency, Architectural, Civil, Utility Design, Licensed Site Professional, Structural, Electrical, Geotechnical, Traffic Engineering, Environmental Permitting, Landscape Architecture, Cost Estimating, Lean Design and Construction, Code Compliance, Virtual Design and Construction (VDC/BIM), Construction Phasing, Grant Document Preparation, Sustainable Design and Net Zero Design Elements.

The Authority expects to select up to two consultants. However, the Authority reserves the right to select a different number if it is deemed in its best interest to do so. Each consultant shall be issued a contract in an amount not to exceed **\$500,000**. The services shall be authorized on a work order basis.

A Supplemental Information Package will be available, on **Wednesday, 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](http://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 on zoom at **9:30AM-10:00AM on Wednesday, May 21, 2025**. Zoom Link: <https://massport.zoom.us/j/82189700619> Meeting ID: 821 8970 0619. 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, Chief Infrastructure Officer and received no later than **12:00 Noon on Thursday, 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**

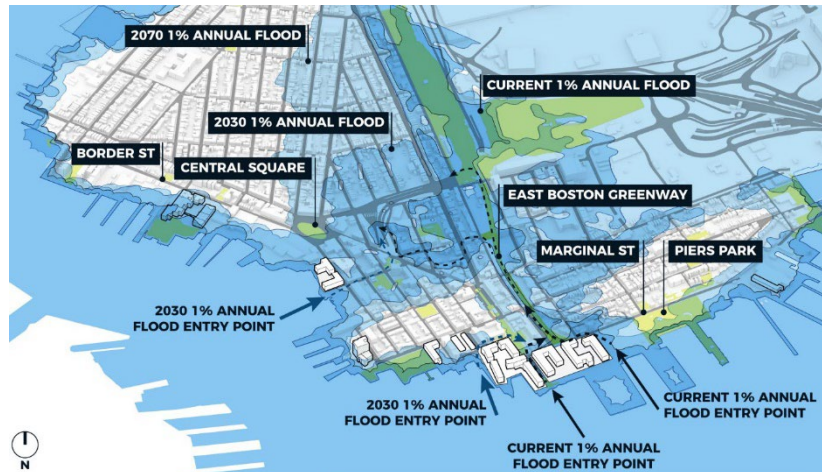
**Richard A. Davey**  
**CEO & Executive Director**

## **BACKGROUND**

Massachusetts Port Authority (Massport) is dedicated to the resilient design and implementation of efforts to mitigate against the effects of climate change. There are several locations where the Authority's waterfront facilities and properties are adjacent to identified existing and anticipated future flood pathways. These pathways exist in East Boston, South Boston and Charlestown. Massport currently incorporates the principles of resiliency into each of its Capital Projects on a project-by-project basis. **However, this contract will focus on district scale protection and collaboration with adjacent properties and stakeholders.**

The first of several tasks under this contract will include design and construction administration services for resiliency improvements along East Pier Drive in East Boston. Several corridors along the East Boston shoreline have been identified by Massport as likely future flood pathways. East Pier Drive from Lewis Street to Piers Park Lane is one of those locations; a portion of this area is owned by the City of Boston, and a portion is owned by Massport.

Adjacent to East Pier Drive is the recently completed Piers Park II, located immediately to the east of Piers Park Lane in East Boston. Piers Park II was designed with future flood pathways in mind, including an elevated section to function as a buffer to future flooding events.



**Figure 1: Anticipated Future Flood Pathways, East Boston, MA**  
(Source: Climate Ready Boston)

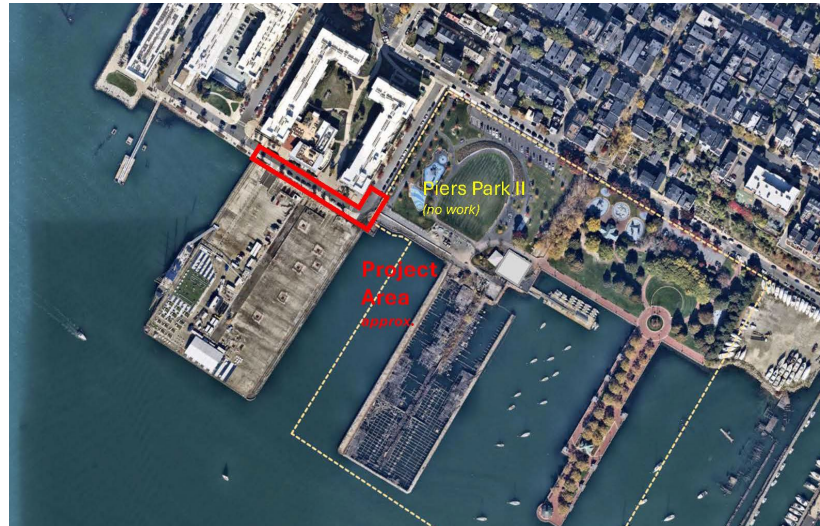
Work on East Pier Drive will integrate Piers Park II into the east, and with adjacent properties and projects to the west to help to create a **permanent, continuous line of flood protection along East Pier Drive**. In addition to this task, the consulting team is anticipated to be utilized for design and planning services for other tasks on the South Boston and Charlestown shorelines.

## **SCOPE OF THE WORK**

The Authority is seeking up to two qualified multidiscipline consulting firms or teams, with proven experience to provide professional services including planning, design, and construction related services including resident inspection on an on-call, as needed basis. These services are expected to be provided at Maritime Facilities and ground lease properties in East Boston, South Boston and Charlestown. The Consultant/s 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), Climate Resiliency, Architectural, Civil, Utility Design, Licensed Site Professional, Structural, Electrical, Geotechnical, Traffic Engineering, Environmental Permitting, Landscape Architecture, Cost Estimating, Lean Design and Construction, Code Compliance, Virtual Design and Construction (VDC/BIM), Construction Phasing, Grant Document Preparation, Sustainable Design and Net Zero Design Elements.

The Authority's general expectations for the consultant is having prior experience on similar projects, including experience assessing existing conditions; conducting programming studies; developing design concepts; preparing design and bid documents; preparing a CIM model; cost estimates; coordination of permitting applications and process; providing construction support services, providing field inspections and resident engineering; managing commissioning and closeout of a construction contract. Construction will need to be coordinated fully with Massport and phased to minimize impacts to the community.



**Figure 2: East Boston Project Area**

The scope of work should be further included, but not be limited to the following:

1. **Programming & Review of Existing Conditions:** The Authority seeks to design and construct a flood protection system that creates a continuous line along East Pier Drive. Additionally, the existing conditions must be reviewed from a code/accessibility perspective and a clear scope of work must be developed to move forward into design. A decision on the schematic options will be made during this first phase.
2. **Preliminary Design:** Preliminary design is anticipated to include preparation of concept designs and concept cost estimates, which will be formalized into a concept design report. The consulting team will prepare preliminary designs in CIM for the scope of work, to a suitable design level for permit applications. The team will also prepare a phased design schedule and an anticipated construction schedule, and a preliminary cost estimate for the work. Attention and priority should be given to Massport's Net Zero initiative and sustainable design strategies as outlined in the Massport Sustainability Design Guidelines. The team will meet with Massport to present its findings.
3. **Permitting:** The Consultant shall work with the Massport Senior Resiliency Manager to coordinate the environmental permitting process. This task is anticipated to include preparation of a draft plan, and a project permitting narrative including preparation of a Notice of Intent for the Boston Conservation Commission. The consultant should provide required copies and public/abutter notices, including any additional regulatory coordination. The consultant will ensure that all permitting activities are coordinated and reviewed with and by Massport as part of the submission process.
4. **Waterfront Engineering/Utilities:** As previously noted, the property borders Boston Harbor. Structural revetments, stormwater management and drainage will need to be carefully considered. It will be expected that the consultant(s) are responsible to address this issue among others through all phases of design.
5. **Sustainable Design, Resiliency, Net-Zero Elements, Nature-based Solutions:** The Authority places high value in sustainable design, resiliency, nature-based solutions 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 improve innovative elimination of carbon emissions and air quality improvements and management, permitting, infrastructure resiliency and sustainability.
6. **Accessibility/Code Compliance:** Any new barrier system must be fully accessible. 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.
7. **Final Design and Bid Documents:** The Consultant shall work with the Massport Senior Resiliency Manager to coordinate the design effort with the stakeholder and the City of Boston. 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 flood protection system.
8. **Traffic Engineering:** There is a lot of activity along East Pier Drive with vehicles, parking and pedestrians' entering Piers Park II. Access to and from the surrounding residential buildings will need to be supported.





The prospective design team will need to understand these traffic modes and movements to address these issues.

9. **Constructability & Phasing:** The construction phase of the project will be developed to ensure constructability in coordination with ongoing roadway activity. The Consultant will need to incorporate the necessary phasing elements to support the Authority's requirement for continuous access in the vicinity of the project's footprint. The Consultant shall have ability 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.
10. **Bid Phase Services:** The Consultant shall provide services related to Design-Bid-Build procurement. 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.
11. **Construction Administration:** The Consultant shall support the Authority with performance of construction phase duties to support 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. Resident Engineering services are also included.
12. **Grant Submission Support:** The Consultant must be able to advise on applicable grant opportunities and able to prepare grant submission(s) upon the request of the Authority.
13. **On-Call Technical Support:** There may be other locations that require interventions. The Consultant will be requested to provide on-call technical assistance.

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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 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 others tools) to increase 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 project team to increase the pool of consultants working on the Authority's projects. For those DBE firms proposed, please describe type and/or category of work (i.e. architecture, structural, Lean, etc.); include the specific roles to be played by DBE firms, and the extent to which such DBE involvement is anticipated as of date of the proposal submission.



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.

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 1/2" 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, Chief Infrastructure Officer of Capital Programs and received no later than **12:00 Noon on Thursday, June 26, 2025 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
<b>Solicitation: Release Date and Supplemental Package Available</b>	<b>Wednesday, May 14, 2025</b>
<b>Consultant Briefing</b>	<b>Wednesday, May 21, 2025 9:30AM</b>
<b>Deadline for submission of written questions</b>	<b>Monday, May 26, 2025 at 12:00 (noon)</b>
<b>Official answers published (Estimated)</b>	<b>Friday, May 30, 2025</b>
<b>Solicitation: Close Date / Submission Deadline</b>	<b>Thursday, June 26, 2025 at 12:00 (noon)</b>

Times are Eastern Standard Time (US).

Questions may be sent via email to [CPBidQuestions@massport.com](mailto: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](http://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 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 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 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 DBE 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 DBE goals. Consultants to the prime can team within their disciplines in order to meet the DBE 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**

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