



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

REQUEST FOR QUALIFICATIONS

MPA CONTRACT NO. A470

TERM ENVIRONMENTAL COMPLIANCE AND

CONSULTING SERVICES,

LOGAN INTERNATIONAL AIRPORT,

HANSCOM FIELD, WORCESTER REGIONAL AIRPORT,

PORT OF BOSTON AND OTHER MARITIME FACILITIES

SUPPLEMENTAL INFORMATION PACKAGE



LEGAL NOTICE

REQUEST FOR QUALIFICATIONS

The MASSACHUSETTS PORT AUTHORITY (Authority) is soliciting consulting services for MPA CONTRACT NO. A470 TERM ENVIRONMENTAL COMPLIANCE AND CONSULTING SERVICES. The Authority is seeking multiple qualified multidiscipline consulting firms or teams, with proven experience to provide professional services. These services are expected to be provided at Logan International Airport, Worcester Regional Airport, Hanscom Field, Port of Boston and other Maritime facilities. 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/s shall demonstrate experience in several disciplines which are grouped into three practice areas. The consultant/s shall indicate within the cover letter of their submittal which of the three practice areas they are applying for, which may include one, two or all three practice areas. The three practice areas are defined as, but not strictly limited to: (1) air permitting and monitoring, (2) tank permitting, inspections and compliance, and (3) regulatory compliance support for plans and training, including those related to emergency and spill response and hazardous materials.

The Authority expects to select up to three consultants. However, the Authority reserves the right to select a different number if it is deemed in its best interest to do so. Each practice area will be evaluated independently for selection of one or more consultant/s. Each consultant shall be issued a contract in an amount not to exceed 1.5 million dollars. The services shall be authorized on a work order basis.

A Supplemental Information Package will be available, on **August 6, 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 on **August 13 at 10am**, virtually via Zoom link: <https://massport.zoom.us/j/86452537340>. At this session, an overview of 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, FCMAA Chief Infrastructure Officer and received no later than **12:00 Noon on September 18, 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



SCOPE OF WORK:

The Authority is seeking qualified multidiscipline consulting firm(s) or team(s), with proven experience to provide professional services in one or more of the following three practice areas: (1) air quality permitting, monitoring and reporting; (2) regulatory compliance support for storage tank systems; and (3) environmental planning and training, including emergency and spill response planning, hazardous materials management, and general environmental consulting related to federal, state, and local environmental regulations. These services are expected to be provided for all Authority properties on an on-call, as needed basis. 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 may include qualifications for one or more practice areas within one submission. The consultant/s shall demonstrate a breadth of experience in for the selected one, two, or three practice area(s).. **The consultant/s shall indicate within the cover letter of their submittal which of the three practice areas they are applying for.**

The scopes of work for each practice area shall include, but not be limited to, the following:

(1) Air Permitting and Monitoring

Provide compliance assistance, reporting and technical support related to Title V operating permit(s), Environmental Protection Agency (EPA) Boiler Maximum Achievable Control Technology (MACT) compliance, Massachusetts Air Pollution Source Registration, Massachusetts and US EPA Greenhouse Gas reporting, air dispersion modeling utilizing EPA and Federal Aviation Agency (FAA) approved modeling software, preparation of plan approvals and Best Available Control Technology (BACT) analysis for new and proposed equipment, air quality conformity determinations and on-call assistance in evaluating and solving air quality compliance related issues at Massport facilities as they arise.

Perform annual Nitrogen Oxides Reasonably Available Control Technology (NOx RACT) boiler testing on (3) Logan Airport central heat plant boilers in accordance with requirements listed in 310CMR 7.19(13)(c). Perform source emission testing utilizing appropriate U.S. EPA standard test methods for Massport owned equipment such as boilers, generators, snowmelters and other stationary emission sources upon request by Massachusetts Department of Environmental Protection (MassDEP) or US EPA.

Further, consultant(s) should be able to demonstrate experience interfacing with regulators regarding approval and oversight of air monitoring programs, report preparation, public presentations and meetings, and familiarity with the latest public health issues associated with air quality. Perform emission estimation and modeling for airport related air emissions. Assist in evaluating scenarios involving future growth projections or proposed operational changes at Massport facilities. Provide assistance in identifying and evaluating feasibility of implementing airport related air quality initiatives. Provide guidance on current and emerging research on topics related to air quality and human health risks pertaining to airports and the aviation industry. Design of air quality monitoring programs and interpretation/evaluation of air monitoring studies.

(2) Tank Compliance

The selected consultant shall be responsible for providing comprehensive tank compliance services, including but not limited to, conducting ongoing monthly inspections of Aboveground Storage Tanks (ASTs) and Underground Storage Tanks (USTs); performing repairs and annual testing of



UST monitoring systems; conducting annual visual inspections of UST piping sumps and ASTs exceeding 10,000 gallons; and performing periodic integrity testing of UST spill buckets and piping sumps. The scope also includes annual testing of Vapor Recovery Systems for gasoline tanks and Line Leak Detector Systems for USTs with pressurized piping. Additionally, the consultant will conduct triennial third-party UST inspections and compliance certifications, provide personnel training as needed, and update the MassDEP UST Data Management System to reflect changes in site information and tank status. The consultant will perform minor modifications or repairs to UST and AST systems as required and appropriate based on inspection findings, regulatory requirements, manufacturer recommendations, and operational needs identified by the Authority. The consultant will also offer compliance-related advisory services, assist in responding to MassDEP inspections and information requests, and support additional tank-related needs as requested by Massport, including those associated with Tenant Alteration Applications or Capital Projects.

(3) Regulatory Compliance Support for Plans and Training

The consultant shall be capable of providing expert regulatory compliance support for a variety of regulatory programs, including development, review, and updating of Spill Prevention, Control, and Countermeasure (SPCC) Plans for the Authority. The consultant will also be responsible for designing and delivering tailored training programs to appropriate facility personnel, including annual SPCC training, Resource Conservation and Recovery Act (RCRA) Hazardous Waste Management training and Department of Transportation (DOT) hazardous materials training as needed. In addition, the consultant must be available to offer ongoing advisory services and respond to inquiries related to SPCC, RCRA, DOT, emergency response planning and spill response procedures, Emergency Planning and Community Right-to-Know Act of 1986 (EPCRA) Tier II Reporting, and other applicable environmental regulatory requirements, ensuring the Authority remains in full compliance with federal, state, and local regulations.

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 **on August 13 at 10am**, virtually via Zoom link: <https://massport.zoom.us/j/86452537340>. 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 projects and tasks 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. Geographical location and proposed % allocation to each scope of work should be mentioned as well.
- (2) Scope of work understanding and proposed technical approach including QA/QC process during document preparation, cost management and scheduling capabilities, methods for ensuring compliance with regulatory procedures, ability to plan and perform work with minimal disruption to operations, and
- (3) Demonstrated experience utilizing Lean Design & Construction practices (familiarity with Conditions of Satisfaction, Pull Planning, Choosing By Advantages, etc. and/or use of Last Planner System®, Scrum or others tools) to increase the reliability and significantly improve projects and teams' performance, and
- (4) 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 be made individually for each of the three practice areas, with a separate ranking and selection process for each of the three scopes described above, based on an evaluation of the Statements of Qualifications received in response to this solicitation.

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 and from the MassUCP for DBE, within its submittal.

All individuals responsible for technical disciplines shall, upon commencement of the project and as appropriate based on scope of work, 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 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 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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This submission, shall be addressed to **Luciana Burdi**, Intl. Assoc. AIA, CCM, MCPPO, NAC, FCMAA Chief Infrastructure Officer and received no later than **12:00 Noon on September 18, 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, August 6, 2025
Consultant Briefing	Wednesday, August 13, 2025, via Zoom link: https://massport.zoom.us/j/86452537340
Deadline for submission of written questions	Monday, August 18, 2025 at 12:00PM (noon)
Official answers published (Estimated)	Friday, August 22, 2025
Solicitation: Close Date / Submission Deadline	Thursday, September 18, 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 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:

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 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

Richard A. Davey

CEO & EXECUTIVE DIRECTOR