



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

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## **REQUEST FOR QUALIFICATIONS**

### **M748 - NEW MAINTENANCE BUILDING AND PLAYGROUND REHABILITATION**

**PIERS AND BREMEN STREET PARKS  
EAST BOSTON, MASSACHUSETTS**



### **SUPPLEMENTAL INFORMATION PACKAGE**



## **LEGAL NOTICE**

### **REQUEST FOR QUALIFICATIONS**

The MASSACHUSETTS PORT AUTHORITY (Authority) is soliciting consulting services for MPA CONTRACT NO. **M748, NEW MAINTENANCE BUILDING AND PLAYGROUND REHABILITATION.** The Authority is seeking qualified multidiscipline consulting firms or teams, with proven experience to provide professional services including planning, design, construction related services, including resident inspection, relative to the construction of a new maintenance facility based on a study that was previously completed, and the replacement of playground surfaces and equipment at the piers park 1 and Bremen street playgrounds in East Boston, MA. The Consultant must be able to work closely with the Authority and other interested parties in order to provide such services in a timely and effective manner.

The consultant shall demonstrate experience in several disciplines including but not limited to Architectural (Prime), Landscape Architecture, Playground Design, Civil, Structural, Mechanical, Electrical, Plumbing, Geotechnical, Code Compliance, Cost Estimating, Climate Resiliency and Sustainable Design.

The contract will be work order based, and that Consultant's fee for each work order shall be negotiated; however, the total fee for the contract shall not exceed **\$1,500,000.**

A Supplemental Information Package will be available, on **Wednesday, July 30, 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. If you have problems finding it, please contact Susan Brace at Capital Programs [SBrace@massport.com](mailto: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 via **Microsoft Teams** to be held at **11:30 AM on August 4, 2025** <https://events.teams.microsoft.com/event/ebd5e53f-4aad-4d33-a848-0ed09ef03a23@9eb9f7c2-9da5-4db8-aebc-3b74b4fadcb> 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, FCMAA Chief Infrastructure Officer and received no later than **12:00 Noon on September 11, 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**

Massport's parks and open spaces offer communities green space designed to enhance the quality of life and well-being in their respective neighborhoods. Our parks are rich with history and are enjoyed by residents and their families and friends each year. Massport maintains over 33 acres of parks in East Boston for the enjoyment of East Boston's residents. The two largest parks are Piers Park and Bremen Street Park.

### **Piers Park**

Piers Park is a public park owned by Massport located on the southwest side of East Boston, overlooking Boston Harbor and downtown Boston. Located along the East Boston waterfront and offering 11 acres of open space and spectacular views of the Boston skyline, this award-winning park opened in 1995 and is home to the Piers Park Sailing Center, which offers community



boating along the East Boston waterfront. The park was conceived to reclaim a condemned industrial pier for recreational use, allowing residents and visitors direct access to the waterfront.

The park consists of multiple trails paved in brick and granite from the pier's original 1870 seawalls; native salt-tolerant New England plants; more than thirty-two tree varieties; seasonal flowers; ornamental shrubs; and a 600-foot meandering brick pedestrian promenade with four smaller shade pavilions. One of the pavilions is dedicated to ship-builder Donald McKay; the largest pavilion is the Commons Pavilion, commissioned by MassPort to pay tribute to the neighborhood's immigrant history, with twenty-



four granite panels by artist William Reimann. An expansion to the park, immediately to the west of the original park (currently referred to as Piers Park I), deemed Piers Park II, was opened in November of 2023.

There is also a playground area and spray pool for children; a small exercise station; an amphitheater; and a community boating program, Piers Park Sailing



Center. The playground at Piers Park is 30 years old and is very worn down. Play structures have sharp, rusted edges. Resilient surface has holes that can cause tripping hazards. Asphalt is heaved and cracked, creating more tripping hazards. Play structures are old and replacement parts are difficult to find.





### Existing Maintenance Facilities

A dedicated maintenance facility to assist Massport in maintaining the East Boston parks does not currently exist. All East Boston parks are supported out of offices currently leased by Massport at the East Boston Shipyard.

The team is currently working out of space leased in 2 buildings in the Shipyard; however, the space is inadequate to serve the existing acreage of parks trusted into Massport's care. Further, the existing maintenance buildings are at the end of their useful life and need to be replaced (although Massport does not own the buildings).

In order to continue to serve the community's needs into the future, Massport will require updated facilities to support its maintenance operations.



Existing Maintenance Facilities at East Boston Shipyard



EXISTING FACILITIES BUILDING #11



EXISTING ANNEX BUILDING #12A





EXISTING EQUIP STORAGE



EXISTING SHOP AREA

### Bremen Street Park:

Bremen Street Park is an 18-acre urban park located in East Boston, Massachusetts. This park serves as a vital green space buffer between Logan International Airport and the residential neighborhoods of East Boston. Situated parallel to Bremen Street and the Mass Pike/Route 1A, the park is a key component of the East Boston Greenway, a linear park and shared-use path that enhances connectivity and recreational opportunities in the area. This park reflects Massport's commitment to enhancing urban green spaces and improving the quality of life for East Boston residents.

Open year-round to the public, Bremen Street Park offers a wide range of amenities, including expansive public lawns, a shared-use path, a spray fountain, a community garden, playgrounds, a performance amphitheater, and a dog park. The park is also a hub for community events, fostering a sense of community and engagement among residents and visitors alike. Conveniently accessible via rapid transit on the MBTA Blue Line at Airport Station, the park provides on-street parking along Bremen Street.



There are three playgrounds located within the park, one at the south-west terminus, next to the YMCA, and two in the center next to the spray fountain pavilion. The playground next to the YMCA is over 25 years old and is also very worn down. Play structures have sharp, rusted edges. Resilient surface has holes that can cause tripping hazards. Play structures are old and replacement parts are difficult to find. The playgrounds are open to the public during daylight hours in the spring, summer and autumn months.





## **SCOPE OF WORK:**

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 planning, design, construction related services, including resident inspection, relative to the construction of a new maintenance facility based on a study that was previously completed, and the replacement of playground surfaces and equipment at the Piers Park 1 and Bremen street playgrounds in East Boston, MA. The Consultant must be able to work closely with the Authority and other interested parties in order to provide such services in a timely and effective manner.

The consultant shall demonstrate experience in several disciplines including but not limited to Architectural (Prime), Landscape Architecture, Playground Design, Playground Inspection, Civil, Structural, Mechanical, Electrical, Plumbing, Geotechnical, Code Compliance, Cost Estimating, Climate Resiliency and Sustainable Design.

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

- (1) Investigation and Data Gathering.
- (2) Programming Study
- (3) Preliminary Design
- (4) Final Design and Bid Documents
- (5) Permitting
- (6) Bid Phase Services
- (7) Construction Phase Services



The consultant shall demonstrate experience in several disciplines including but not limited to Architectural (Prime), Landscape Architecture, Playground Design and Inspection, Civil, Structural, Mechanical, Electrical, Plumbing, Geotechnical, Code Compliance, Cost Estimating, Climate Resiliency and Sustainable Design.

The proposed new maintenance building is currently projected to be constructed along the eastern side of Piers Park I; however, one of the first tasks of the selected consulting firm will be to finalize the location of the new maintenance facility. Work will involve site demolition, building construction and relocation of a nearby exercise area. Future electrical infrastructure to be integrated into the design of the new Maintenance Building will need to be designed to support Massport's Net Zero goals. The rehabilitation of both the Piers Park I playground and the Bremen Street Playground nearby the YMCA building will include replacement of resilient surfaces, replacement of play structures, and replacement of worn asphalt that creates tripping hazards. Additional work may be authorized as part of this project, including work on other playgrounds and other work in the East Boston parks.

The Authority's general expectations of the consultant is having prior experience on similar projects including experience in assessing the existing conditions of each project, conducting programming studies, developing and preparing design concepts, Design Development and Construction Documents and Specifications, preparing a BIM model; preparing cost estimates; coordination of permitting applications and the permitting process, attending community meetings and presentations, providing construction support services, field inspections and resident engineering services during construction to ensure contractor's compliance; managing commissioning of building systems and closeout of the construction





contract. Construction for these projects will need to be coordinated fully with Massport so as to minimize impacts to the community. The implementation of these services will be dependent on available funding, but if fully funded, the project is likely to take place over a two to three year period.

Additionally, the design scope for the project will include a minimum of two public meetings to be held in partnership with Massport and the Piers Park Advisory Committee. The Authority is looking for consultants that have experience with universal design at playgrounds, experience working with government agencies, and experience incorporating public comments into design elements. Redesign of the existing play areas, including installation of universally accessible play equipment, universal design standards for playground orientation, access, surfaces. By considering the diverse needs and abilities of all throughout the design process, universal design creates products, services and environments that meet peoples' needs.

It is anticipated that activities under this contract will include:

### **Investigation and Data Gathering**

This task includes review of existing information, including as-built documentation, historic permits, and other essential records. In addition, and as might be required for enabling, design and construction of the new Maintenance Building the consulting team will conduct a more comprehensive inspection of existing conditions, including but not limited to laser scanning of critical existing facilities and construction of associated BIM models. Based on this investigation and data gathering the team will produce an Existing Conditions Report documenting findings and information critical to the development of the new Maintenance Building.



### **Programming Study**

This task will begin with an analysis of the current and future operational and maintenance needs of each project site, and the preparation and presentation of multiple alternatives for redevelopment. The Programming Study shall include the following:

#### **Maintenance Building:**

- (1) Review of existing conditions to evaluate the functions of the existing maintenance buildings located adjacent to the site and plan for relocation of those functions.
- (2) Evaluate the functions necessary to take place at the facility, including, but not limited to: space for repair and maintenance of vehicles and equipment, vehicle and equipment fueling locations, storage for spare parts and documents, offices, break rooms, work areas, and meeting rooms.
- (3) Evaluate spatial and organizational needs to implement the required functions in the most efficient manner possible.
- (4) Preparation of Conceptual Layout Plans for alternatives.
- (5) Budget level cost estimates.
- (6) Conceptual schedules for Alternatives, including permitting timeframes.
- (7) Meet with Massport in evaluating and selecting preferred alternatives for each facility.
- (8) Preparation of a Programming Study report, which will outline the scope, anticipated schedule, and budget of the selected alternatives.



### **Piers Park I and Bremen Street Playgrounds:**

- (1) Ensuring that the playground surface and equipment at the Park is modernized to ensure longevity,
- (2) Ensure exterior and infrastructure is capable of supporting daily operation of the park as well as other functions available at each location.
- (3) Preparation of Conceptual Layout Plans for alternatives.
- (4) Budget level cost estimates.
- (5) Conceptual schedules for Alternatives, including permitting timeframes.
- (6) Meet with Massport in evaluating and selecting preferred alternatives for each facility.
- (7) Preparation for and attendance at community meetings with Piers Park Advisory Community and incorporate comments that area within the project scope.

### **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 BIM 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. The team will meet with Massport to present its findings.

### **Final Design and Bid Documents**

After the preparation of the preliminary design, this task is anticipated to include preparation of final construction documents and BIM models, specifications, and cost estimates and bid documents, including construction plans, technical specifications, and anticipated construction schedule, a final constructability review, cost estimates and construction phasing plan.

### **Permitting**

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.

### **Bid Phase Services**

The Consultant shall provide 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, attendance at regularly scheduled construction meetings including meeting documentation, site visits to verify work progress and ongoing activities, resident engineering, review of change orders, responses to requests for information, review of payment applications, final site inspections, and preparation of record drawings and project close-out information.





In recognition of the unique nature of the project and the services required to support it, the Authority has scheduled a Consultant Briefing via **Microsoft Teams** to be held at **11:30 AM on August 4, 2025** <https://events.teams.microsoft.com/event/ebd5e53f-4aad-4d33-a848-0ed09ef03a23@9eb9f7c2-9da5-4db8-aebc-3b74b4fadcb>. At this session, an overview of the project will be provided, the services requested by the Authority will be described, and questions will be answered.

### **EVALUATION CRITERIA:**

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

- (1) Demonstrated experience and knowledge of the team for similar projects of similar size and complexity particularly important to demonstrate for the proposed Project Manager. Highlight the experience and expertise for major sub-consultants and their assigned staff. Geographical location and proposed % allocation to this project should be mentioned as well. 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 the reliability and significantly improve projects and teams' performance, and
- (4) Demonstrated project experience in sustainable and resilient high performance building and infrastructure design and construction, including experience with low, net zero ready or net zero emissions, water, and waste, lifecycle analysis including embodied carbon, innovative renewable energy strategies, and building and infrastructure sustainability certification schemes relevant to this proposal. Firms are encouraged to demonstrate "outside of the box" thinking for examples of inclusion of sustainable practices into its projects, and specify how those practices may be applied to this project proposal. Firms must demonstrate the capability to incorporate design features into any project type that reflect best practices in environmental stewardship, and
- (5) Proposed approach to enhance diversity and inclusion of the proposed team to increase the pool of consultants working on the Authority's projects. For those M/WBE firms proposed, please describe type and/or category of work (i.e. 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 recommend that each evaluation criteria is addressed in the response as a separate section.

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

### **SUBMISSION REQUIREMENTS:**

Each submission shall include a Statement of Qualifications that provides detailed information in response to the evaluation criteria set forth below and include Architect/Engineer & Related Services questionnaires SF 330 (<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.



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, FCMAA Chief Infrastructure Officer and received no later than **12:00 Noon on September 11, 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
<b>Solicitation: Release Date and Supplemental Package Available</b>	<b>Wednesday, July 30, 2025</b>
<b>Consultant Briefing</b>	<b>August 4, 2025 @ 11:30 AM</b>
<b>Deadline for submission of written questions</b>	<b>August 11, 2025 at 12:00 PM (noon)</b>
<b>Official answers published (Estimated)</b>	<b>August 15, 2025</b>
<b>Solicitation: Close Date / Submission Deadline</b>	<b>September 11, 2025 at 12:00 PM (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 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:

#### **Terms & Conditions:**

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

#### **Additional Requirements and Guidelines:**

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

#### **M/WBE Participation:**

The Authority is committed to helping address the disparity in the participation of minorities and women in design. Along with the M/WBE commitments which reflect ownership status set forth below, the



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

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

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

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

**MASSACHUSETTS PORT AUTHORITY**

**Richard A. Davey**

**CEO & EXECUTIVE DIRECTOR**