

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

REQUEST FOR QUALIFICATIONS

L1805

LOGAN INTERNATIONAL AIRPORT

REHABILITATE RUNWAY 4L-22R

EAST BOSTON, MASSACHUSETTS



SUPPLEMENTAL INFORMATION PACKAGE

LEGAL NOTICE
REQUEST FOR QUALIFICATIONS

The MASSACHUSETTS PORT AUTHORITY (Authority) is soliciting consulting services for **MPA CONTRACT NO. L1805, REHABILITATE RUNWAY 4L-22R, BOSTON LOGAN INTERNATIONAL AIRPORT, EAST BOSTON, MA**. The Authority is seeking qualified multidiscipline consulting firm or team, with proven experience to provide professional services including planning, design, and construction including resident inspection services relative to the mill and inlay and electrical improvements of Runway 4L-22R. 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 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 the work order shall be negotiated; however, the total fee for the contract shall not exceed TWO MILLION FIVE HUNDRED THOUSAND DOLLARS (\$2,500,000)

A Supplemental Information Package will be available, on **Wednesday, April 8, 2026**, on the Capital Bid Opportunities webpage of Massport <http://www.massport.com/massport/business/bids-opportunities/capital-bids> as an attachment to the original Legal Notice, and on COMMBUYS (www.commbuys.com) in the listings for this project. If you have problems finding it, please contact Susan Brace at Capital Programs SBrace@massport.com. The Supplemental Information Package will provide detailed information about Scope of Work, Selection Criteria and Submission Requirements.

In recognition of the unique nature of the project and the services required to support it, the Authority has scheduled a Consultant Briefing on Microsoft Teams at **1 p.m. on Wednesday, April 15, 2026, using the following link:** <https://teams.microsoft.com/meet/27861171041509?p=BrW7O9iVR2kaMbXZqT> Meeting ID: 278 611 710 415 09 Passcode: S6xN3ou7 or Dial in by phone +1 929-346-7445, 133402162# Phone conference ID: 133 402 162#. 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 federal 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 Thursday, May 21, 2026**, 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

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.

Runway 4L-22R is 7,864 feet long, 150 feet wide, and was last constructed of warm mix asphalt pavement. The runway has paved shoulders on either side which are approximately 50 feet in width. The adjoining taxiways are predominantly 100' wide with paved 35' wide shoulders. This runway serves as the predominant runway during southwest wind configurations and is equipped with FAA PAPI's on either end to support aircraft operations in visual approaches. Runway 4L departure end has an EMAS while the Runway 22R departure end has a full-size standard FAA safety area (1,000 foot long x 500 foot wide).

Runway 4L-22R was last rehabilitated in fall 2016, in the form of a mill and inlay. The mill and inlay was a typical depth of 4 inches 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 and patching have been undertaken, but over the years, due to traffic loads, age, and environmental factors, the runway is in need of rehabilitation.

The project will include the intersections of Runway 15L-33R as well as work to Taxiways N, N1, N2, Q, F, C, E, and K as necessary within the runway safety area.

The lighting systems on Runway 4L-22R include edge, centerline, as well as Land and Hold Short Operations (LAHSO) lights. Runway 4L-22R also has Runway Status lights – Runway Entrance Lights (RELs) cross the runway on Taxiway C. There are pavement sensors located within the runway pavement at various locations throughout the runway. The adjoining taxiways have edge and some have centerline lights, some of which lead onto the runway, and most have elevated or in-pavement runway guard lights.

Taxiway N, Taxiway C, and Taxiway K centerline lights cross and/or lead onto the runway. Runway 15L-33R also crosses the runway and has taxiway SMGCS centerline light.

SCOPE OF WORK:

The Authority is seeking qualified multidiscipline consulting firm or team, with proven experience to provide professional services including design and construction phase services including resident inspection for its Rehabilitate Runway 4L-22R resurfacing airfield capital improvement project at Boston-Logan International Airport. These services are expected to be provided for all Authority properties. 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:

- 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 runway and utility base maps will be provided by Massport.

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

(1) Pavement rehabilitation of Runway 4L-22R including portions of intersecting runways and taxiways, particularly within the runway safety area. Construction of the new work will impact aircraft operations, and it is essential that the work be designed and constructed in such a manner that disruptions to aircraft operations are minimized. The scope of work includes milling and paving, adjustment of various runway/taxiway light fixtures and utilities, replacement of pavement sensors, installation of pavement markings and grooves, and improvements to adjoining safety areas. A CIVIL 3D model will be required.

It is anticipated, as part of the rehabilitation design, that the Consultant perform the necessary investigation of the existing pavement and, as needed, underlying aggregates and soils, to confirm the limits and depths of the pavement which needs to be rehabilitated.

(2) Geometry changes to taxiways within the Runway 4L-22R safety area and as identified by the Authority are anticipated based on the ALP. 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.

(3) Electrical upgrades to the runway including homerun cables, new isolation transformers and potential new edge lighting system. In addition, existing elevated taxiway edge lights within the RSA may be converted to semi-flush under this project. Guidance signs will be converted to LED.

(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.

(7) Construction of the paving rehabilitation will need to be coordinated and phased to minimize impacts to airport operations. The implementation of this project is likely to take place in one construction 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.

The contract will be work order based, and Consultant's fee for each work order shall be negotiated; however, the total fee for the contract shall not exceed \$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 on zoom at **1 p.m. on Wednesday, April 15, 2026, using the following link: <https://teams.microsoft.com/meet/27861171041509?p=BrW7O9iVR2kaMbXZqT>** Meeting ID: 278 611 710 415 09 Passcode: S6xN3ou7 or Dial in by phone +1 929-346-7445, 133402162# Phone conference ID: 133 402 162#. 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 Project Manager. Highlight the experience and expertise for major sub-consultants and their assigned staff. Familiarity with public construction procurement under MGL Ch. 30, and
- (2) Project understanding and proposed technical approach including QA/QC process during document preparation, cost management and scheduling capabilities, construction oversight, ability to plan and perform work with minimal disruption to operations, and
- (3) Demonstrated experience in integrating and managing 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 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 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.

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.

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.

This contract will be funded, in part, by a federal Airport Improvement Program (AIP) grant and, as such, certain federal terms and conditions will apply to the contract. By responding to this solicitation, consultants agree to accept the terms and conditions of Massport’s standard federal 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.

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The procurement process for these services will proceed according to the following anticipated schedule:

EVENT	DATE/TIME
Solicitation: Release Date and Supplemental Package Available	Wednesday, April 8, 2026
Consultant Briefing	Wednesday, April 15, 2026, via Teams
Deadline for submission of written questions	Tuesday, April 21, 2026 at 12:00PM (noon)
Official answers published (Estimated)	Monday, April 27, 2026
Solicitation: Close Date / Submission Deadline	Thursday, May 21, 2026 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 on Bid Express <https://www.bidexpress.com/> and Capital Bid Opportunities webpage of Massport <http://www.massport.com/massport/business/bids-opportunities/capital-bids> as an attachment to the original Legal Notice and on COMMBUYS (www.commbuys.com) in the listings for this project.

PROJECT REQUIREMENTS:

Massport, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 USC §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders or offerors that it will affirmatively ensure that for any contract entered into pursuant to this advertisement, all bidders/proposers will be afforded full and fair opportunity to submit bids in response to this invitation and no businesses will be discriminated against on the grounds of race, color, national origin (including limited English

proficiency), creed, sex (including sexual orientation and gender identity), age, or disability in consideration for an award.

Project requirements include, but are not limited to:

Terms & Conditions:

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

Additional Requirements and Guidelines:

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

MASSACHUSETTS PORT AUTHORITY

Richard A. Davey

CEO & Executive Director