

MPA Contract L1924-CX
LOGAN ENERGY EFFICIENT LIGHTING
MGL Ch.25A 11C
Energy Management Services (EMS)
Project Briefing

05.29.26

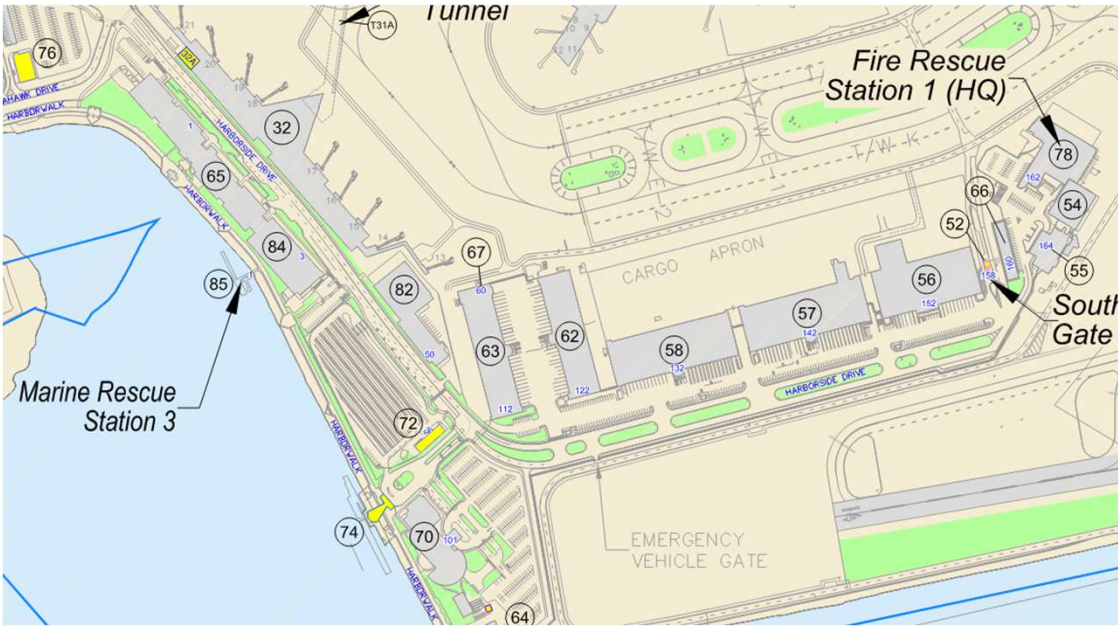
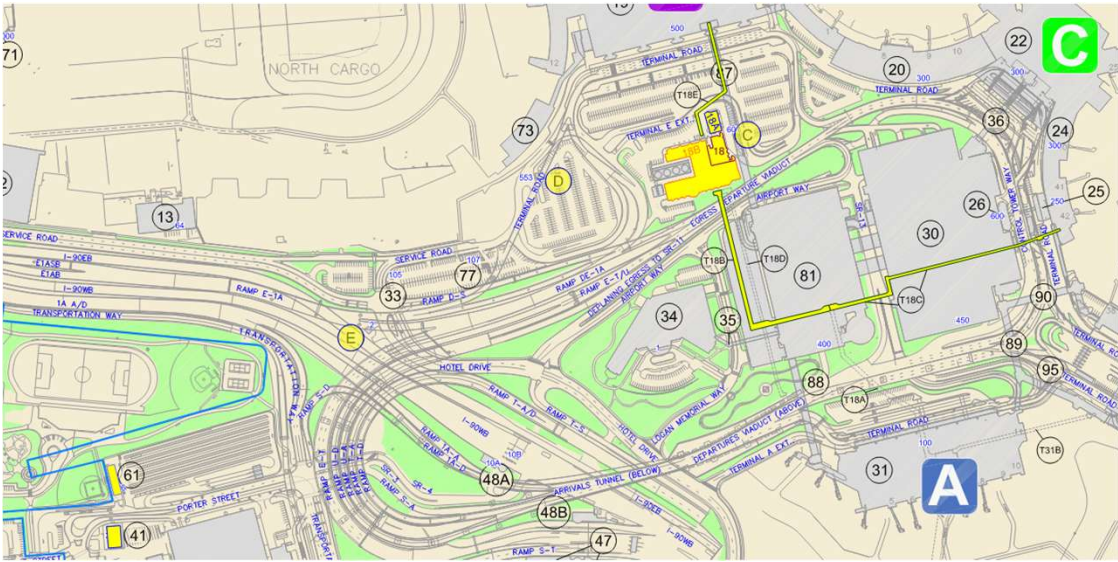
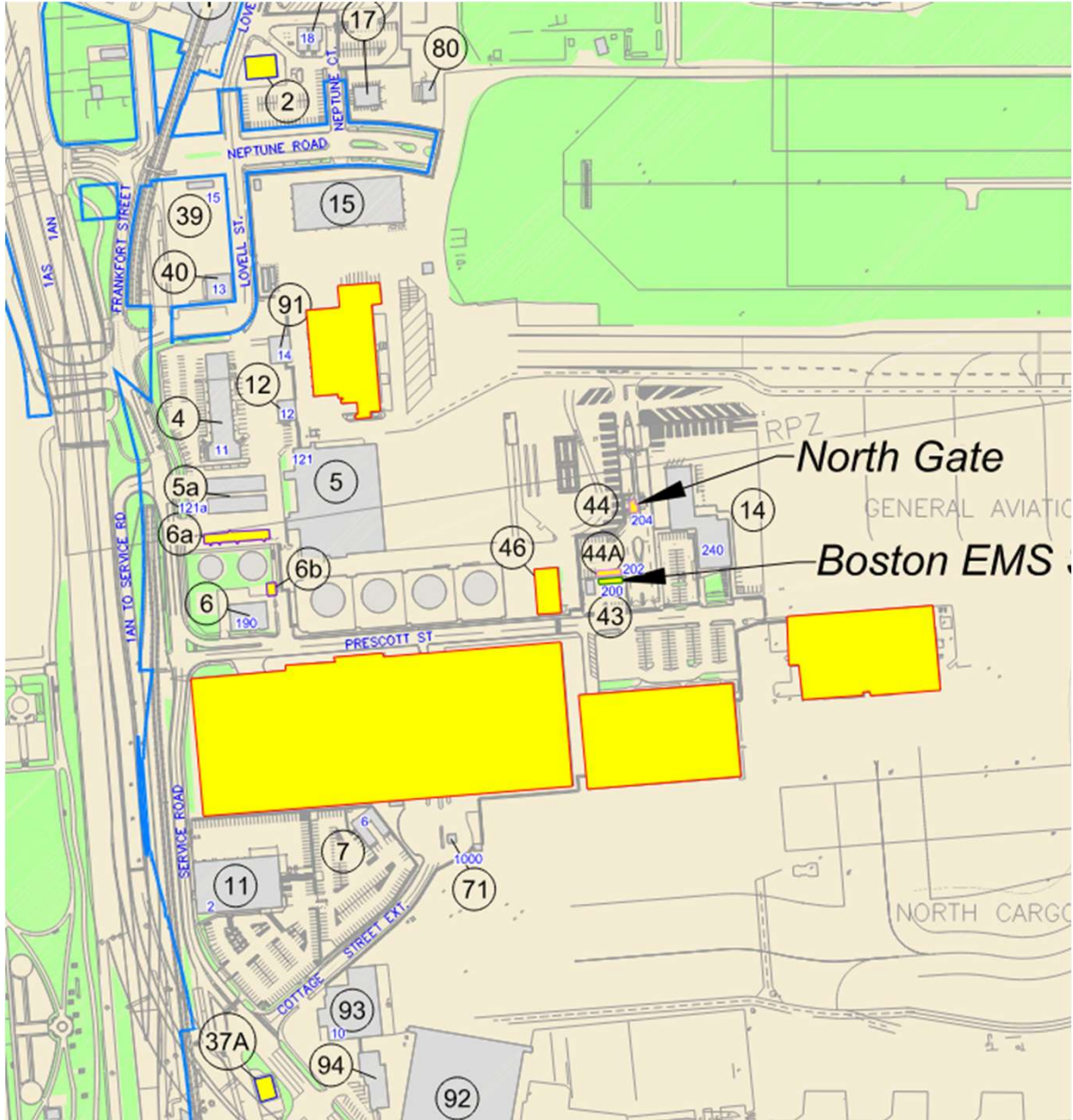


MPA#L1924-CX Logan Energy Efficient Lighting

Project Location

Harborside Drive, Logan International Airport

East Boston, MA



MPA#L1924-CX Logan Energy Efficient Lighting

Project Background

- Improved Lighting - Increased Safety, Ease of Maintenance, & Operations
- Massport has a NetZero by 2031 goal
 - <https://www.massport.com/environment/roadmap-to-net-zero>
- New for Massport! (Second project under this procurement process)
 - Procurement process developed using M.G.L. 25A 11C
 - Energy Management Services (“EMS”) is a design/build process
 - Many contractual terms similar to CM @ Risk
- Several more MGL Ch. 25A projects planned over the next five years



MPA#L1924-CX Logan Energy Efficient Lighting

Project Background

- Assessed existing lighting conditions across Logan's campus and identified locations requiring LED conversion and/or lighting control upgrades
- Scope is divided into Energy Conservation Measures (ECMs)
- Project includes 15 ECMs:
 - 12 Required Base ECMs
 - 3 Required Add Alternative, includes (1) for additional buildings as requested by Massport
- Services include
 - Design
 - Pre-Construction
 - Construction
 - Post-Construction
- Energy Savings Measurement & Verification, and Commissioning, included in services

MPA#L1924-CX Logan Energy Efficient Lighting

Scope Summary: ECMs

Required Base - LED Lighting and Controls Upgrade
 Price Proposal Type: Mark-Ups Bid

Notes:

- See RFP Article 2.1 for more information on Price Proposal Type

ECM #	Building(s)
ECM #1 Electrical/Substations	<i>Vaults C, D, & E MPA Wood Island Station Building Facilities 1 Electrical Building Harborside Station Substation/Lift Station Porter Street Station</i>
ECM #2 Facilities/Utility Buildings	<i>MPA Pumping Station (New) Electrical/Telecom Building West Outfall Building</i>
ECM #3 Utility Tunnels	<i>CHP to Intersection Intersection to Terminal C CHP to Terminal E</i>
ECM #4	<i>Facilities 1 CHP Building</i>
ECM #5	<i>Facilities 1 Admin Building</i>

ECM #	Building(s)
ECM #6 Security Buildings	<i>North Gate Building North Gate Changing Facility South Gate</i>
ECM #7 Transportation Buildings	<i>TNC Pool (Lyft/Uber) Taxi Pool Limo Pool</i>
ECM #8	<i>Water Shuttle Pier</i>
ECM #9	<i>Boston EMS Station 7</i>
ECM #10	<i>Bos Fuel Farm/Fuel Operations & Control Building</i>
ECM #11	<i>Hangar 8 (Jet Blue)</i>
ECM #12	<i>Hangar 9 (American)</i>



MPA#L1924-CX Logan Energy Efficient Lighting

Scope Summary: ECMs

Required Alternative - LED Lighting and Controls Upgrade
Price Proposal Type: Mark-Ups Bid

ECM #	Building
ECM #13/Add Alt.	<i>Economy Parking Garage</i>
ECM #14/Add Alt.	<i>Facilities II</i>
ECM #15/Add Alt.	<i>Additional Buildings</i>

- Notes:
- See RFP Article 2.1 for more information on Price Proposal Type



MPA#L1924-CX Logan Energy Efficient Lighting

Project Scope: All ECMs

Includes 29 Locations Across the Logan Campus with Possibility of Additional Locations:

- Anticipated 1 for 1 fixture replacements
 - Electrical/Substations
 - Facilities/Utility Buildings
 - Utility Tunnels
 - Security Buildings
 - Transportation Buildings
 - Parking Garage (*contains existing LEDs past useful life*)
 - Boston EMS Station 7 (*Tenant Space*)
 - Bos Fuel Farm/Fuel Operations & Control Building (*Tenant Space*)
- Anticipated detailed design required
 - Facilities I Admin Building (Office Space)
 - Hangars (*Tenant Space*)



Central Heating Plant (L018B)



Economy Parking Garage LED Fixture (L010)



Facilities I Administration Building (L018)



Pumping Station (L006A)

MPA#L1924-CX Logan Energy Efficient Lighting

Project Scope: All ECMs

- Basis of design reflects existing conditions and recommended lighting and controls upgrades based on preliminary site assessments
 - Scope includes outdoor lighting fixed to the building but NOT parking lot or street lighting
- Selected proposer shall perform detailed site visits to verify existing conditions, complete fixture counts, and develop final design documents
- Provide one-year full warranty and conduct a one-year post-construction walkthrough of all systems installed



10 POST OFFICE SQUARE, BOSTON, MA 02109 | 617-577-9900
syska.com

REPORT

Appendix A - Basis of Design

PREPARED FOR:
MASSPORT – LED LIGHTING AND LIGHTING CONTROL UPGRADES
1 Harborside Drive
Boston, MA 02128

BY:
Syska Hennessy Group, Inc.

SYSKA PROJECT NO:
25-009564

MASSPORT PROJECT NO:
MASSPORT CONTRACT NO. L1924-CX
Logan Energy Efficient Lighting

DATE:
May 06, 2026



MPA#L1924-CX Logan Energy Efficient Lighting

Moving Forward & Schedule

- **Technical Oversight Team**

- Syska Hennessy Group

- Oversight team to support Massport by...

- Assistance with conformance with Massport technical standards and specifications
- Assistance with design review as/if necessary
- Assistance with review of energy measurement and verification, commissioning, and post construction services
- Assistance with construction administration/oversight

Major Milestones

- Execute Contract Design and Construction Services
 - Fall 2026
- Begin Preconstruction Services/Design
 - Fall 2026
- Begin Construction
 - Spring 2027
- Substantial Completion
 - 2029
- Project Final Completion
 - 2029

MPA#L1924-CX Logan Energy Efficient Lighting

RFP Components

Section 1	RFP and SUBMISSION INSTRUCTIONS
Section 1A	RESPONSE CERTIFICATION FORM
Section 2	PRICE PROPOSAL ASSURANCES FOR L1924-CX
Section 2A	PRICE PROPOSAL FORMS
Section 3	AFFIDAVIT OF PREVAILING WAGE COMPLIANCE
Section 4	ENERGY MANAGEMENT SERVICES AGREEMENT (EMSA)
Section 5	<i>Not Used for this RFP</i>
Section 6	DIVISION I: GENERAL REQUIREMENTS AND COVENANTS
Section 7	DIVISION IIA: SPECIAL PROVISIONS – MINORITY/WOMEN OWNED BUSINESSES (M/WBE)
Section 8	DIVISION IIB: SPECIAL PROVISIONS
Section 9	<i>Not Used for this RFP</i>
Section 10:	<i>Not Used for this RFP</i>
Appendix A	BASIS OF DESIGN
Appendix B	DIVISION III –TECHNICAL SPECIFICATIONS
Appendix C	BUILDING MASTER DATABASE



WHAT and WHY?

Massachusetts General Law Chapter 25 11C is a law governing the procurement of energy and water saving related projects in Massachusetts. This playbook is intended to assist qualified firms in completing proposals in accordance with Massport’s requirements, to save time and effort both in preparing and reviewing proposals.

How to Use

PLEASE READ THIS BEFORE CONTINUING

To effectively use this playbook:

- Work through each section of the request for proposal (RFP).
 - Use the provided reminders to guide responses.
- Use the checklist to confirm each section’s requirements are being fulfilled.

The checklist is not required

Please note that the RFP requirements prevail above the information provided in this playbook. The intent is to provide a visual guide for quality assurance, not to override the RFP.

RFP SECTIONS –

SECTION 1	RFP and SUBMISSION INSTRUCTIONS	APPENDIX A - BOD
SECTION 1A	RESPONSE CERTIFICATION FORM	APPENDIX B - TECHNICAL SPECIFICATIONS
SECTION 2	PRICE PROPOSAL ASSURANCES	APPENDIX C - BUILDING MASTER DATABASE
SECTION 2A	PRICE PROPOSAL FORMS	
SECTION 3	AFFIDAVIT OF PREVAILING WAGE COMPLIANCE	
SECTION 4	ENERGY MANAGEMENT SERVICES AGREEMENT(EMSA)	
SECTION 5	LIMITATIONS OF OPERATIONS AND MILESTONES <i>Not used for this RFP</i>	
SECTION 6	DIVISION I: GENERAL REQUIREMENTS AND COVENANTS	
SECTION 7	DIVISION IIA: SPECIAL PROVISIONS MINORITY/WOMEN OWNED BUSINESSES (M/WBE)	
SECTION 8	DIVISION IIB: SPECIAL PROVISIONS	
SECTION 9	DIVISION IIC: SPECIAL PROVISIONS – FEDERAL CONTRACT REQUIREMENTS AND FEDERAL WAGE RATES <i>Not used for this RFP</i>	
SECTION 10	OPERATIONS, MAINTENANCE, REPAIR & MANAGEMENT AGREEMENT <i>Not used for this RFP</i>	

SECTION 1

Submission Instructions & Request for Proposal

This document outlines the requirements and technical approach for energy management services related to a project by Massport. It details the definitions, project risks, proposal requirements, and responsibilities for the EMS Entity, emphasizing integration of design and construction, warranty, and monitoring services.

REMINDERS

- Review the entire RFP and follow directions (minimum requirements in Section 4.1)
- Ensure accurate Contract Number, title, and location before submitting
- In addition to Section 1A Response Certification, please sign the Cover Letter pursuant to the Instructions in the RFP

SECTION 1A

SECTION 1A: Response Certification Form – Response Certification

Checklist	Complete
Reviewed and understand the technical criteria and price criteria scoring for the proposal	
Reviewed and understand methods described in Section 4 Energy Management Services Article 2 and Exhibit F Lean Design and Construction to effectively manage Chapter 25A projects	
Reviewed and are prepared to meet significant milestone and deadline dates	
Followed formatting submission requirements	
Confirmed that proposal meets minimum requirements (all sections of proposal have been completed, company is certified per DCAMM, and response certification form, update statement, cover letter, and mandatory assurances included)	

Impact if not fulfilled

If Section 1A is not completed, the Proposer will not meet minimum criteria. Proposers that do not meet the Proposal instructions may be eliminated or have points deducted during evaluation.



SECTION 2

Price Proposal Forms & Proponent Assurances

This document contains the Massachusetts Port Authority's price proposal forms and proponent assurances for the Energy Management Services contract related to a 25A project. It outlines the commitments and certifications required from the proponent submitting the proposal.

REMINDERS

- *It is highly recommended that proposers open and use the Excel Forms early to understand the information needed and how the calculations work*
- *Proposers are responsible for reviewing final numbers and calculations, and notifying Massport prior to the Q&A deadline if errors are found in calculations*

SECTION 2A

SECTION 2A: Price Proposal Form And Instructions

This form has the following tabs:

- Input-Instructions – Read Carefully
- Summary Form A1
- Cost Back-Up Form B
- Labor Costs Form C
- Savings Form D
- Energy Calculations Form E
- Proposer Back-Up Calcs Form F
- Work Order Form A2 – For Contract Awardees, information only.

Checklist	Complete
Carefully reviewed instructions for Pricing Proposal forms	
Completed all required tabs of Pricing Proposal forms	
Reviewed final numbers	
Completed Proponent Assurances	

Impact if not fulfilled

If the Cost Forms and the Proponent Assurances are not completed, the Proposer will not meet the minimum requirements.

SECTION 3

Affidavit of Prevailing Wage Compliance

This document is an affidavit from the Massachusetts Port Authority for Energy Management Services, certifying compliance with the Massachusetts Prevailing Wage Law under G.L. c. 149, §§ 26 and 27, affirming that the entity will pay prevailing wages as stipulated in the attached Section 3 of the Request for Proposals. It includes placeholders for contract details, signatures, and dates to formalize the certification of adherence to prevailing wage requirements.

REMINDERS

- *Please review requirements including those in Exhibit J (Prevailing Wage for Labor) and Exhibit N (Labor Rate Guidelines) of Section 4.*

Checklist	Complete
Completed all sections of Affidavit of Prevailing Wage Compliance form	

Impact if not fulfilled

If the Affidavit is not completed, the Proposal does not meet the minimum requirements.

SECTION 4

Energy Management Services Agreement

The document details the Energy Management Services Agreement (EMSA) between the Massachusetts Port Authority (Massport) and an Energy Management Services Contractor (EMS Contractor) for projects at Logan International Airport, East Boston, MA. It outlines the scope, terms, conditions, and responsibilities related to energy management services including design, construction, commissioning, and post-construction maintenance.

REMINDERS

- *Section 4 is the primary contract. The EMSA outlines all the other documents that comprise the Contract Documents.*
- *Exhibit T contains details on design requirements*

Checklist	Complete
Confirmed that scope of services during preconstruction, design, construction, and post-construction phases are clear and understood	
Reviewed and are prepared to implement Lean requirements	
Reviewed and are prepared to meet reporting requirements	
Reviewed and understand compensation structures and limitations	
Reviewed legal terms	

Impact if not fulfilled

There are no forms to complete at the time of the Proposal in Section 4, however, several forms are required prior and at contract execution. Proposers should be fully aware of all contract requirements.

SECTION 5

Limitations of Operations and Milestones

Not Used For This RFP

SECTION 6

Division I: General Requirements and Covenants

This document outlines the general requirements, definitions, conditions, and legal obligations for Energy Management Services (EMS) projects under the Massachusetts Port Authority. It covers the roles, responsibilities, procedures, and compliance standards for contractors and subcontractors involved in EMS contracts.

REMINDERS

- Proposers should review the terms of this Division. This Division shall be included in applicable subcontracts.
- Proposers should review the insurance requirements in this section when pricing their insurance mark ups

Checklist	Complete
Confirmed that specific roles and responsibilities for project are clear and understood	

Impact if not fulfilled

There are no required forms to be submitted in Section 6, however, critical information is provided for proposers.

SECTION 7

Division IIA: Special Provisions

This document outlines the Massachusetts Port Authority's Minority and Women Business Enterprise (MBE/WBE) participation program, defining key terms, eligibility criteria, compliance requirements, and administrative procedures to promote equitable contracting opportunities for minority and women-owned businesses.

REMINDERS

- Proposers will be required to meet the MBE/WBE participation requirements set by Massport.

Checklist	Complete
Confirmed MBE/WBE requirements for this Project	
If bidder or design/preconstruction subs are MBE/WBE, provide information in response.	
If yes to above, completed all sections of Letter of Intent/Schedule of Participation form and associated statement	

Impact if not fulfilled

Proposers must comply with these requirements.

SECTION 8

Division IIB: Special Provisions

This document outlines the special provisions and requirements for Energy Management Services (EMS) at Logan International Airport, including project scope, safety, coordination, and compliance standards.

REMINDERS

- The attachments to Section 8 contain valuable information about many procedures and forms for construction activities at Massport
- As Massport has highly critical and secure facilities, many construction activities require additional approvals
- Proposers should review the Security and TVP instructions in Attachments 5 and 14 to assist in their development of schedules

Checklist	Complete
Confirmed that specific roles and responsibilities for project are clear and understood	
Confirm review of Section 8, in particular Security and TVP requirements	

Impact if not fulfilled

There are no forms that are required to be submitted as part of Section 8, however information in this Division shall be incorporated into most subcontracts and should inform Proposers responses.

SECTION 9

Division IIC: Special Provisions – Federal Contract Requirements and Federal Wage Rates

Not Used For This RFP

SECTION 10

Division IIA: Special Provisions

Not Used For This RFP

APPENDICES

Appendix A: BOD
Appendix B: Technical Specifications
Appendix C: Building Master Database

Appendix A provides relevant BOD for the project.

Appendix B provides the technical specifications for the project.

Appendix C provides additional documents for reference.

REMINDERS

- The attachments to Section 8 contain valuable information about many procedures and forms for construction activities at Massport
- Appendix A & B provide information specific to the project scope.
- Appendix C provide background information that may be useful or information that will be provided to awarded contractors

Checklist	Complete
Studied and ensured proposal meets design	
Reviewed relevant background	
Any questions are provided to Massport by Q&A deadline	

Impact if not fulfilled

Appendix A and B provide critical information about the project. Proposers who do not demonstrate a through understanding of these may have points reduced during evaluation.


CONCLUSIONS

This playbook is intended to assist in the completion of proposals, and to be used in conjunction with the RFP itself. Please reach out to CPBidQuestions@massport.com prior to the Q&A deadline if any of the requirements of the RFP are still unclear.

MPA#L1924-CX Logan Energy Efficient Lighting – Price Proposal Form 2A

Input-Instructions Sheet

PROJECT INPUT SHEET & INSTRUCTIONS - Massport Chapter 25A	
Project Name	Logan Energy Efficient Lighting
Contract Number	L1924-CX
Proposer	
Date of Form	
Proposer Contact	
Contact Phone	
Contact E-mail	
Project Location	Logan International Airport, East Boston
Building Number(s)	Various
Project Description	Lighting and Lighting Controls Energy Efficiency Upgrades across the Logan Campus
Massport Contact	CPBidQuestions@massport.com



1. All EMS (Energy Management Service) Entities submitting proposals must use these forms, and save them with file names/types shown to right. Insert Entity Name for Company Name.
Company Name_RFPL1924-CX_RFP Part 02A.pdf AND Company Name_RFPL1924-CX_RFP Part 02A.xls

2. All purple and white cells are entered by the Massachusetts Port Authority or are fixed. Proposers shall not make any changes to any purple or white cells. Any change or modification to those cells may result in disqualification.

3. All red cells are self calculating. Proposers shall check these cells to ensure that they reflect their values accurately. **If errors are found, please report to the Authority to request a correction prior to the Q&A deadline. Proposers that find alleged uncorrected errors should document them in their Proposal for Massport's consideration.**

3a. Energy Calculations Form E is populated with initial assumptions for energy savings calculations. Proposer has the opportunity to provide a different value per building at the bottom. If proposer includes their own estimate then they must detail how the values were calculated in Proposer Back up Calcs Form F. Regardless of recommended changes to savings during Proposal, the Awarded Contractor must develop their own calculations based upon final

4. All yellow cells are to be filled in by the EMS Entity. All yellow cells must be filled in. Please round to the nearest dollar. If EMS Entity does not have costs in that area, please add zeros (\$0.00). **Do not leave cells empty.**

4a. For Row 8B - Recommended Changes, if the Proposers would like to recommend a change to the base proposal based upon the RFP Attachments, please provide a cost, savings, and discuss in Proposal, Technical Approach.

5. Proposers shall refer to the relevant contract documents for further clarification on pricing. Exhibits K and L of Section 4 (EMSA) contain direction on cost classifications. Proposers should take the information set forth in the Contract Documents to account when developing the amounts entered into this price proposal form as part of their proposals.

6. Proposers shall provide additional documentation in BidExpress labeled appropriately. See Article 3.5 of the RFP.

7. EMS Entities are requested to provide a proposal for each ECM required. The price proposal is based upon the following categories which are further explained below. All ECM costs after award must be submitted on forms as approved by Massport and are subject to review and final approval by the Authority.

ECM Total Cost - Preliminary design is provided by the Authority. Proposers shall provide a price inclusive of final Design and Preconstruction, Cost of Work and also percent mark-ups for Supporting Costs during design and construction. A final GMP is calculated and verified by Proposer. See Form A1 for details on costs. During the final design, costs may only be changed based upon the awarded GMP and Post Construction costs with open book pricing for all changes.

Mark – Ups Bid – The cost is estimated by Massport for purposes of the Proposal. The system is designed by the EMS Contractor awarded the Project, and the final GMP costs are based upon the Contractor's open book pricing and competitive pricing of the designs approved by the Authority. Mark-ups on Cost of Work is based upon those awarded.

Proposers are responsible for reviewing final numbers and calculations, and notifying Massport prior to the Q&A deadline if errors are found in calculations

Lump Sum – This is typically for post-construction costs and is an all-in price for all services requested under that ECM.

List of Energy Conservation Measures (ECMs)
ECM #1: Electrical/Substations
ECM #2: Facilities/Utility Buildings
ECM #3: Utility Tunnels
ECM #4: Facilities 1 CHP Building
ECM #5: Facilities 1 Admin Building
ECM #6: Security Buildings
ECM #7: Transportation Buildings
ECM #8: Water Shuttle Pier
ECM #9: Boston EMS Station 7
ECM #10: Bos Fuel Farm/Fuel Operations & Control Building
ECM #11: Hangar 8 (Jet Blue)
ECM #12: Hangar 9 (American)
ECM #13: Add Alt - Economy Parking Garage
ECM #14: Add Alt - Facilities II
ECM #15: Add Alt - Additional Building(s)

The Authority retains all rights to any Renewable Energy Certificates (RECs), credits, incentives, and other payments that result from this project pursuant to Section 4 Article 1.7 (the Energy Management Services Agreement) unless otherwise stated specifically in the RFP. Massport may put in assumed incentives or credits for the purposes of the RFP in the pricing spreadsheet, and these spreadsheet cells will be locked. If no incentives or credits are provided, Massport will work with the contractor to calculate those after contract award.

Page 2



MPA#L1924-CX Logan Energy Efficient Lighting – Price Proposal Form 2A

Summary Form A1

Allows for minimizing the columns containing all the buildings that make up an ECM

Summary Form A1 - GUARENTEE																
CONTRACT NUMBER: L1924-CX PROJECT NAME: Logan Energy Efficient Lighting PROPOSER: 0 DATE: 1/0/1900		Red Cells are calculated within the Form. Proposers or Awarded EMS Contractors shall confirm the validity of the calculations, and if errors are found, shall report the question to the Authority for final determination. Purple Cells are estimated/calculated by Authority in the Proposal. After Contract Award, Contractor will finalize values filling out rows 1 through 8 based upon the a competitive bidding process and approval by the Authority. Yellow Cells: Proposer must enter proposed values. Approved values will be final and locked after Contractor Award. Proposers shall fill out all yellow cells and any cells that would be left blank shall be filled with a zero (\$0.00). Gray Cells: Gray cells are meant to have no value. All fields are self calculating or reference other Forms, unless Yellow.														
		Several ECMs are broken into sub ECMs (like ECM 1A, 1B, etc.), based upon building category. Proposers shall bid markups based upon the whole category, however, it is broken down for purposes of managing scopes of work (Work Orders) and Asset Tracking.														
TYPE OF PROPOSAL - PLEASE SELECT IN DROP DOWN MENU		Fixed Markups (%) per contract	ECM #1: Electrical/Substations	ECM #1A Vault C	ECM #1B Vault D	ECM #1C Vault E	ECM #1D MPA Wood Island Station Building	ECM #1E Facilities 1 Electrical Building	ECM #1F Harborside Station	ECM #1G Substation/Lift Station	ECM #1H Porter Street Station	ECM #2 Facilities/Utility Buildings	ECM #2A MPA Pumping Station (New)	ECM #2B Electrical/Telecom Building	ECM #2C West Outfall Building	ECM #3 Tunnel
			Bid Mark-Ups									Bid Mark-Ups				Bid Mar
DIRECT CONSTRUCTION COSTS																
SUBCONTRACTOR(S)																
1	Subcontractor Competitive Bid Amount (see FOOTNOTE 1)		\$173,000	\$900.00	\$900.00	\$900.00	\$29,800.00	\$68,000.00	\$21,300.00	\$13,800.00	\$37,400.00	\$41,000	\$27,500	\$8,900	\$4,600	\$
OR (only fill in by ECM if Line 1 is Zero)																
2	Subcontractor Direct Materials		\$0									\$0				
3	Subcontractor Direct Equipment		\$0									\$0				
4	Subcontractor Direct Labor		\$0									\$0				
5	Subcontractor P&P Bond		1.00%	\$0								\$0				
6	Subcontractor Overhead & Profit		3.00%	\$0								\$0				
7	Subtotal Direct Cost of Work		\$173,000									\$41,000				\$2
8	Owner Allowances (Massport input or put in 0)		\$0									\$0				
8a	EMS Entity Proposed Additional Allowances (Form B)		\$0									\$0				
8B	Recommended Changes (Please input amount, and detail in proposal)															
9	COST OF WORK - SUBTOTAL DIRECT/SUBCONTRACTOR(S) COSS - (Does not include recommended changes unless Massport approves)		\$173,000									\$41,000				\$2
PRECONSTRUCTION PHASE COSTS																
10	Preconstruction General Requirements Costs (Form B)		\$0									\$0				
11	Preconstruction General Conditions (Form C)		\$0									\$0				
12	Preconstruction Fee as Lump Sum		\$0									\$0				
AND																
13	Design Services Fee Per ECM - Lump Sum		\$0									\$0				
14	Design Services Additional Services Costs - From Form B		\$0									\$0				
14A	Preconstruction and Design Insurance		0.00%	\$0								\$0				
14B	Preconstruction and Design EMS Entity P&P Bonds Mark Up		0.00%	\$0								\$0				
15	SUBTOTAL PRECONSTRUCTION & DESIGN PHASE COST		\$0									\$0				

Use Proposal to discuss what advantages or other changes these recommended changes might provide



FOOTNOTE 1: Estimated values in row 1 "Subcontractor Competitive Bid Amount" are for lighting and controls only and do not include cable or conduit replacement. Any allowances for potential cable and conduit replacement needs shall be included by bidding contractor under General Requirements (entered on Form B).

MPA#L1924-CX Logan Energy Efficient Lighting – Price Proposal Form 2A

Energy Calculations Form E

PROJECT NUMBER: L1924-CX				Red Cells are calculated within the Form. Proposers or Awarded EMS Contractors shall confirm the validity of the calculations, and if errors are found, shall report the question to the Authority for final determination.											
PROJECT NAME: Logan Energy Efficient Lighting				Purple Cells are stipulated/calculated by Authority in the Proposal. After Contract Award, Contractor will finalize values based upon the approval by the Authority.											
PROPOSER: 0				Yellow Cells: Proposer must enter proposed values. Approved values will be final and locked after Contractor Award. Proposers shall fill out all yellow cells and any cells that would be left blank shall be filled with a zero (\$0.00).											
DATE: 1/01/1900				Gray Cells: Proposer shall enter zero (\$0.00) on all gray cells. These cells are to delineate between the type of proposal ("Full Cost Bid" or "Bid Mark-Ups").											
				All fields are self calculating or reference other Forms, unless Yellow.											
				Notes:											
				Sheet is filled in by Massport to provide information on calculations methodology used by Massport and required of Proposer.											
				Massport shall enter calculations, including assumptions, used for any savings variables that are fixed. Use Insert approved methodologies for calculating savings.											
				1. Changes to these methodologies or fixed variables are not allowed during the Proposal phase, however, if during design, changes are approved by the Authority, savings will be recalculated.											
				2. Proposed Savings are proposed by the EMS Entity based upon the methodology shown below. Savings are inputted in Savings Form D. Proposer can provide more information on any variable that is proposed (not fixed) in notes or Pr											

Contant or Proposer Variable	Variable	Unit	Value	ECM #1:	ECM #1A	ECM #1B	ECM #1C	ECM #1D	ECM #1E	ECM #1F	ECM #1G	ECM #1H	ECM #2	ECM #2A
				Electrical/Substations	Vault C	Vault D	Vault E	MPA Wood Island Station Building	Facilities 1 Electrical Building	Harborside Station	Substation/Lift Station	Porter Street Station	Facilities/Utility Buildings	MPA Pumping Station (New)
Constant	Electricity Rate	\$/kwh	0.137											
Constant	Utility Escalation Rate	Annual %	0.50%											
Constant	Project Term	Years	25											
Constant	Building Area	sf	20,060.00											
Constant	Year most recently renovated	Year												
Constant	Most similar ASHRAE Building Type	Building Type												
Constant	ASHRAE Lighting Value for year/building type	W/sf												
Constant	Existing Types of Lights	LED/Fluorescent/Incandescent												
Constant	Lighting Type Multiplier	#												
Constant	Existing W/att per square foot- Based on ASHRAE Bu	W/sf												
Constant	Upgraded LED lights W/att per Square FootBased on A	W/sf												
Constant	Annual Occupiable Hours	hrs/year												
Constant	Existing Lighting Controls 1	Daylight/ Occupancy Sensors/ Manual Switch												
Constant	Existing Lighting Controls 2	Daylight/ Occupancy Sensors/ Manual Switch												
Constant	Adjusted Equipment run time- Existing Building	hrs/year												
Constant	Potential Daylight Savings- Existing Building	%												
Constant	Proposed Lighting Controls 1	Daylight/ Occupancy Sensors/ Manual Switch												
Constant	Proposed Lighting Controls 2	Daylight/ Occupancy Sensors/ Manual Switch												
Constant	Adjusted Equipment run time- Proposed Building	hrs/year												
Constant	Potential Daylight Savings - Proposed Building	%												
Constant	Total Existing Annual Energy Use	wh												
Constant	Total Proposed Annual Energy Use	wh												
Constant	Annual Energy Savings	kwh												
Proposer Variables	Proposer Savings (Use Form F for Proposer Backup)	kwh												



If Proposer provides alternate savings use Form F for Proposer Backup Calcs

MPA#L1924-CX Logan Energy Efficient Lighting Briefing

Submission Requirements

The respondents must include in their submission seven (7) PDF files, and one MS Excel file (8 total). Please review Article 3.3 & 3.4 of the Request for Proposals for the Electronic Submission Requirements.

Technical Proposal Part 1:

- Cover Page
- Table of Contents
- **Signed** Cover Letter & Executive Summary
- Project Understanding
- Prior Experience of Firm(s)
- Organization of the Project Team and Experience of Key Personnel

Technical Proposal Part 2:

- Cover Page
- Table of Contents
- Energy Management Services Technical Approach

Technical Proposal Part 3:

- Cover Page
- Table of Contents
- Management Approach
- Integrating Quality Assurance/Quality Control into Project Delivery
- Project Schedule and Cost Control Approach
- Project Risk Management
- Lean Project Delivery and Construction Experience and Approach

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Submission Requirements Continued

The respondents must include in their submission seven (7) PDF files, and one MS Excel file (8 total). Please review Article 3.3 & 3.4 of the Request for Proposals for the Electronic Submission Requirements.

Technical Proposal Part 4:

- Cover Page
- Table of Contents
- Other Experience and Approach as Applicable
 - Virtual Design and Construction (VDC) Experience and Approach
 - Sustainability Approach
- M/WBE and Compliance Requirements and Approach
- Safety Record, History, and Safety Management Practices

• Technical Proposal Part 5 – CONFIDENTIAL:

- Cover Page
- Table of Contents
- Overview of General Business Financial Information
- Litigation and Termination History

Technical Proposal Part 6:

- Cover Page
- Table of Contents
- Certificate of Eligibility - DCAMM
- DCAMM Update Statement
- Affidavit of Prevailing Wage Compliance
- Letter from a Surety Company
- Response Certification – **Signed** (Section 1A)



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Submission Requirements Continued

The respondents must include in their submission seven (7) PDF files, and one MS Excel file (8 total). Please review Article 3.3 & 3.4 of the Request for Proposals for the Electronic Submission Requirements.

Price Proposal Part 1 (Part 7):

- PDF document of total price proposal workbook including Price Proposal Assurances and Price Proposal Forms.

Price Proposal Part 2 (Part 8):

- Microsoft Excel file to match the PDF of the Price Proposal Forms

- The Respondent's Price Proposal (Sections 2 and 2A) shall be Parts 7 & 8 of the RFP Submission. Please read instructions.
- Provides values and estimates for the various scopes of work, establishes a not-to-exceed amount for Preconstruction/Design Services, and the mark-ups that will be used for the work orders in the Energy Management Services Agreement.
- Yellow portions of forms are for Proposer entry. All other cells are pre-populated or self calculating. Proposer must confirm all self calculating fields.
- The Price Proposal Forms also include Energy Savings Calculations and financial metrics that will be used in the evaluation. The forms also establish the cost of post-construction services.
- The awarded Proposers forms will be inserted into the EMSA and will be used pursuant to Contract Documents.

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Submission Requirements Continued

- Submission shall be:
 - ***“Signed under the pains and penalties of perjury”*** stated clearly in the cover letter in addition please submit Form in Section 1A
 - Electronic via Bid Express (We will provide an overview of Bid Express in the next few slides)
 - Please be sure to download RFP requirements in Bid Express and fully review prior to submitting your electronic statement of proposals
 - **Upload ALL required documents listed in the RFP in accordance with the instructions in Bid Express and in the RFP. 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.**
 - Click “Submit” button in Bid Express to review your response for completeness and to encrypt/submit your response electronically.
 - File naming convention:
 - Project #_ Company Name_ RFPL1924-CX_ RFP Part xx.pdf*
 - Example for Part 1: *Company Name_ RFPL1924-CX_ RFP Part 01.pdf (or .xls)*



PLEASE review the Instructions Carefully



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Evaluation Criteria & Selection Process

Massport intends to develop a shortlist of qualified EMS Contractor teams to be subsequently be evaluated for selection.

- Final selection may or may not include an interview process.
- **Please review Article 4.0 of the Request for Proposals including points associated with these criteria.**

The shortlist of EMS Contractor teams will be based on the following technical evaluation criteria. Price Proposals opened for those shortlisted.

TECHNICAL EVALUATION CRITERIA

- a) Project Understanding
- b) Prior Experience of firm(s)
- c) Organization of Project Team and Experience of Key Personnel
- d) Energy Management Services Technical Approach
- e) Management Approach
- f) Integrating Quality Assurance/Quality Control into Project Delivery
- g) Project Schedule and Cost Control Approach
- h) Project Risk Management
- i) Lean Project Delivery and Construction Experience and Approach
- j) Other Evaluation Factors
 - Virtual Design and Construction (VDC) Experience and Approach
 - Sustainability Approach
 - M/WBE and Compliance Requirements and Approach
 - Safety Record, History, and Safety Management Practices
- k) Financial and Risk Status

PRICE PROPOSAL EVALUATION CRITERIA

- a) Guaranteed Maximum Price (based upon Mark – Ups in Section 2A forms) of Base Project
- b) Fees for Pre-Construction/Design and Post Construction Costs
- c) Energy Savings/Revenue
- d) Payback & other financial analyses



MPA#L1924-CX Logan Energy Efficient Lighting Briefing– Bid Express Info

Welcome to the new Massport.com

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massport

Bids and Opportunities | Real Estate and Leasing | Capital Improvements | Forms and Procedures | Finance

BUSINESS

Capital Bids

Massport has introduced online bidding

All new bids for C.149 and C.30 projects Consultant Professional Services can be found on the Massport Bid Express website. The construction projects listed below under Advertised Contracts that are C.149 or C.30 have already been advertised. No hard copies of the bidding information, Proposal, Plans and Specifications, Addenda, or other material is available. Nor will Massport accept hard copy bids for these projects. Bidding on these projects is completely online.

All bidders need to be registered with Bid Express to submit or respond to Bids. Please refer to the new Bid Express New Vendor Instructions.

[BID EXPRESS NEW VENDOR INSTRUCTIONS](#)

Advertised Contracts

Select An Opportunity Type

PROJECT #	OPPORTUNITY TYPE	PROJECT TITLE	DUE DATE	ESTIMATE
M707-C2 General Bid Express	Construction 149/30	VARIABLE MESSAGING SIGN, WORLD TRADE CENTER AVENUE AND SUMNER STREET, SOUTH BOSTON, MASSACHUSETTS	01/10/2024	\$805,000
W287-C1 General Bid Express	Construction 149/30	W287-C1, WORCESTER AIRPORT SECURITY CHECKPOINT IMPROVEMENTS, WORCESTER REGIONAL AIRPORT, WORCESTER, MASSACHUSETTS	01/10/2024	\$2,050,000
L1746	Professional Consultant	FIRE BOAT DOCK AND FERRY TERMINAL DOCK REHABILITATION AND ELECTRICAL UPGRADES	01/04/2024	\$1,000
L1746	Professional Consultant	FIRE BOAT DOCK AND FERRY TERMINAL DOCK REHABILITATION AND ELECTRICAL UPGRADES	01/04/2024	\$1,000
A450	Professional Consultant	AUTHORITY-WIDE ELEVATOR, ESCALATOR AND MOVING WALKWAY MODERNIZATION PROGRAM, BOSTON, BEDFORD AND WORCESTER, MASSACHUSETTS	12/21/2023	\$2,000,000
W287-C1 SUB Bid Express	Construction 149/30	WORCESTER AIRPORT SECURITY CHECKPOINT IMPROVEMENTS, WORCESTER REGIONAL AIRPORT, WORCESTER, MASSACHUSETTS	12/20/2023	\$2,050,000
A430-C1 Bid Express	Construction 149/30	PARKING FACILITIES COUNTERS AND SIGNAGE, LOGAN AIRPORT EAST BOSTON, MASSACHUSETTS	12/20/2023	\$4,100,000
M724	Professional Consultant	M724 BERTHS 10, 11 & 12 ENHANCEMENT AND RELATED LOW-PROFILE STS CRANE PROCUREMENT, CONLEY TERMINAL, 700 SUMNER STREET, SOUTH BOSTON, MASSACHUSETTS	12/14/2023	\$50,000,000
L1781	Professional Consultant	LOGAN HVAC REPLACEMENT PROGRAM, LOGAN INTERNATIONAL AIRPORT, BOSTON, MASSACHUSETTS	12/14/2023	\$5,000,000
M707-C2 SUB Bid Express	Construction 149/30	VARIABLE MESSAGING SIGN, WORLD TRADE CENTER AVENUE AND SUMNER STREET, SOUTH BOSTON, MASSACHUSETTS	12/13/2023	\$138,000
L586 Bid Express	Construction Manager At Risk	AIR TRAFFIC CONTROL TOWER (ATCT) IMPROVEMENTS, AT BOSTON LOGAN INTERNATIONAL AIRPORT.	12/07/2023	\$35,000,000
L583	Professional Consultant	CARGO THROUGHPUT FACILITY, BOSTON LOGAN INTERNATIONAL AIRPORT, EAST BOSTON, MASSACHUSETTS	12/07/2023	\$30,000,000
LP2407-C1 Bid Express	Construction 149/30	FY2024-2027 SKILLED TRADES MAINTENANCE CONTRACT FOR CARGO BUILDING NOS. 56, 57, 58, 62, and 63, GREEN BUS DEPOT BUILDING 53, AND OFFICE BUILDING NOS. 7 & 11, LOGAN INTERNATIONAL AIRPORT, EAST BOSTON MASSACHUSETTS 02128	12/06/2023	\$1,500,000

- Massport has introduced online bidding and qualification submission for all C.149, C.149a, C.30, C.7C and c.25A
- [Online Bidding Project Information](#)
- All opportunities will be listed under the appropriate project # and title on the Massport website as well as Bid Express:
<https://www.massport.com/massport/business/bids-opportunities/capital-bids/>
<https://www.bidexpress.com/>
- Please submit qualification via Bid Express
<https://www.bidexpress.com/>



MPA#L1924-CX Logan Energy Efficient Lighting Briefing– Bid Express Info

infotech

Welcome to Infotech® registration
Infotech is the home of valuable services for construction contracting firms. Only the services you need and get access from any computer, any time.

My Info

First Name: []
Last Name: []
Email: []
Email Confirmation: praczowski@massport.com
Time Zone: (GMT-05:00) Eastern Time (US & Canada) []

Password: []
Password Confirmation: []
Question: []
Answer: []

My Business

Name: []
City: []
Phone: (555) 555-5555 x55 []
State: []
Address1: []
Address2: []
Postal Code: []

I have read and agreed to [Privacy Policy](#), [Terms of Use](#), and [DMCA Policy](#), and acknowledge that I understand how Infotech uses any personal information I supply to Infotech, and I approve of these uses. [No]

Keep me updated on the latest Infotech new product releases and promotional offerings. [No]

- All vendors need to be registered with Bid Express to submit or respond to Bids.


<https://www.infotechexpress.com/registration/new>

- Please refer to the new [Bid Express New Vendor Instructions](https://infotechinc.zendesk.com/hc/en-us/sections/12044610308375-Bid-Express-Vendors):
<https://infotechinc.zendesk.com/hc/en-us/sections/12044610308375-Bid-Express-Vendors>

MPA#L1924-CX Logan Energy Efficient Lighting Briefing– Bid Express Info

L1924-CX RFP listed below in Bid Express



Solicitation	Project	Status	Due
 L1924-CX RFP L1924-CX Logan Energy Efficient Lighting Logan International Airport East...		Advertised	07/23/2026

General Info

Deadline
07/23/2026 12:00 PM EDT

Advertised

Revised

Business Name
[Massachusetts Port Authority - Capital Programs](#)



Number
L1924-CX RFP

Description
L1924-CX
Logan Energy Efficient Lighting
Logan International Airport
East Boston, MA

MAY, 2026

Allows zero unit prices and labor
No

Allows negative unit prices and labor
No

Submit Proposals under Required Document List

Required Document List

Name	File *
Technical Proposal 1 Filename: Technical1	no file selected
Technical Proposal 2 Filename: Technical2	no file selected
Technical Proposal 3 Filename: Technical3	no file selected
Technical Proposal 4 Filename: Technical4	no file selected
Technical Proposal 5 Filename: Technical5	no file selected
Technical Proposal 6 Filename: Technical6	no file selected <input type="checkbox"/> I am NOT enclosing this document because the omission terms have been met.
Price Proposal Form [Excel] Filename: Price Proposal Part 1	no file selected
Price Proposal [PDF] Filename: Price Proposal Part 2	no file selected
8 Required Documents	



MPA#L1924-CX Logan Energy Efficient Lighting

Submission Schedule

- RFP questions sent via email to CPBidQuestions@massport.com
- In the subject lines of your email, please reference **L1924-CX – Logan Energy Efficient Lighting**
- Deadline for questions: **June 22, 2026, by 12PM Noon EST**
- Questions and responses will be posted to Bid Express.

EVENT	DATE/TIME
Solicitation: Release Date & Supplemental Package Available	Wednesday, May 6, 2026
EMS Contractor Briefing	Friday May 29, 2026 at 3:30pm via Microsoft Teams
Deadline for submission of written questions	Monday, June 22, 2026, at 12:00 PM NOON EST
Official answers published (Estimated)	Monday, June 29, 2026
Solicitation: Close Date / Submission Deadline	Thursday, July 23, 2026, at 12:00PM Noon EST

THANK YOU
QUESTIONS?