

L1802
PRESCOTT STREET BUILDING FIT OUT (MPA BLDG 08)
Project Briefing

**LOGAN INTERNATIONAL AIRPORT,
EAST BOSTON, MA**

03.13.23



L1802 Prescott Street Building Fit Out

Introduction

- Please enter your contact information in the Zoom Meeting chat window:
 - First and Last Name
 - Company
 - Email

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Project Location

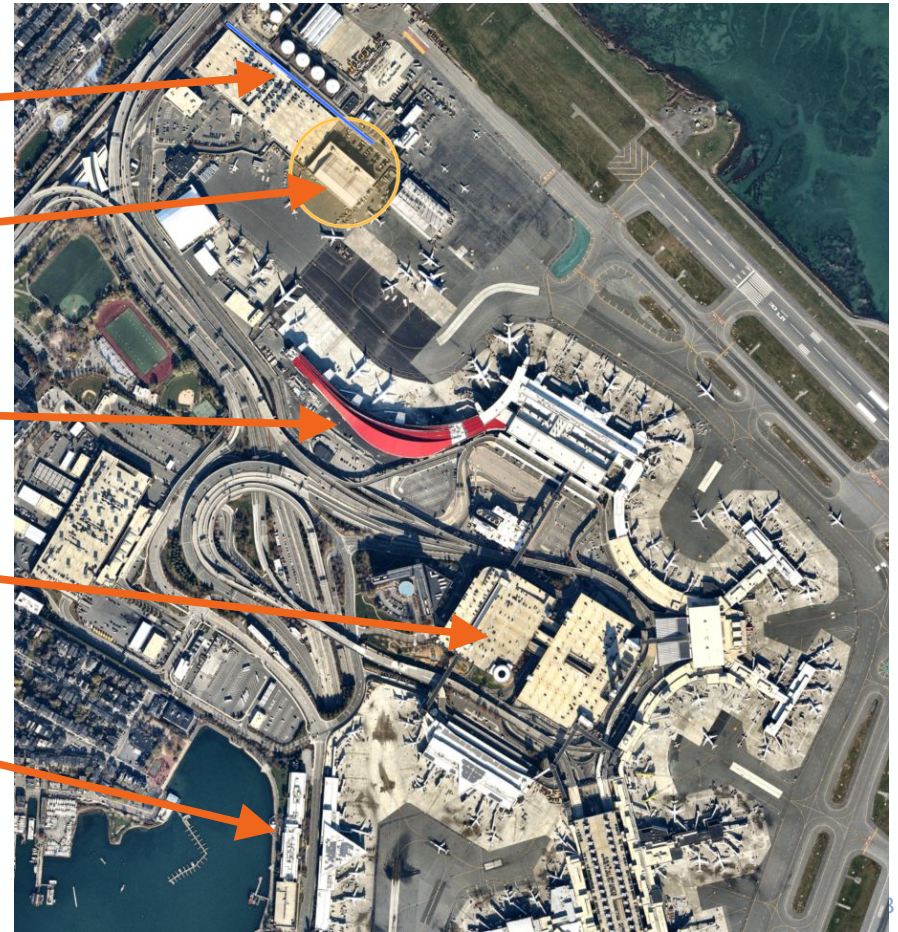
Prescott Street

Prescott Street Building

Terminal E Expansion

Central & West Garages

Logan Office Center (LOC)



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Project Location

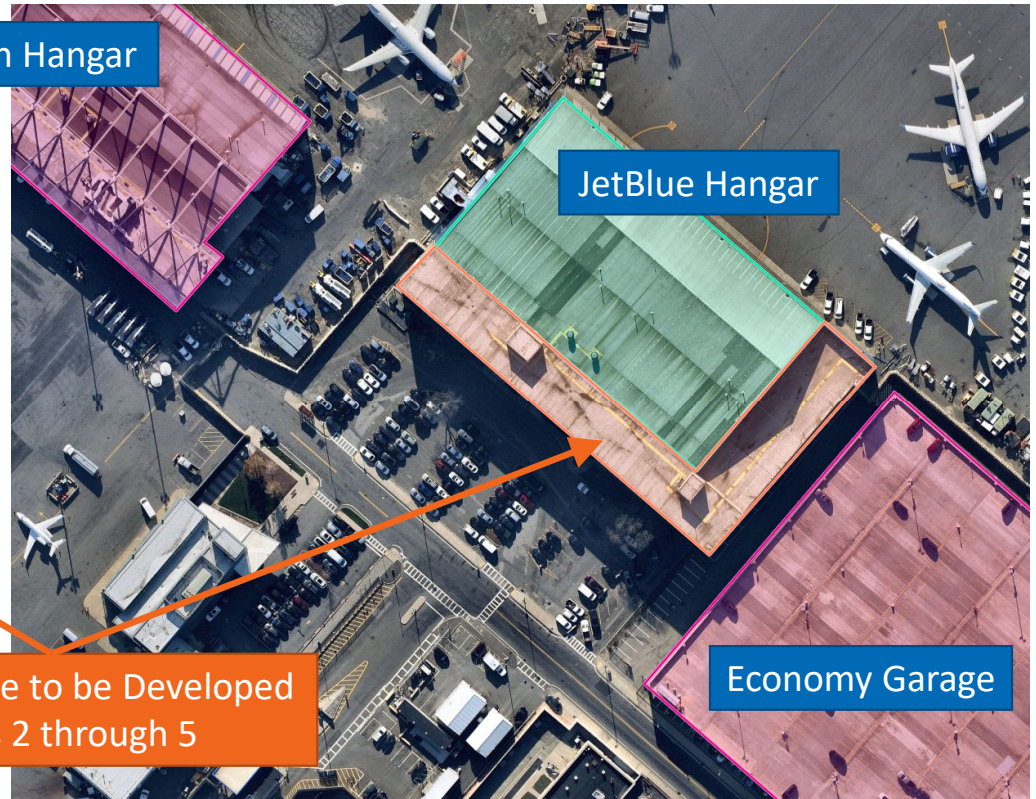


American Hangar

JetBlue Hangar

Vacant Space to be Developed
Floors 2 through 5

Economy Garage

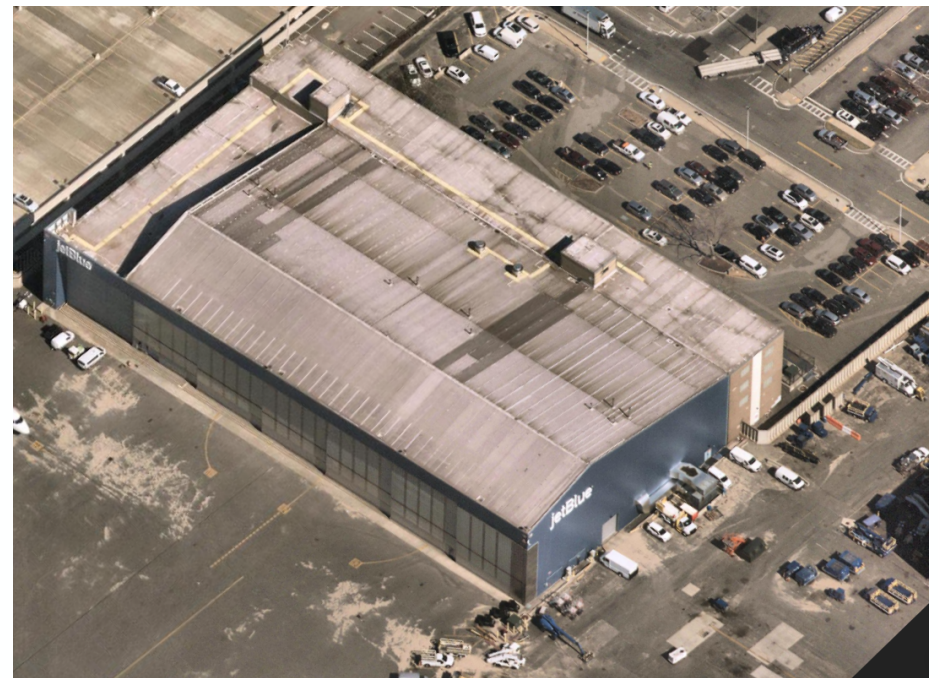


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Scope of Work

- **Background**

- The existing Prescott Street Building has two primary functions:
 - The JetBlue hangar and associated aircraft parts storage on the first (ground) floor and JetBlue storage on the second floor
 - Undeveloped shell space on floors 2 through 5
- JetBlue actively utilizes the hangar and associated storage space
- JetBlue's leased space includes a landside loading dock located at the northeast corner of the building which is accessed from Prescott Street.

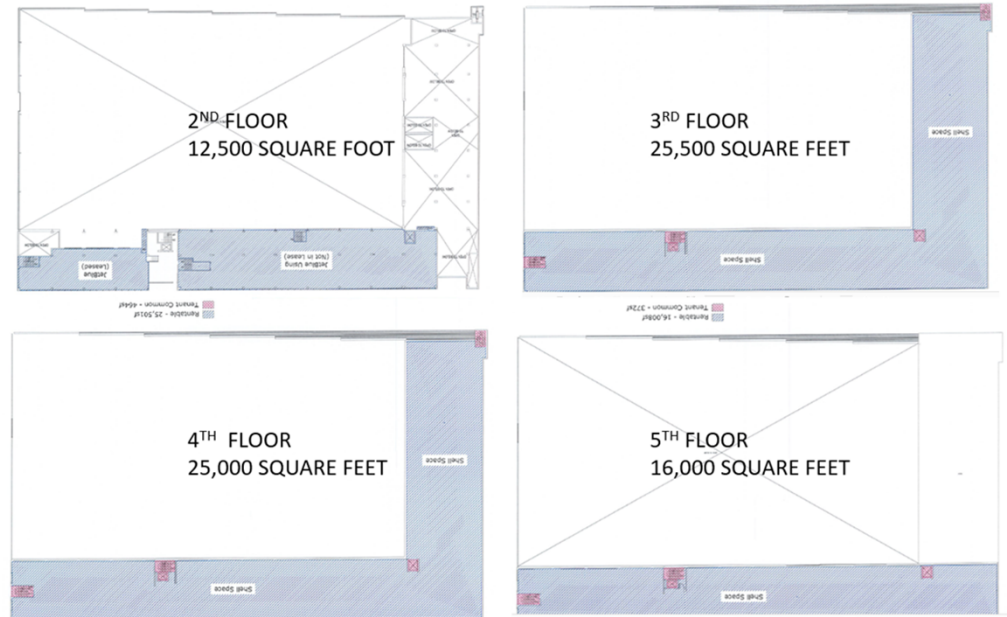


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Scope of Work

- **Objective**

- The shell space on levels 2 through 5 is currently vacant
- Shell space has...
 - Basic electrical infrastructure and lighting
 - Full sprinkler and fire alarm coverage
- Interior was previously abated from an environmental perspective
- Passenger and freight elevators exist but are inoperable
- Objective of the Authority is to prepare a plan for the unoccupied portions of the Building & to redevelop that space *(as shown in the blue shaded area on the right)*



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Scope of Work

- **General**

- The shell space on levels 2 through 5 vacant for many years & Authority is prepared to invest in the building to capitalize on perceived potential
- Windows expected to be “hot”
- Building presents an opportunity to serve as a secure portal between the landside and airside Potential to support cargo will be investigated *in addition* to possible office, warehousing, and light industrial uses
- Options to reconfigure the landside/airside boundary will be considered in order to maximize the functionality of the building’s location
- Reconfiguration of the site and adjacent parcels may be required in order to address commercial uses, parking, security, a possible bus turn-around for vehicles on Prescott Street



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Scope of Work

- **General**

- Prospective A/E will work closely with the Aviation Department to develop short-, medium-, and long-term programs for building use
- Reasonable to expect that the scope of this project will include the relocation of offices and personnel into the newly developed space(s)
- Reasonable level of amenities will be included in the redevelopment in order that the completed facility will be desirable for the intended occupants
- MEP systems present in the portion of the building to be redeveloped will need to be evaluated, replaced and/or upgraded
- Energy efficiency and the efficient utilization of resources will be of paramount importance



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Scope of Work

- **General**

- Anticipated that the exterior of the Building will require new windows and doors
- Additional loading docks and drive-in overhead doors may be included in the redevelopment
- Significant space available within the building, but lack of functional vertical circulation negates the Building's use in its current condition



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Project Schedule Expectations

Key Take-Aways

- Q2 2023 Design NTP
- Q4 2023 Vertical Circulation Core & Building Shell Construction Documents
- Q3 2024 Interior Fit Out NTP
- Q2 2025 Construction Complete
- Zero float; mission-critical project

QUARTERS CALENDAR YEAR	4 2022	1 2023	2 2023	3 2023	4 2023	1 2024	2 2024	3 2024	4 2024	1 2025	2 2025
PRESCOTT STREET CORE & SHELL				START PRESCOTT STREET DESIGN PROCESS WITH AVIATION		PRESCOTT STREET CORE AND SHELL CONST START		PRESCOTT STREET CORE AND SHELL CONST COMPLETE			
PRESCOTT STREET INTERIOR FIT-OUT						AVIATION APPROVAL OF PRESCOTT STREET DESIGN		PRESCOTT STREET INTERIOR FIT- OUT CONST START			PRESCOTT STREET INTERIOR FIT- OUT CONST COMPLETE



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Evaluation Criteria

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

- (1) Experience and knowledge of the team for similar projects of similar size and complexity particularly important to demonstrate for the proposed Project Manager. Familiarity with Mass General Law, including filed sub-bid experience,
- (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,
- (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 other tools) to increase reliability and significantly improve projects and teams' performance,
- (4) Experience in sustainable and resilient high-performance building and infrastructure design and construction. 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,
- (5) Proposed approach to enhance diversity and inclusion in the team. 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.

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Submission Requirements

- Each submission shall include a Statement of Qualifications that provides detailed information in response to the evaluation criteria set forth
- Include Architect/Engineer & Related Services questionnaires SF 330 (www.gsa.gov/portal/forms/download/116486) with the appropriate number of Part IIs
- Consultant shall provide a copy of M/WBE certification letter from the Supplier Diversity Office for M/WBE and from the MassUCP for DBE, within its submittal
- Submission shall be
 - Addressed to Luciana Burdi, Intl. Assoc. AIA, CCM, MCPPO, Director of Capital Programs and Environmental Affairs
 - **Received no later than 12:00 Noon on Thursday April 20, 2023**
 - At the Massachusetts Port Authority, Logan Office Center, One Harborside Drive, Suite 209S, Logan International Airport, East Boston, MA 02128-2909
- Submissions shall be printed on both sides of the sheet (8 1/2" x 11"). One (1) original and fourteen (14) copies of a bound document AND one PDF version on a thumb drive each limited to:
 - An SF 330 including the appropriate number of Part IIs,
 - Resumes of key individuals only 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 3 sheets (6 pages) of information contained under SF 330 Section H addressing the evaluation items, and
 - No more than 2 sheets (4 pages) of other relevant material not including a 2-page (max.) cover letter, SDO certification letters, covers, dividers, and other required information.



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Submission Schedule

- RFQ questions sent via email to CPBidQuestions@massport.com
- In the subject lines of your email, please reference **L1802 – Prescott Street Building Fit-Out**
- Deadline for questions: **Thursday, March 23rd, 2023 @ 12:00PM (noon)**
- Questions and responses will be posted 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.

EVENT	DATE/TIME
Solicitation: Release Date & Supplemental Package Available	Wednesday March 8, 2023
Consultant Briefing	Monday March 13, 2023 at 10:00 A.M.
Deadline for submission of written questions	Thursday March 23, 2023 at 12:00 PM (noon)
Official answers published (Estimated)	Thursday March 30, 2023
Solicitation: Close Date / Submission Deadline	Thursday April 20, 2023 at 12:00 PM (noon)



THANK YOU
QUESTIONS?