

**LEGAL NOTICE**  
**MASSACHUSETTS BAY TRANSPORTATION AUTHORITY**  
**10 PARK PLAZA**  
**BOSTON, MASSACHUSETTS 02116**

**Public Announcement of Readvertisement of**  
**Request for Qualifications**  
**for Construction Manager at Risk Services**

**Downtown Crossing Phase II/ Central Square Stations Accessibility Improvements,**  
**Boston and Cambridge, MA**  
**Contract No. A34CN01**

The Massachusetts Bay Transportation Authority (the "MBTA") hereby re-solicits Request for Qualifications ("RFQ") for Firms interested in providing **Construction Management at Risk ("CMAR") Services for the Downtown Crossing Phase II/ Central Square Stations Accessibility Improvements** ("Project") located in **Boston and Cambridge, MA**, under MBTA Contract No. **A34CN01**. The Project is being procured using a two-phase process as set forth in M.G.L. c. 149A. Phase One, the RFQ phase, is the qualifications phase used to short list Construction Manager ("CM") firms. Only firms shortlisted during Phase One will be permitted to participate in Phase Two, the Request for Proposals, RFP phase, used to select a CM firm for the Project.

MBTA will evaluate submitted Statement of Qualifications ("SOQ") based upon the identified evaluation criteria in order to create a shortlist of firms and only those respondents shortlisted will be invited to submit a Proposal in response to a detailed Request for Proposals ("RFP") which will be issued in the second phase of the procurement process. The project delivery method for construction will be CMAR with a Guaranteed Maximum Price ("GMP") under M.G.L. c. 149A. Interested firms shall demonstrate they have prior experience as a CM, including any M.G.L. c. 149A experience, as well as experience in projects of a similar cost, complexity, type, and size as this Project as it is described in the RFQ.

After the deadline for the submission of SOQs has passed, the MBTA will prepare a register of the names of the firms submitting SOQs, which will be available for public inspection. The Prequalification Committee will review and evaluate the SOQs submitted. Based upon its review and evaluation, the Prequalification Committee will prepare a written evaluation that provides an overall composite rating and a specific rating for each of the evaluation criteria for each of the CM firms that have submitted complete materials as required by the RFQ.

The Disadvantaged Business Enterprise ("DBE") participation goal for Preconstruction is **0%**.

CM Firm shall affirmatively ensure that in regard to any contract entered into pursuant to this solicitation, minority and female consultant firms and construction contractors will be afforded full opportunity to submit proposals and will not be discriminated against on the grounds of race,

color, religion, sex, age or national origin in consideration for award. If space considerations make it difficult to include the evaluation procedures and criteria in the public notice, we recommend that you reference this information in the public notice. However, essential information such as the submission requirements, scope of services and project description must be included in the public notice as well as the RFQ. CM Firms will also be required to comply with FTA Civil Rights Provisions including EEO, DBE, Labor Work Force and Title VI. It is anticipated that federal funds may be used for this project and that FTA requirements will apply.

The RFQ and its addenda will only be issued electronically.

**PROJECT TEAM:**

|                      |   |
|----------------------|---|
| Agency:              | Massachusetts Bay Transportation Authority              |
| Designer:            | Mott MacDonald\,LLC (DTX PH II) / WSP USA Inc.(Central) |
| OPM                  | PMA Consultants   |
| MBTA Project Manager | John McCormack  |

**SERVICES TO BE PROVIDED BY THE CM FIRM:**

The CM shall be responsible for complete construction management services for all phases of the project for a guaranteed maximum price. At each phase, the MBTA at its sole discretion will determine whether it will proceed to the next phase or terminate Construction Manager Services on the Project. Certain trade construction work will be procured using specified procedures in M.G.L. c. 149A, § 8. A detailed scope of services will be included in the Request for Proposals.

The following is a list of services anticipated:

- Design Services and Pre-Construction Services
- Construction Services
- Post-Construction Phase

**CRITERIA FOR THE SELECTION OF THE CM AT-RISK FIRM:**

Criteria for qualification are expected to include, in no particular order, management and team organization, relevant experience for projects of similar scope and complexity, safety record, experience in implementing FTA Civil Rights provisions including EEO, DBE Program, and Labor Work Force, legal and past performance, financial capability, bonding capacity, DCAMM certification and other criteria deemed appropriate for evaluation, and short-listing of those deemed most qualified to receive an RFP. Complete instructions for the submission of the SOQs shall be set forth in the RFQ.

**PROJECT FUNDING:**

The Project is funded through 540037/A34; R17A14/A90; S24004/A43 and R21A06/A40/A43 grants. The contract value is estimated at approximately \$95,000,000

**PROJECT DESCRIPTION:**

**DTX Phase II Project:**

The DTX Phase II Project scope includes the installation of three elevators: one new three level elevator (with street access) in the Winter Street Building at DTX Station replacing an existing two-level elevator. This new elevator will connect the Red Line Southbound to the Orange Line Southbound. One new two stop elevator at DTX's Summer Street concourse (with no street access), adjacent to the Macy's building, connecting the Orange Line's Northbound platform with the Red Line's Southbound platform. One new two stop elevator (with no street access) at Park Street Station's Red Line Center platform, replacing an existing non-compliant two stop elevator and connecting Red Line Northbound (at Park Street Station) with the Orange Line Southbound (at DTX Station) via the Winter Street concourse.

**Central Square Project:**

The Central Square scope consists of updating Central Square Station to meet current accessibility requirements. Specifically, the proposed project will replace existing elevator #860 and its associated hoistway which extends from the Red Line outbound platform up to street level in Central Square. Additionally, the work includes the construction of two new elevators, one inbound and one outbound which extend from the Red Line inbound and outbound platform up to street level in Central Square. Additionally, the inbound escalator will be modernized. The existing emergency power generator will be replaced. Wayfinding in the station will be upgraded to the latest MBTA design, and the existing lighting will be upgraded or replaced. In addition, this scope will include the cleaning and repairing of all surfaces to improve the customer experience in the station

**PROJECT SCHEDULE:**

|  |                       |
|--|-----------------------|
| CMAR RFQ Issuance:                                     | April 2, 2025         |
| Virtual Informational Meeting:                         | April 15, 2025 9:30AM |
| CMAR SOQ Due:  | May 1, 2025 11:00AM   |
| CMAR RFP Issuance:                                     | May, 2025             |
| CMAR RFP Due:  | June, 2025            |
| CMAR Award/Notice to Proceed:                          | September, 2025       |
| Construction Start: (early package)                    | April 2026            |
| Project Substantial Completion (use and/or occupancy): | January 2031          |

**ACCESS TO RFQ:**

To access to the RFQ, interested firms should visit the MBTA Capital Programs page on Bid Express

<https://www.bidexpress.com/businesses/83754/home>

**RFQ INTEREST FORM SUBMITTAL:**

CM Firms interested in responding to this RFQ MUST submit a completed CMAR RFQ Interest Form to the Designated Project Representative via email as soon as possible and BEFORE the SOQ submittal.

**SUBMITTAL OF STATEMENT OF QUALIFICATIONS:**

Submit one electronic copy of the SOQ via Bid Express with all required forms, attachments and supporting documentation.

The only authorized communications shall be through the named person of contact for the MBTA. Unauthorized communications or contact between CM firms, their employees, agents, or other related entities interested in submitting SOQs and the MBTA, the Project designer or Owner's Project Manager, or any other person or entity participating on the Prequalification Committee or Selection Committee regarding this Project are strictly prohibited.

The MBTA reserves the right to reject any and all submissions, to waive informalities, to advertise for new RFQs or proceed to do the work otherwise, or to cancel this procurement, as may be deemed in the best interest of the MBTA.

In order to receive the most up-to-date information relating to this project, the MBTA encourages interested firms to periodically visit the MBTA website:  
[https://bc.mbt.com/business\\_center/bidding\\_solicitations/current\\_solicitations/](https://bc.mbt.com/business_center/bidding_solicitations/current_solicitations/).

#### Massachusetts Bay Transportation Authority

Monica Tibbits-Nutt  
MassDOT Secretary and  
Chief Executive Officer

Philip Eng  
MBTA General Manager and  
Chief Executive Officer