

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

Request for Qualifications
for Construction Manager at Risk Services

CMAR Ashmont and Mattapan Infrastructure Upgrades,
Boston, MA
Contract No. P62CN02

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 Ashmont and Mattapan Infrastructure Upgrades** project located in **Boston, MA**, under MBTA Contract No. P62CN02. 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.

There is no DBE goal for pre-construction services. A DBE goal will be established for the construction services prior to the execution of the IGMP/GMP Amendments.

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. The MBTA plans to award the CMAR contract in August 2025 with construction substantially completed by August 2028.

PROJECT TEAM:

Agency:	Massachusetts Bay Transportation Authority
Designer:	HNTB
OPM	Christopher E. Brennan, P.E. MBTA
OPM Support Services	CHA Consulting Inc.
MBTA Project Manager	Gregory McNally

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 R20A21, a future-federal grant. The contract value is estimated at approximately \$79,000,000.

PROJECT DESCRIPTION:

Mattapan:

This project will replace existing traction power equipment and add additional traction power equipment in order to meet the increased power requirements of the expanded Codman Yard and the upgrade of the Mattapan High Speed Line. The project will also renovate the building structure of the Ashmont Traction Power Substation in order to return the facility to a state of good repair.

Ashmont:

The Mattapan VMF and TPSS Projects are a part of the overall Mattapan Line Transformation Program, which aims to modernize the Mattapan Line as well increase accessibility and improve the reliability of the service. The program's primary objective is to implement the necessary infrastructure upgrades to accommodate Type 9 light rail vehicles, allowing for the retirement of the existing PCC trolleys. The projects overall scope is below:

- Vehicle Maintenance Facility
 - o Construct new Vehicle Maintenance Facility in the Mattapan Yard to maintain and store the future vehicle fleet
- Power
 - o Implementation of a new Traction Power Substation to accommodate the added power draw of Type 9s in comparison to the existing PCC trolleys

PROJECT SCHEDULE:

CMAR RFQ Issuance:	March 19, 2025
Virtual Informational Meeting:	March 27, 2025 11:00AM
CMAR SOQ Due:	April 16, 2025 at 11:00AM
CMAR RFP Issuance:	May 2025
CMAR RFP Due:	May 2025
CMAR Notice to Proceed:	August 2025
Construction Start:	May 2026
Project Substantial Completion (use and/or occupancy):	August 2028

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.mbta.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