

Trade Pre-Bid Meeting

Request for Bids for Trade Contractors
CM at Risk— M.G.L. c.149A, § 8

R14CN02 200 Newport Ave. Operations Control
Center, Quincy, MA

September 26 at 1:00 PM

Informational Meeting

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- September 26, 2025, at 1:00 PM
- Please Note: This meeting is being **RECORDED**
- For attendee records, please list the following in the chat box:
 - **Name, Company, E-Mail, and Phone Number**



Introductions

MBTA Project Team

- Director – Brendan Casey, PE
- PM – Timothy Horan, PE

Designer – Michael Baker, Int'l

- David Tudryn, AIA
- Christian Hollendonner, RA, AIA, NCARB

OPM Support Services. - CHA

- Lou Tarmy
- Joe Lynch

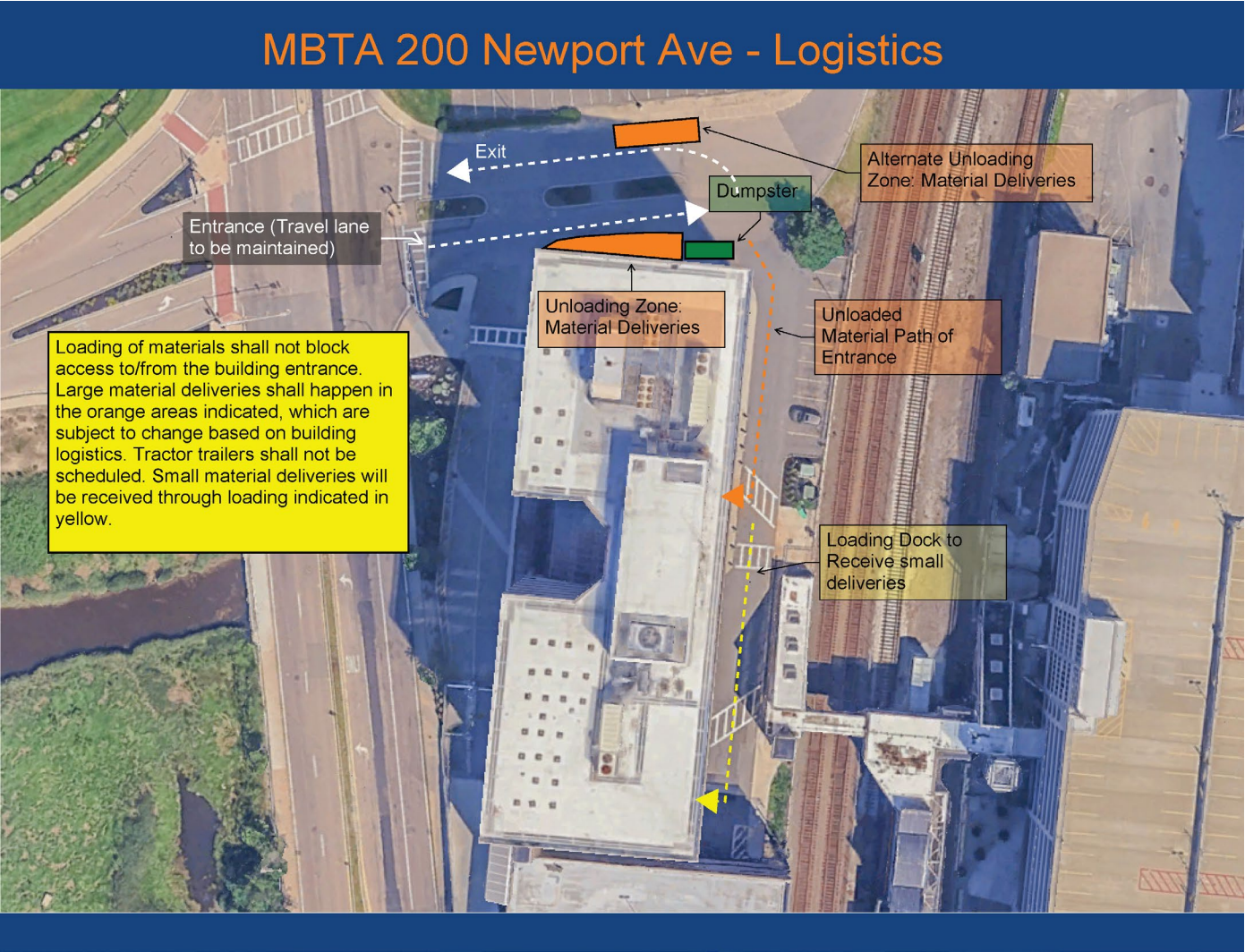
Construction Manager – Commodore Builders, LLC

- Project Executive – Paul DuRoss



200 Newport Ave Site Plan Overview

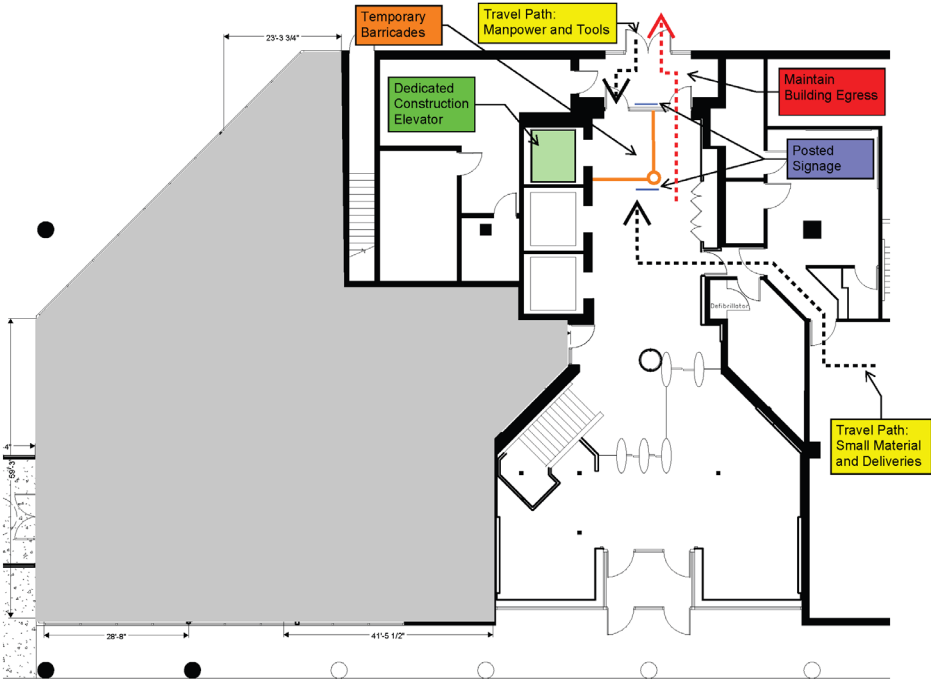
Building Overview



200 Newport Ave Site Plan Overview

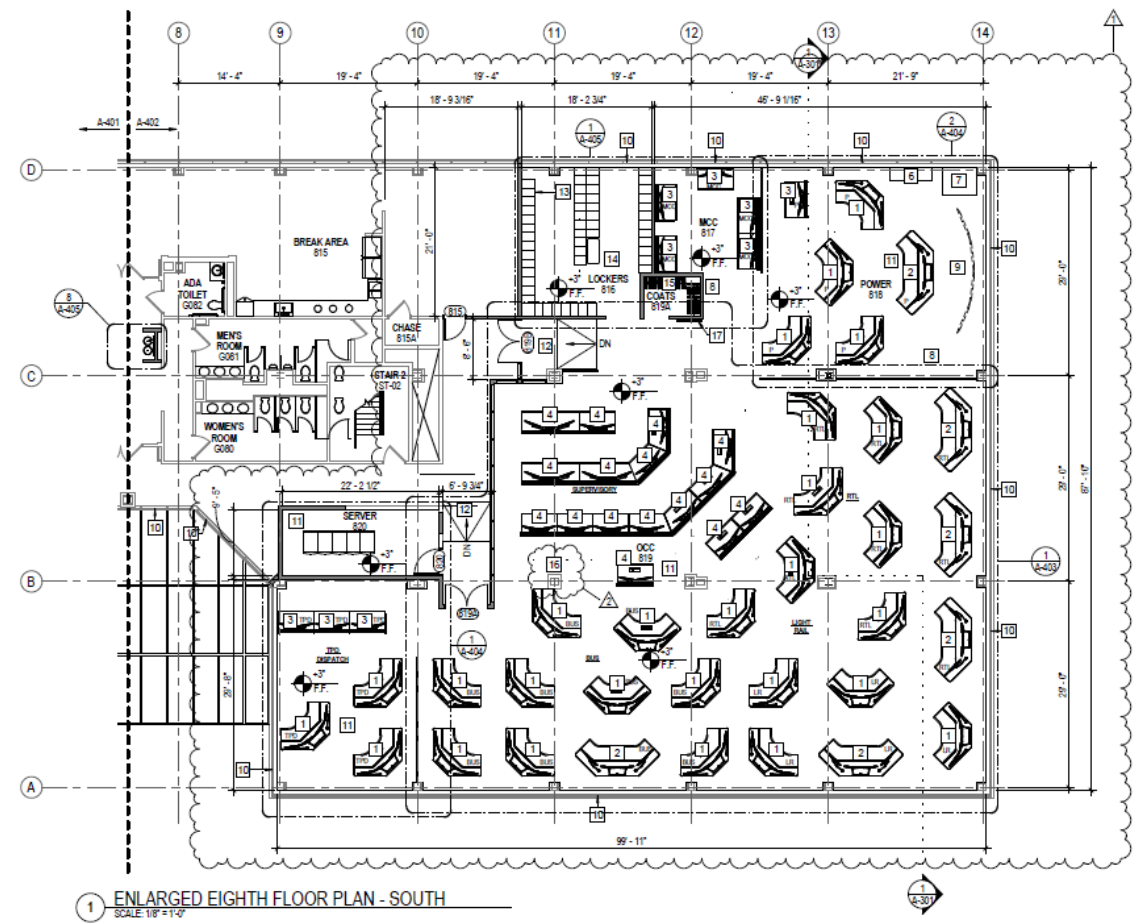
1st Floor Lobby

MBTA 200 Newport Ave - Logistics - Lobby



200 Newport Ave Site Plan Overview

8th Floor



Project Overview

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The purpose of this proposed work is to re-locate all of the MBTA's dispatchers to a centralized location at 200 Newport Ave in Quincy, providing a more pleasant work location for dispatchers.

Tier 1 includes:

- Electrical
- Heating, Ventilating, Air Conditioning (HVAC)
- Plumbing

Tier 2 includes:

- Acoustical Tile
- Painting
- Fire Protection

Design and Construction Schedule

NTP for CMAR Pre-Construction Services	Trade Construction Begins	Substantial Completion	Final Completion
April 2025	November 2025	May 2026	June 2026



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Acoustical Tile

Scope

- All Acoustical Ceiling Systems and Related Components including Suspension
- All Ceiling Infill Tiles/Panels
- Coordination with MEP Trades
- Coordination with New Layout



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Painting

Scope

- Indicated interior wall surfaces
- Indicated interior ceiling and soffit surfaces
- Indicated interior doors and frames



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Fire Protection

Scope

- Fire Protection As-Built Drawings
- Related Branch Piping, Fittings and Accessories
- Related Pipe Risers
- Related Fire Department Connections
- Tagging of System Equipment and Valves
- Permits, Fees and Inspections
- Certified Seismic Restraints (Commonwealth of Massachusetts)



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Heating, Ventilating & Air-Conditioning

Scope

- Automated Temperature Control and Energy Management Systems
- Heat Pump Units
- Cooling Tower
- Exhaust and Supply Fans
- Ductwork, Dampers, Louvers, etc.
- All Related Piping and Insulation
- Balancing
- Permits
- Related Testing and Commissioning



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Plumbing

Scope

- Plumbing As-Built Drawings
- Plumbing Fixtures As Indicated
- Hot and Cold-Water Services
- Water Heaters
- Pumps, Valves, Gauges, Access Panels, etc.
- Testing and Commissioning



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Electrical

Scope

- Electrical As-Built Drawings
- Lighting and Lighting Control Systems Low Voltage Systems
- Distributions Switchboards, Branch Circuit Panels, etc.
- Life Safety Systems
- Fire Alarms Systems
- Security Systems
- Telecommunications
- All Related Testing and Commissioning



CMAR CM Self Performance at the MBTA

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- The CM Firm may submit its qualifications to bid on trade contract
- The CM Firm must customarily perform the work for which it submits qualifications
- CM Firm must meet all the requirements of the selection process
- Work must be performed by the CM's Employees
- CM will be awarded the work if they are the **low bidder**



Procurement Schedule

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Event	Date / Time
Trade Prequalification Issued	July 17, 2025
Trade RFB Issued	September 17, 2025
Site Visit	September 26, 2025, at 09:30 AM
Pre-Bid Meeting	September 26, 2025, at 1:00 PM
Question Deadline	Eight (8) days before the submission deadline via altdelivery@mbta.com
Bid Submission Deadline	October 8, 2025
Expected Award Date	October 2025 (est.)



Bid Express

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General Info



Massachusetts Bay Transportation Authority (MBTA) - Capital Programs Division

10 Park Plz, Boston, MA 02116-3933
(617) 222-3200

All Bids must be submitted on Bid Express:

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



Questions

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Any questions, please email altdelivery@mbta.com

Slides will be posted to Bid Express

