

Request for Qualifications for Construction Manager at Risk Services

R14CN02 – CMAR 200 Newport Ave Operations Control
Center (OCC) Project, Quincy, MA

Virtual Informational Meeting

November 14, 2024

Virtual Informational Meeting

R14CN02 CMAR 200 Newport Ave OCC

- Virtual Information Meeting - Thursday, November 14, 2024
- Statement of Qualification (SOQ) Due – December 2, 2024
- 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

R14CN02 CMAR 200 Newport Ave OCC

- **Introductions & Project Overview**

- Timothy Horan, Capital Delivery – Sr. Project Manager
- James Caroselli, Capital Delivery – Sr. Director
- Siobhan Mitchell, Capital Delivery – Assistant Project Manager
- David Tudryn, Michael Baker Inc. – Engineer of Record



Existing Conditions and Statement of Need

R14CN02 CMAR 200 Newport Ave OCC

- Existing Operations Control Center (OCC) at 45 High St (near South Station in Boston) with a backup at Cabot (South Boston)
 - 7th Floor (Heavy + Light Rail)
 - 6th Floor (Emergency Operations Center)
 - 3rd Floor (Bus)
 - 1st Floor (Security)
- Existing OCC at 45 High 7th floor requires expansions and upgrades
 - GLX Consoles
 - Video wall
- FTA Directive 22-6, CAP 6
7th Floor OCC is “significantly understaffed and undersized.”
“MBTA implement long-term attractiveness of dispatcher role.”
- OCC give dispatchers visibility to what is happening on the tracks.
- Re-locating to 200 Newport Ave (Quincy) intended to centralize all **operations control centers** and provide a more pleasant work location for dispatchers.
- Design is at conceptual phase.



OCC Systems

R14CN02 CMAR 200 Newport Ave OCC

- OCC include many systems:
 - Operations Control System
 - Control and monitor all tracks, signals, switches
 - GL GPS/AVI
 - Right-of-Way display
 - Field Heater Control
 - Yard and headway management
 - Supervisory Control And Data Acquisition (SCADA)
 - Power and Pump Rooms
 - Systemwide Radio
 - Existing and Future
 - Wide Area Network (WAN) and Secure Wide Area Network (SWAN)
 - Public Address Systems
 - Designer's first task to identify all systems required within OCC



OCC Systems, Continued

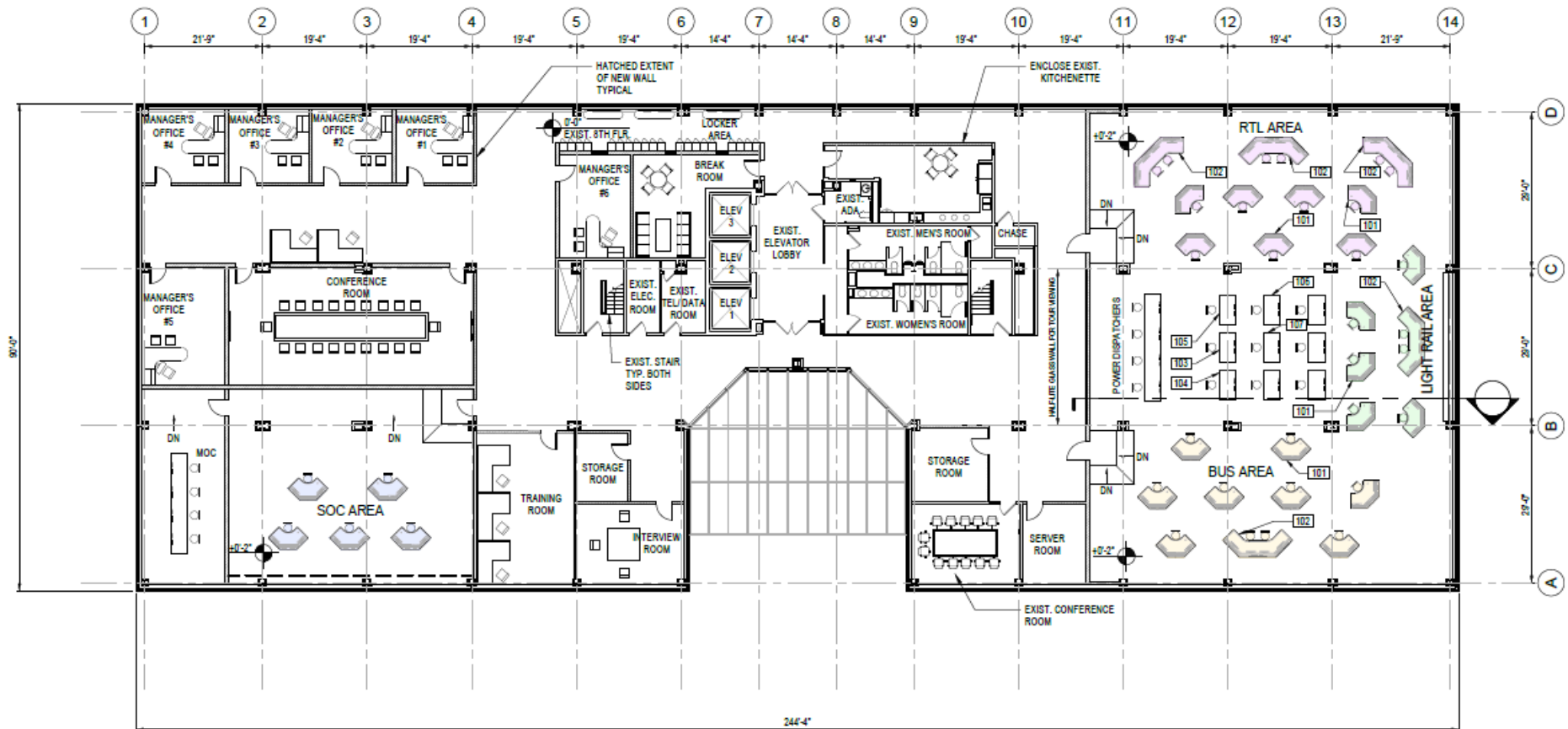
R14CN02 CMAR 200 Newport Ave OCC

- All equipment to be procured and installed by the Construction Manager (CM)
- Testing to be done by CM with MBTA personnel support
- Cutovers to be performed by MBTA personnel with CM support
- Verizon service is required for some systems, area is served by Comcast.
- Redundancy is vitally important to OCC. Existing rooftop cooling unit to be replaced, additional Uninterruptable Power Supply (UPS) to be installed.
 - No changes to power supply entering building at this time
 - 200 Newport Ave OCC to become primary with 45 High backup



200 Newport Ave 8th Floor Layout

R14CN02 CMAR 200 Newport Ave OCC

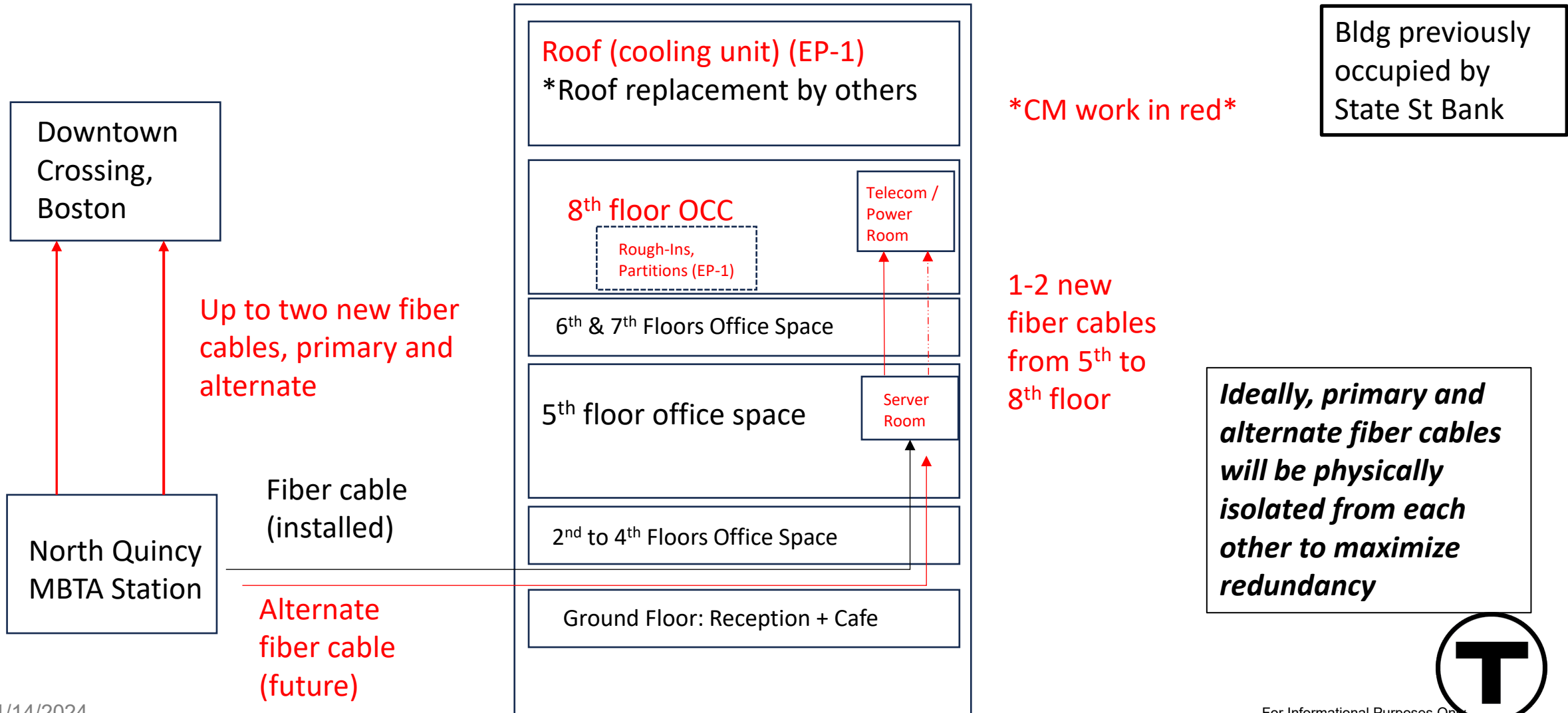


1 8TH FLOOR OCC PLAN OPTION 1
SCALE 3/32"=1'-0"



200 Newport Ave Block Diagram

R14CN02 CMAR 200 Newport Ave OCC



Conceptual Project Schedule

R14CN02 CMAR 200 Newport Ave OCC

- 30% Design – April 2025
 - Early Work (iGMP 1) – August 2025
 - 100% Design – August 2025
 - Final GMP Package Mobilization – November 2025
 - Substantial Completion – May 2026
-
- Early work to include roof work, UPS and rough-in partitions



CMAR Selection Process

R14CN02 CMAR 200 Newport Ave OCC

CMAR Two-Phase Selection Process:

- The CM selection process is a two-phase process as set forth in M.G.L. c. 149A.
 - Phase One, the Request for Qualifications (RFQ) phase, is the qualifications phase used to short list CM at Risk firms.
 - Only firms shortlisted during Phase One will be permitted to participate in Phase Two, the Request for Proposals (RFP) phase, which is used to select a CM firm for the Project.
- Interested firms shall submit a Statement of Qualifications (SOQ) by the deadline set in the RFQ. The MBTA has appointed a Prequalification Committee to review and evaluate the SOQs received.

CMAR Preconstruction Services

R14CN02 CMAR 200 Newport Ave OCC

During the Preconstruction Phase the CMAR shall:

- Review **30% Design Documents** and supporting project information and make recommendations.
- Perform detailed cost estimates and value engineering analyses.
- Develop a detailed construction phasing / utilization plan.
- Submit a detailed Preconstruction Services report.
- Provide Virtual Design and Construction (VDC)
- Review and recommend revisions to the Project Master Schedule
- Work with MBTA, Owner's Project Manager (OPM) & Designer to identify & expedite long lead materials and equipment.
- Develop scope of work & prepare bid packages in concert with the Designer.
- Develop Risk Management Plan
- Perform Labor Analysis
- Develop tracking system for project costs and cash flow.
- Conduct activities relating to procurement & award of Trade Contracts & other contracts.
- Plan for Operation Readiness and Asset Management.



Procurement Schedule

R14CN02 CMAR 200 Newport Ave OCC

- RFQ Issued - November 6, 2024
- **RFQ Virtual Information Meeting - November 14, 2024**
- SOQ Due - December 2, 2024
- RFP Issuance – December 2024
- RFP Site Visit and RFP Proposal Meeting - January 2025
- Proposals Due - January 2025
- Interviews – February 2025
- Notice Award Issuance – March 2025
- Construction Start - Summer 2025



Wrap-Up

- Any questions, please email altdelivery@mbta.com
- Last day for questions is ten days before the SOQ's due date.
- Reminder: Firms who plan on submitting an SOQ must submit an RFQ Interest Form to altdelivery@mbta.com
- SOQ's must be submitted on Bid Express.

