

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

**Public Announcement of Request for Qualifications (RFQ)
for MBTA Quincy Bus Maintenance Facility
MBTA Contract No. R17CN06**

The Massachusetts Bay Transportation Authority (the "MBTA") hereby solicits Request for Qualifications (RFQ) for Firms interested in providing Construction Management at Risk (CMAR) Services for the MBTA Quincy Bus Maintenance Facility Project (the "Project") located Quincy, MA under MBTA Contract No. **R17CN06**. The Project is being procured using 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 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 SOQs 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 CM at Risk 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 DBE participation goal is 10% for the pre-construction services. The DBE goal will be established for the construction services prior to issuance of the bid documents for each package. 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.

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 January 2023 with construction substantially completed by December 2025.

Project Team:

- Public Agency (Owner): MBTA.
- Designer: STV, Inc.
- Owner’s Project Manager (OPM): Ken Johnson, Deputy Chief
- OPM Support Services: PMA Consultants

Services to be Provided by the CMAR Firm:

The Construction Manager 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 Phase Services and Pre-Construction Services
- Construction Services
- Post-Construction Phase

Procedures and criteria for the selection of the CM at-risk firm are defined in the RFQ.

Project Funding: It is anticipated that this project will be funded by a combination of Federal and MBTA funding. The contract value is estimated at approximately \$280,000,000.00 (including pre-construction and construction phases).

Project Description:

The proposed Project includes but is not limited to the construction of a new, 300,000 square foot, 2-story bus facility with BEB charging equipment (including but not limited to pantographs, chargers, and plug-in dispensers), charge management software (CMS), approximately 240 parking spaces, a new sidewalk along Burgin Parkway, an extension of Columbia Street to Burgin Parkway, a new signalized intersection, utility connection across Burgin Parkway to MBTA Quincy Adams Station communication room, a proposed electrical switching station, and two substations.

Project Schedule:

RFQ Issuance	August 31, 2022
Virtual Informational Meeting	September 8, 2022
Questions Due	September 19, 2022
SOQ Due	September 28 2022
RFQ Shortlist	October 19, 2022
RFP Issued	October 20, 2022
Preproposal Meeting	November 2, 2022
Questions Due	November 8, 2022
Proposal Due	November 18, 2022

Interviews	December 5, 2022
Negotiation	January 2023
Award/NTP Pre-Con Services	January 2023
Construction Start	Spring 2023
Project Substantial Completion	Winter 2025

Submittal:

Submit one electronic copy of the SOQ from CMAR Firms via the Box.com site with all required forms, attachments and supporting documentation.

Please email R17CN06@mbta.com with the name and email address of the individual submitting the SOQ for a Box.com invite. Requests for access to Box.com must be received no later than 8:00 a.m. on September 28, 2022, and will be responded to as they are received. The subject line of the e-mail must use the subject line “SOQ – MBTA Quincy Bus Maintenance Facility”

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 with regard to 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.

To request access to the RFQ and Plans and Specifications, interested firms should email, R17CN06@mbta.com with the following information: the name of the Firm requesting access, the Firm’s address, a contact person and the contact person’s email address. The subject line of the e-mail must state “RFQ – MBTA Quincy Bus Maintenance Facility”. In order to receive the most up-to-date information relating to the MBTA Quincy Bus Maintenance Facility, the MBTA encourages interested firms to periodically visit the MBTA website: http://bc.mbta.com/business_center/bidding_solicitations/current_solicitations/.

Massachusetts Bay Transportation Authority

Jamey Tesler
 MassDOT Secretary and
 Chief Executive Officer

Steve Poftak
 MBTA General Manager and
 Chief Executive Officer