

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

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

**Green Line Riverside and Innerbelt Vehicle Maintenance Facility**  
**Upgrades Somerville and Newton, MA**  
**MBTA Contract No. R27CN01**

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 **Green Line Riverside and Innerbelt Vehicle Maintenance Facility Upgrades** (the "Project") located **Somerville and Newton, MA** under MBTA Contract No. **R27CN01**. 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 Preconstruction Services DBE participation goal is 5%. 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 tentatively award the CMAR contract in October 2024 with construction substantially completed by December 2031.

**PROJECT TEAM:**

Agency:	Massachusetts Bay Transportation Authority
Designer:	Thomas Morin, P.E, Jacobs Engineering
OPM	Keith Powley, CCM, Mott MacDonald
MBTA Project Manager	Fatima Peçanha, Green Line Programs, MBTA

**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 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, Disadvantaged Business Enterprise Program (DBE), 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 Statement of Qualifications (SOQs) shall be set forth in the RFQ.

**PROJECT FUNDING:**

The Project is funded with grants R22A02 and R23A43 may in the future include federal funds. The contract value is estimated at approximately **\$67,000,000**.

**PROJECT DESCRIPTION:**

Provide Construction Manager (CM) related services to upgrade, modify and prepare the Green Line Riverside (Newton) and Innerbelt (Somerville) Vehicle Maintenance Facilities buildings to receive, assemble, test and commission, as well as support maintenance operations for the new low-floor Type 10 light-rail vehicles (LRVs). The work encompasses track, pits and work platforms extension, re-sectionalization of overhead catenary, floor structure reinforcement, mechanical-HVAC, mechanical-hoist, fire protection, contaminated materials management, electrical, plumbing and stinger system upgrade.

**TENTATIVE PROJECT SCHEDULE:**

CMAR RFQ Issuance:	June 20, 2024
Virtual Informational Meeting:	June 27, 2024, at 10:00 AM
CMAR SOQ Due:	July 12, 2024, at 11:00 AM
CMAR RFP Issuance:	July 29, 2024
CMAR RFP Due:	August 27, 2024
CMAR Notice to Proceed:	October 2024
Construction Start:	March 2025
Project Substantial Completion (use and/or occupancy):	December 2031

**ACCESS TO RFQ:**

To request access to the RFQ interested firms should email, [altdelivery@mbta.com](mailto:altdelivery@mbta.com) with the following information:

- Name of the Firm requesting access.
- Firm’s address.
- Contact person.
- Contact person’s email address.

The subject line of the e-mail must state “**RFQ – R27CN01**”.

**SUBMITTAL OF STATEMENT OF QUALIFICATIONS (SOQ):**

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

Please email [altdelivery@mbta.com](mailto:altdelivery@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 **July 12, 2024**, and will be responded to as they are received. The subject line of the e-mail must use the subject line “**SOQ – R27CN01**”

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:

[http://bc.mbta.com/business\\_center/bidding\\_solicitations/current\\_solicitations/](http://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