

**LEGAL NOTICE  
REQUEST FOR QUALIFICATIONS**

**CONSTRUCTION MANAGEMENT AT RISK SERVICES**

The MASSACHUSETTS PORT AUTHORITY (Massport) is soliciting Construction Management at Risk Services for **MPA PROJECT NO. L1809 – TERMINAL C IMPROVEMENTS, BOSTON LOGAN INTERNATIONAL AIRPORT, EAST BOSTON, MASSACHUSETTS** (the project). In accordance with Massachusetts General Laws, Chapter 149A, Sections 1 thru 13, Massport is seeking a highly qualified and competent Construction Manager (CM) to provide preconstruction services and implement the construction of the Project in accordance with an agreement where the basis for payment is the cost of the work plus a fee with a negotiated guaranteed maximum price. This Request for Qualifications (RFQ) is being utilized to prequalify and shortlist CM firms who will be invited to submit proposals in response to a Request for Proposals (RFP) to be issued by Massport.

The project will consist of three phases. The three project phases are not sequential and may be concurrent. The Authority views this project in three phases such that the project scope exists in three separate areas of Terminal C and is therefore mutually independent.

Phase 1 includes, but is not limited to, the following:

1. Reconfiguration of Terminal C Main Checkpoint to facilitate an increase in passenger queuing capacity, and potentially screening throughput and capacity.
2. Creation of a new Club Shell for fit-out (by others) in existing concessions space.

Phase 2 includes, but is not limited to, the following:

1. Creation of a new two-story Club Shell for fit-out (by others) above existing C3 Bag Room.
2. Architectural, Mechanical, Electrical, and Plumbing improvements in the vicinity of the C3 Bag Room, C11 Hold Room, C10 Hold Room, and concourse areas.
3. Relocation and replacement of an operationally critical electric substation in the vicinity of the C3 Bag Room
4. Expansion of the C10 Hold Room to facilitate an improved passenger experience related to queuing and circulation
5. Photovoltaic façade system
6. Green roof system

Phase 3 includes, but is not limited to, the following:

1. Extension of existing Federal Inspection Services (FIS) corridor from Gate C7 to Gate C8 for international arrivals.
2. Improvements to and reconfiguration of the existing Hold Rooms at Gates E1, E2, & E3.
3. General building conditions improvements in the existing Terminal C, and Terminal C vicinity, including but not limited to full or partial replacement of HVAC systems, full or partial replacement of critical electrical infrastructure, and/or full or partial replacement of plumbing systems, as identified by the Architect/Engineer.
4. Pre-security connection from new Transportation Center (by others) to Terminal C on arrivals level. The construction of the new garage connection will require careful phasing to ensure airport operations will not be interrupted.

5. Pre-security passenger circulation, Security Badge Office relocation.
6. New Universal Changing Room(s), Pet Relief(s), Mother's Room(s).
7. Terminal C Pier A Roof improvements.
8. Photovoltaic façade system and curtainwall system
9. Green roof system
10. Roof-mounted solar panel array

It is anticipated that extensive trade work will be required for this project. The list of trades is as follows:

- Acoustic Tiles, Electrical, Elevators/Escalators, Fire Protection, Glass & Glazing, HVAC, Lathing and Plastering, Marble, Masonry, Metal Windows, Miscellaneous and Ornamental Irons/Metals, Painting, Plumbing, Resilient Flooring, Roofing and Flashing, Terrazzo, Tile, Waterproofing/Damp-proofing/Caulking

**A Supplemental Information Package which will provide more details on the scope of the Project as well as the selection process and evaluation criteria shall be available as of Wednesday, June 26, 2024** on Massport website, <http://www.massport.com/massport/business/bids-opportunities/capital-bids> as an attachment to the original Legal Notice, on CommBuys ([www.commbuys.com](http://www.commbuys.com)) in the listings for this project or by contacting Susan Brace by email at [sbrace@massport.com](mailto:sbrace@massport.com).

In addition, a Project Briefing shall be held **via ZOOM** on **June 28, 2024 at 12:30PM** at the following link: <https://massport.zoom.us/j/89467699852>; Meeting ID: 894 6769 9852; +1 646 558 8656 US (New York) **or** +1 267 831 0333 US (Philadelphia). The briefing is not mandatory; however, it is strongly encouraged in order to best familiarize your firm with the project details and prequalification process.

Responses shall be addressed to Luciana Burdi, Intl. Assoc. AIA, CCM, MCPPO, NAC, Director of Capital Programs and Environmental Affairs and no later than **12:00 Noon** Local Time on **Thursday, August 1, 2024** via Bid Express <https://www.bidexpress.com/businesses/27137/home>.

All questions relative to your submission shall be directed to [CPBidQuestions@massport.com](mailto:CPBidQuestions@massport.com). *In the subject lines of your email, please reference the MPA Project Name and Number. **It is strictly prohibited for any proponent to contact anyone else from Massport about this project from the time of this solicitation until award of the project to the successful proponent.***

**MASSACHUSETTS PORT AUTHORITY  
EDWARD C. FRENI  
INTERIM CEO & DIRECTOR OF AVIATION**