

L1809 – Terminal C Improvements

Construction Manager-at-Risk Construction Briefing

***Logan International Airport,
East Boston, MA.***

06.28.24



L1809 Terminal C Improvements

Introduction

- Please enter your contact information in the Zoom Meeting chat window:
 - First and Last Name
 - Company
 - Email

L1809 Terminal C Improvements

Project Location – Terminal C, Boston Logan International Airport



Figure 1. Terminal C Location

L1809 Terminal C Improvements

Project Location – Terminal C, Boston Logan International Airport

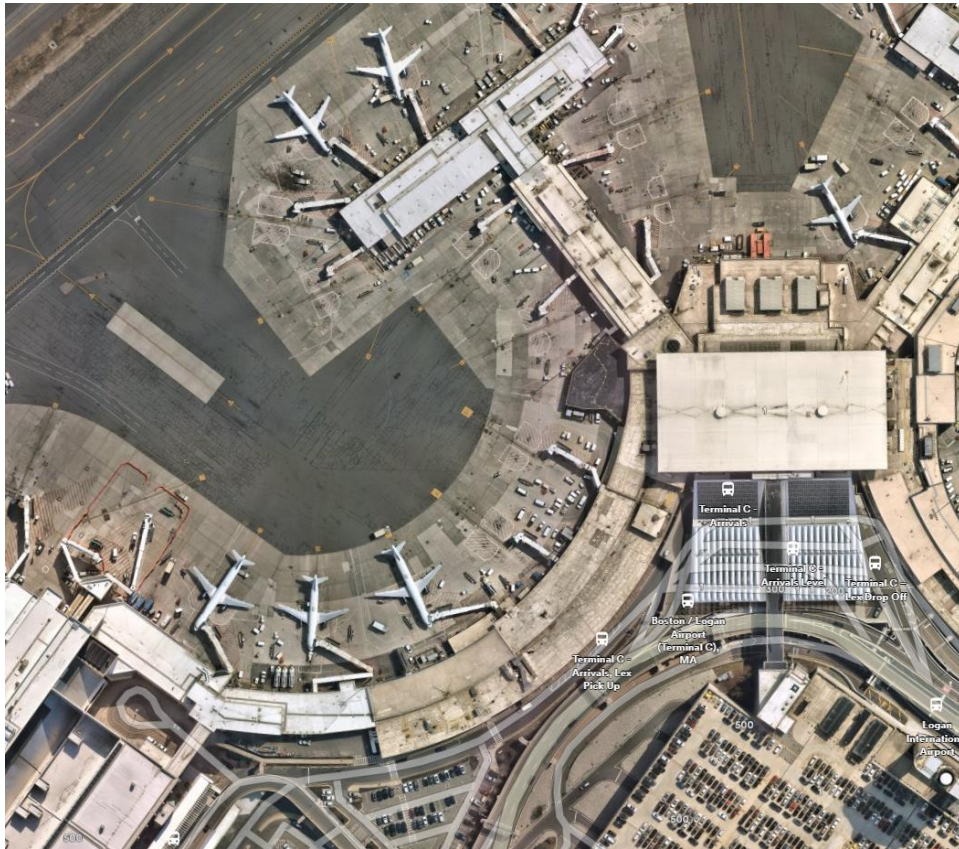


Figure 2. Terminal Aerial View

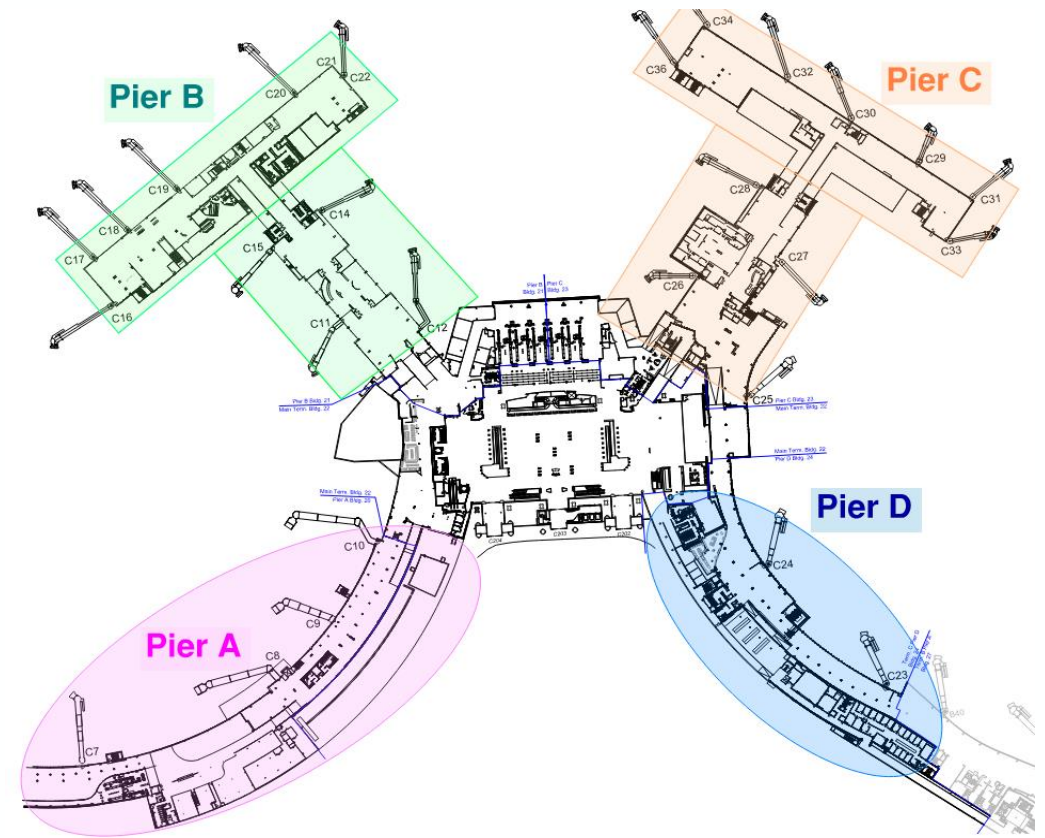


Figure 3. Terminal C Floor Plan – Departures Level

L1809 Terminal C Improvements

Project Background

- Terminal C houses three (3) primary airlines:
 - JetBlue
 - CapeAir
 - Aer Lingus
- Terminal C is the oldest existing terminal at Boston Logan International Airport
 - Terminal C Pier A is formerly “Terminal D”
- C3 Bag Room
 - One of the busiest and most critical baggage sorting and screening rooms at the Airport
- Pier A and Pier D have been more recently updated:
 - C-to-E Connector opened in 2016 (*connecting Terminal C, Pier A to Terminal E, post-security*)
 - B-to-C Connector opened in 2022 (*connecting Terminal B, Pier A to Terminal C, Pier D, post-security*)

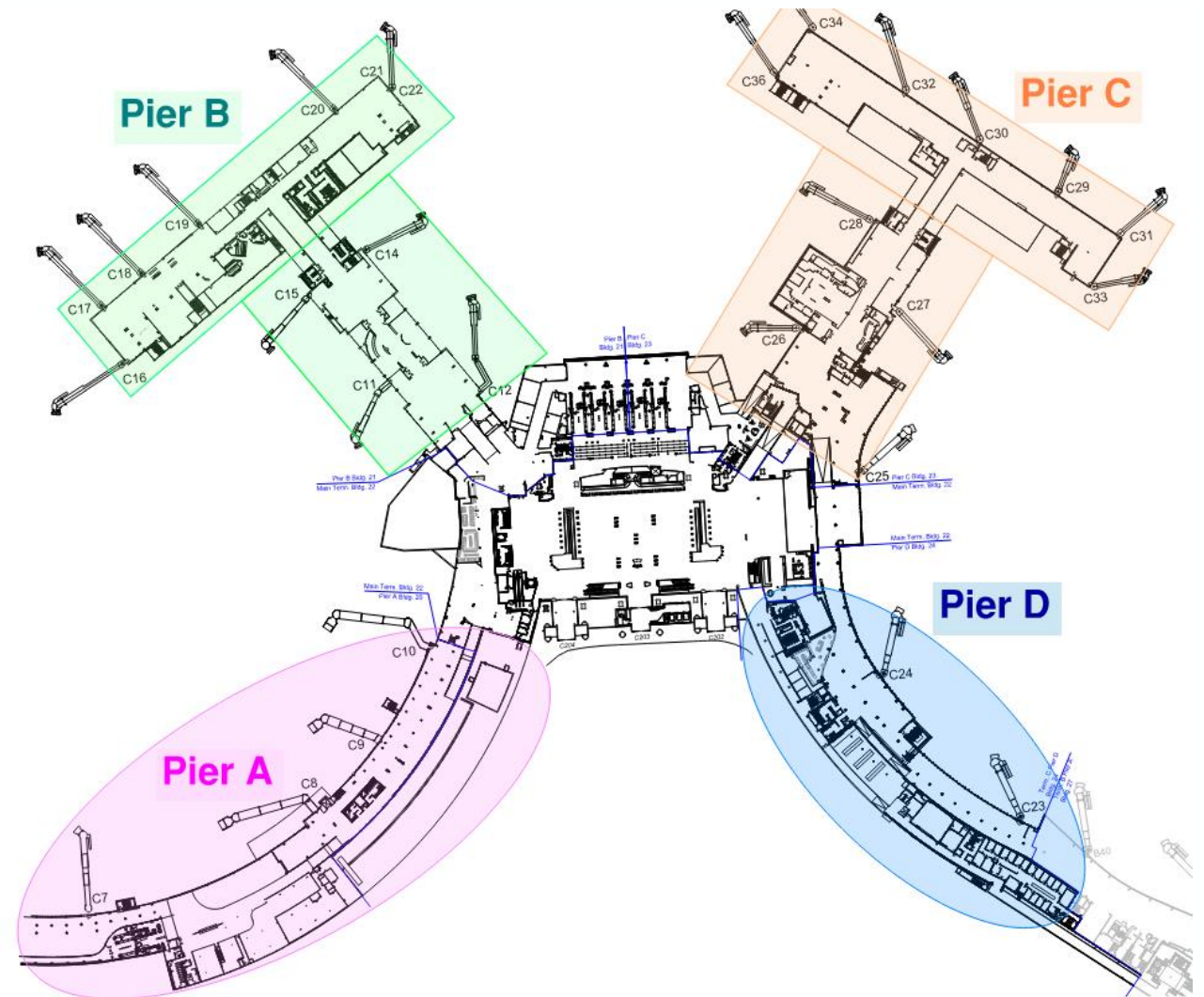


Figure 4. Terminal C Floor Plan – Departures Level

L1809 Terminal C Improvements

Project Background

- The Authority has recently completed a Massport Infrastructure Conditions Assessment (MICA) – Building Condition Assessment, as well as an ASHRAE audit of the Terminal C buildings.
- As a result, a database of the findings that require Massport’s attention, with assigned degrees varying degrees of urgency that is required to be addressed
- The prospective Construction Manager will support the Authority in the implementation and construction to execute the necessary Terminal C building improvements
- The scope of the work shall include, but not be limited to the following:
 - Full or partial replacement of HVAC systems
 - Full or partial replacement of critical electrical infrastructure
 - Full or partial replacement of plumbing systems
 - Misc. roof repairs, structural repairs, building envelope repairs, etc.



L1809 Terminal C Improvements

Vision Statement

The Terminal C Improvements Program will provide Massport Aviation with a **transparent** and **collaborative partner** to **deliver** a two hundred ten million dollar, one hundred fifty thousand square foot, LEED Gold construction **project** on **time** and on **budget**. With a **focus** on **safety, security**, and the **passenger experience**, and a **reliance** on **technology, communication**, and **creativity**, this project will **set the standard** for **Project Delivery** at the Massachusetts Port Authority.

L1809 Terminal C Improvements

Scope Summary

- **Design Consultant:** Fennick McCredie Architecture
- **Schedule:** Substantially Complete by Fall 2027
- **Budget:** Estimated \$210M in construction
- **Scope:** Includes ~150,000 SF of a combination of new construction and renovations.
 - Produce two new lounge shell spaces
 - Improve Terminal C Checkpoint queue configuration
 - Extension of the Federal Inspection Services corridor from Gate C7 to C8 and reconfiguration of existing hold rooms in the vicinity
 - New pre-security passenger circulation between Terminals C and E.
- **Constraints:** Bound on all sides by active airport operations, including the construction of the new Transportation Center Garage, terminal roadways reconstruction, aircraft apron, and Terminals C and E.

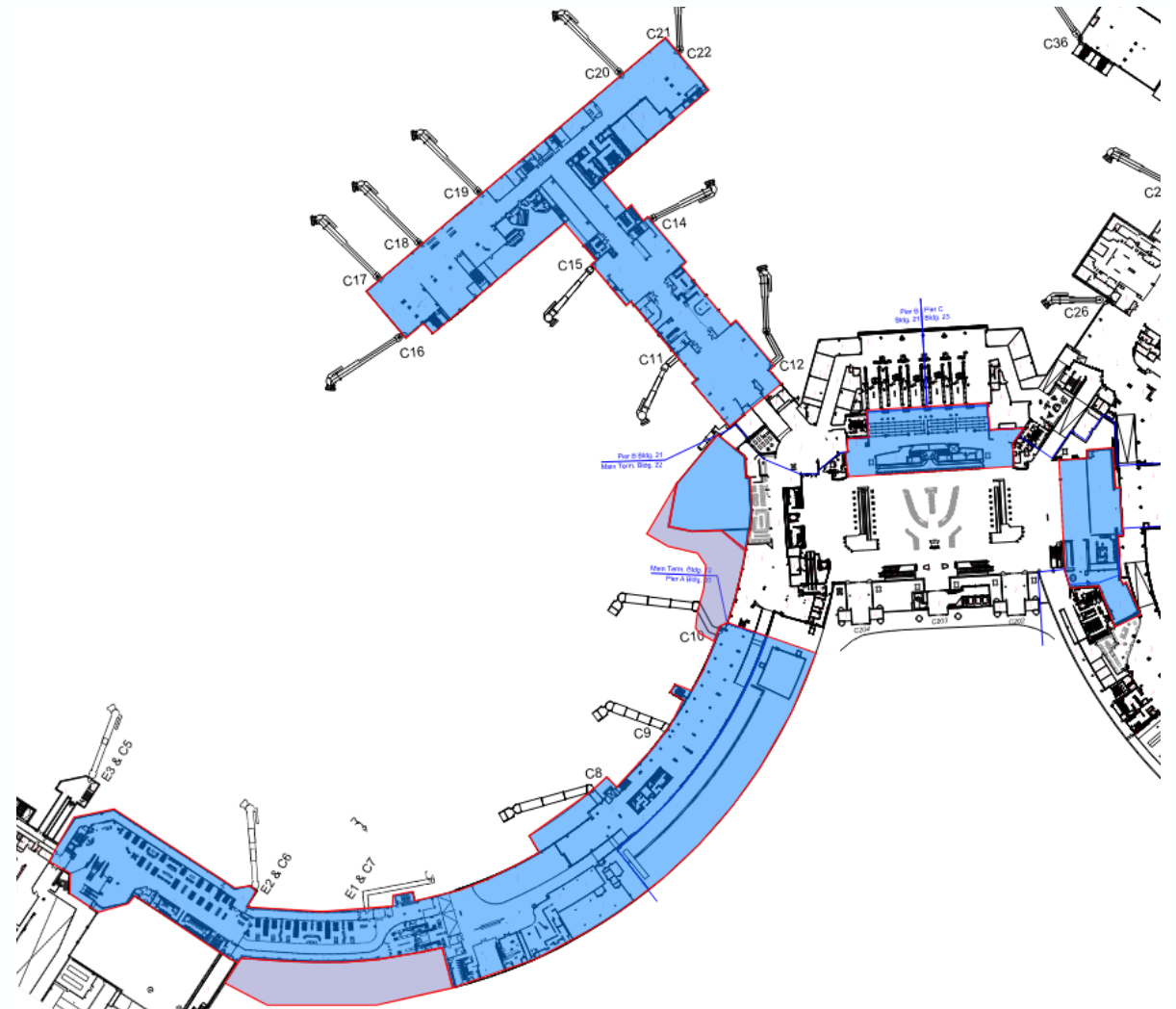


Figure 5. Scope Areas for Project

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Scope Summary

- The project will consist of three phases. The three project phases are **not** sequential and *may be concurrent*.
- Phase 1:
 - Checkpoint Queue
 - Lounge 1
- Phase 2:
 - C3 Bag Room Lounge (Lounge 2)
 - Architectural, Mechanical, Electrical, and Plumbing improvements in the vicinity of the C3 Bag Room, C11 Hold Room, C10 Hold Room, and concourse areas
- Phase 3:
 - FIS Corridor Extension & Hold Room Improvements
 - MICA & ASHRAE Improvements
 - Pre-security passenger circulation

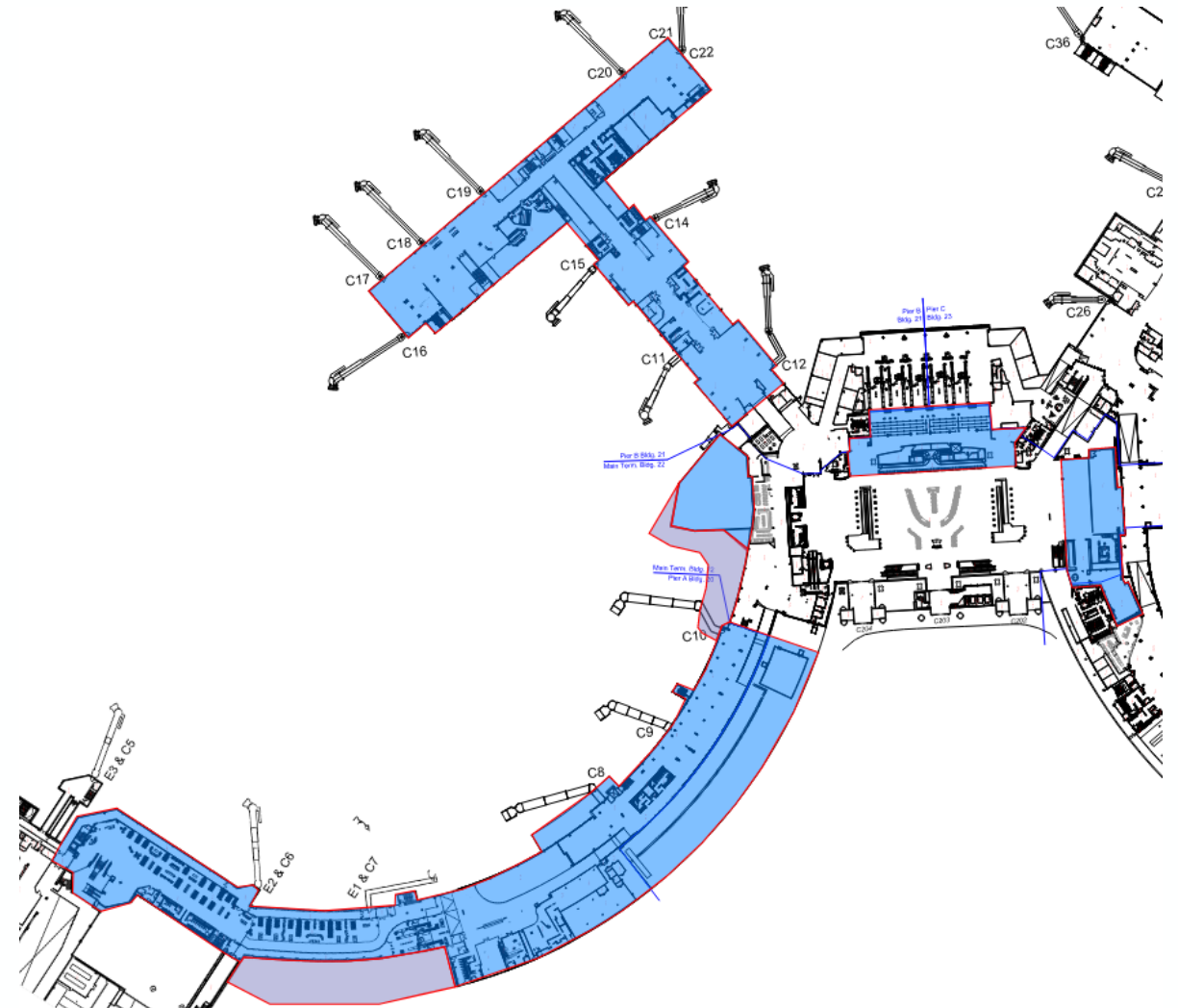


Figure 6. Scope Areas for Project

L1809 Terminal C Improvements – Scope of Work

Phase 1

- Reconfiguration of Terminal C Main Checkpoint layout to facilitate an increase in passenger queuing capacity, and potentially screening throughput and capacity
- Relocation of Airline ATO offices, existing bag drop positions
- “Lounge 1” shell space
 - Redevelopment of 11,500 SF of abandoned concession space to build a future Club Lounge; fit-out by others

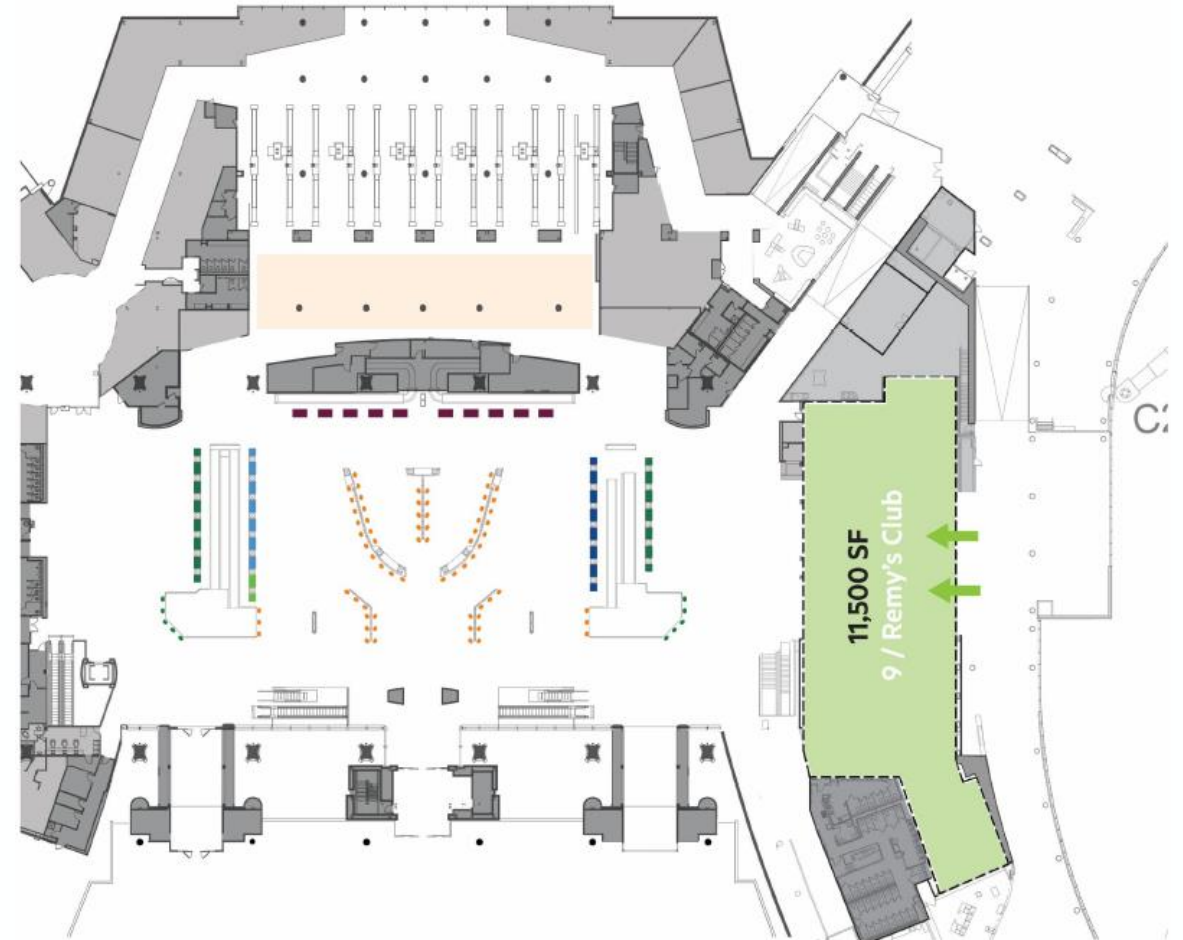


Figure 7. Existing Terminal C Checkpoint and Conceptual “Lounge 1 Location”

L1809 Terminal C Improvements – Scope of Work

Phase 2

- C3 Bag Room Lounge (“Lounge 2”)
 - Development of a new 15,000-21,000 SF Club Shell for fit-out (by others) above the existing C3 Bag Room
- Misc. MICA & ASHRAE improvements in the vicinity of the C3 Bag Room, crawl space, C11 Hold Room, C10 Hold Room, and concourse area
- Photovoltaic façade system
- Green roof system
- Relocation and replacement of an operational critical electric substation in the vicinity of the C3 Bag Room
- Expansion of the C10 Hold Room to facilitate an improved passenger experience related to queueing and circulation

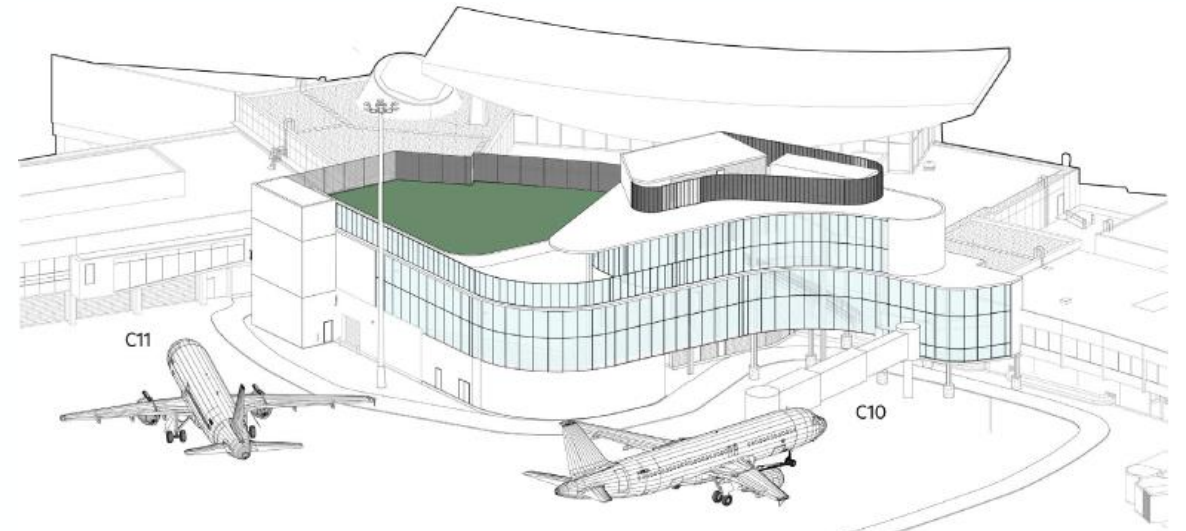


Figure 8. Conceptual Lounge 2 Axon

L1809 Terminal C Improvements – Scope of Work

Phase 2

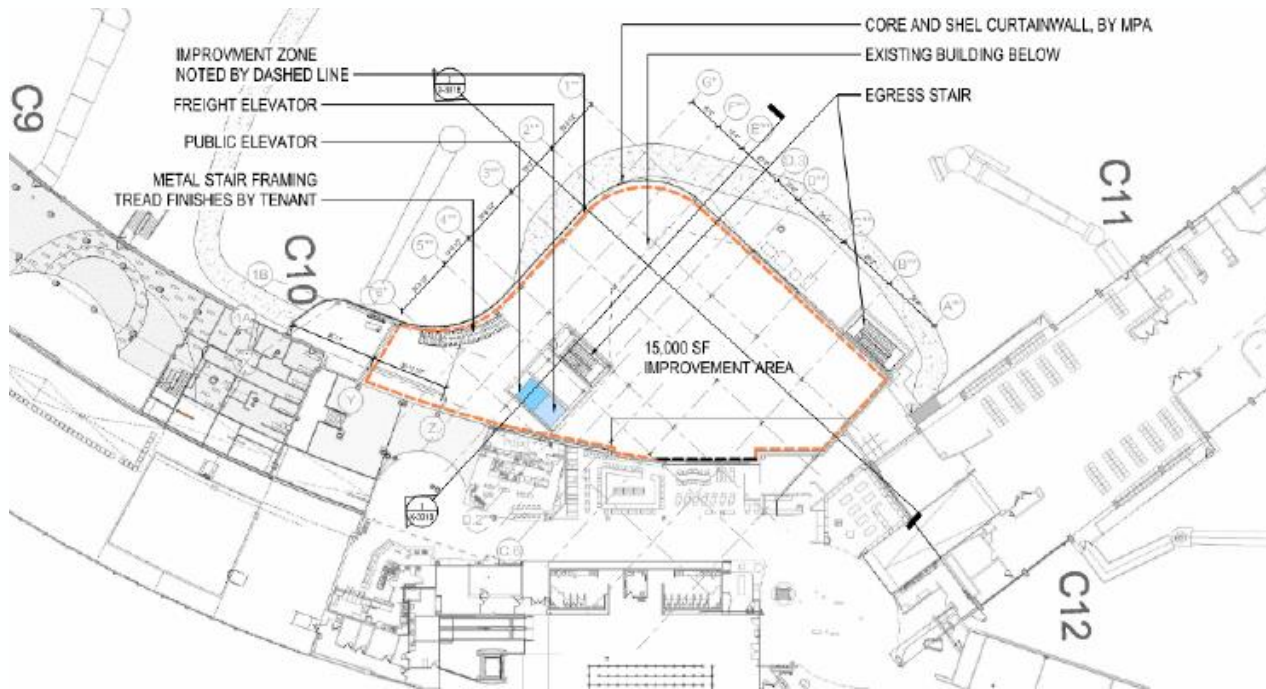


Figure 9. Conceptual Floor Plan

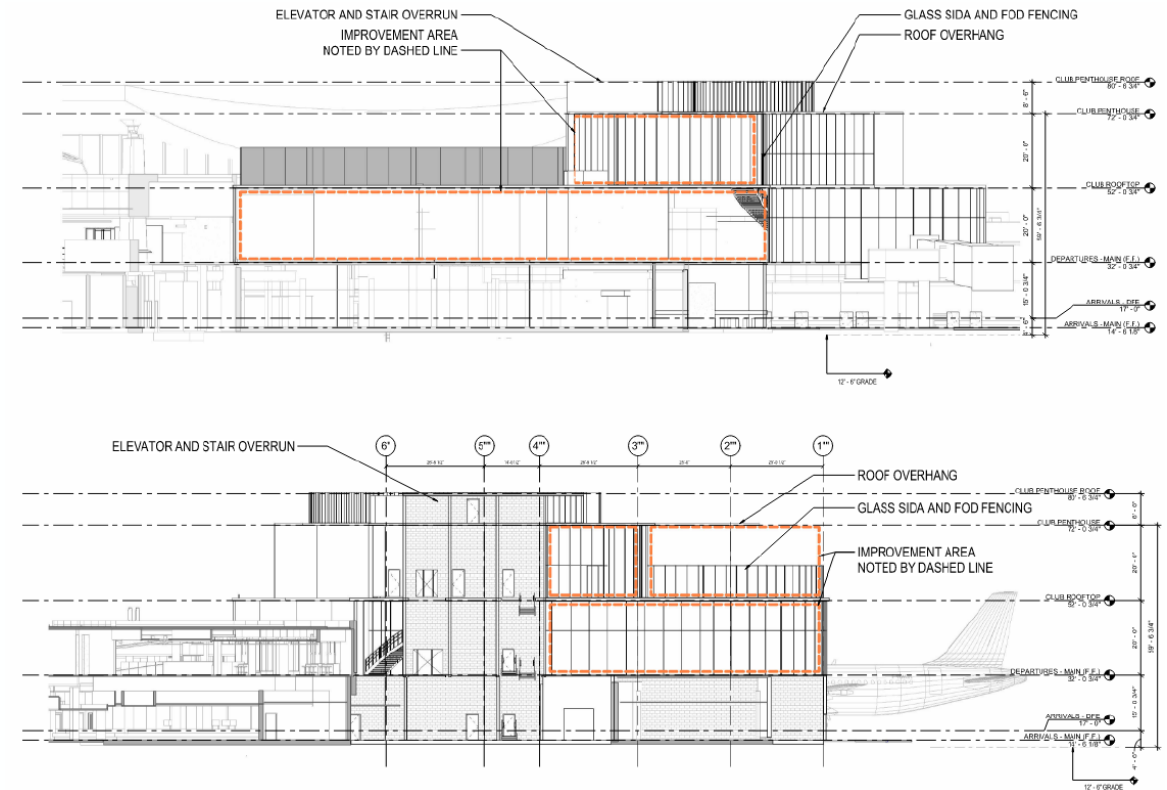
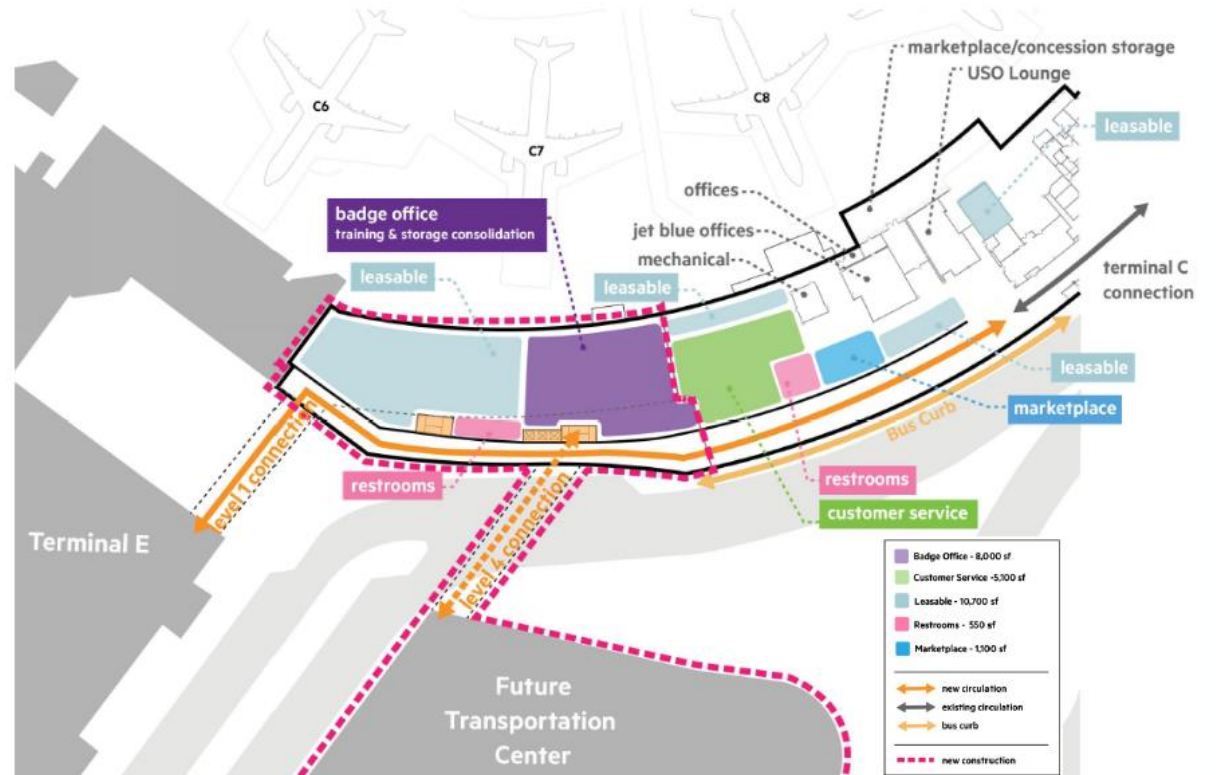


Figure 10. Conceptual Sections

L1809 Terminal C Improvements – Scope of Work

Phase 3 – Arrivals Level

- Renovation and construction of the Terminal C-Terminal E public-side passenger circulation
- New public and secure vertical circulation
- Misc. MICA & ASHRAE improvements throughout
- Relocation and consolidation of the Security Badge Office
- Reconstruction of the Massport Customer Service Offices
- Reconstruction of multiple occupied tenant spaces
- Development of rentable shell space throughout
- Concurrent Adjacent Scope By Others:
 - Reconstruction of the Terminal C to Terminal E roadway and curb line



L1809 Terminal C Improvements – Scope of Work

Phase 3 – Arrivals Level

- Terminal C Pier A misc. MICA & ASHRAE improvements
 - Rooftop improvements
 - Mech/Elec improvements
 - Emergency power improvements
 - Mech/Elec relocations for resiliency
- Vertical circulation tower construction
 - **Must be structurally complete by Q2/2027**
 - **Permanent Façade by Q3/2027**
 - **Full Beneficial Use Q1/2028**
- Concurrent Adjacent Scope By Others:
 - North Garage to “land” the pedestrian access bridge on vertical circulation tower Q2/2027
 - Demolition of the existing pedestrian bridge (shown here for reference)
 - Full beneficial use of North Garage Q2/2028

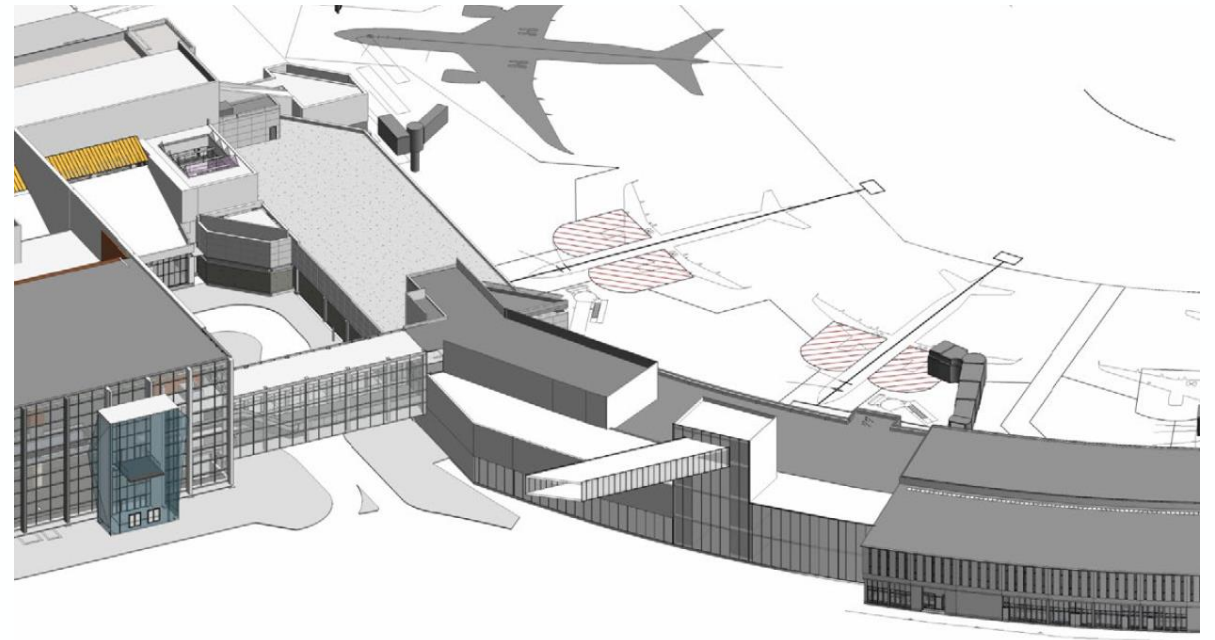


Figure 12. Conceptual Terminal C to E Axon

L1809 Terminal C Improvements – Scope of Work

Phase 3 – Departures Level

- Extension of existing Federal Inspection Services (FIS) corridor from Gate C7 to Gate C8 for international arrivals
- Improvements to, and reconfiguration of, the existing Hold Rooms at Gate E1, E2 & E3 (C6 & C7)
- General building conditions improvements in the existing Terminal C, and Terminal C vicinity post-security
- Various new/renovated rentable space
- Universal Changing Room & Pet Relief spaces

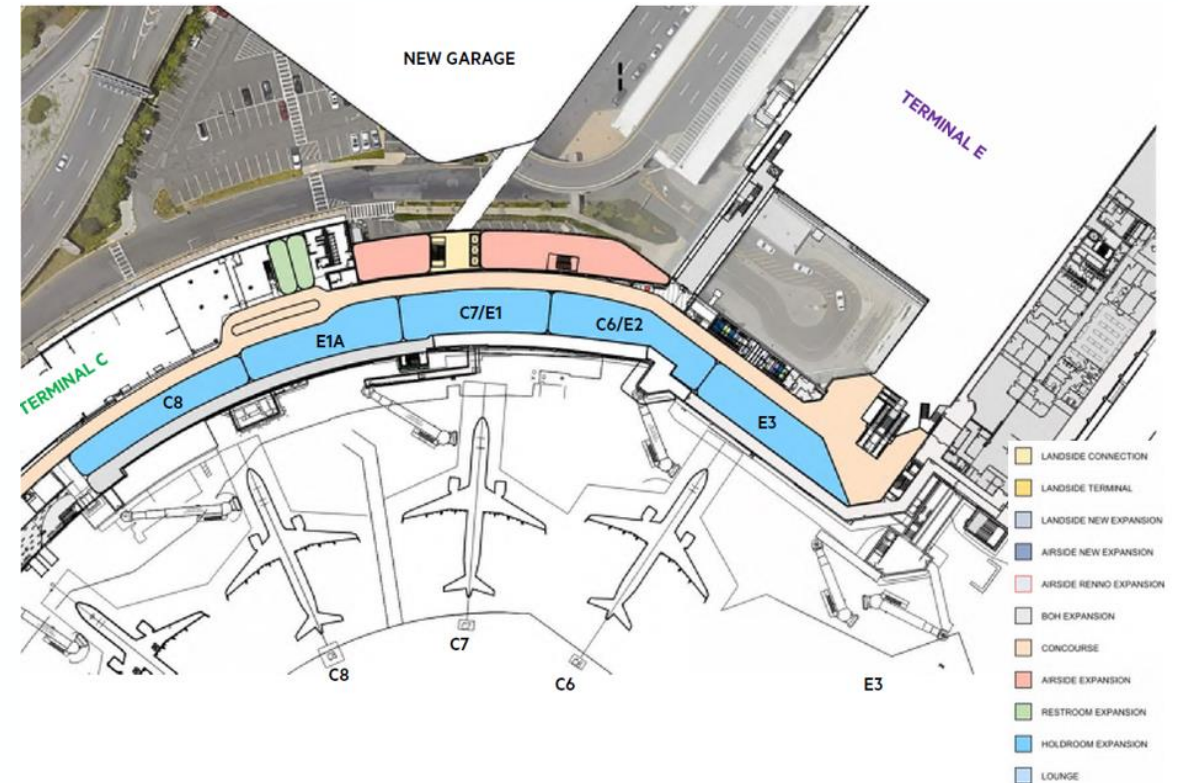


Figure 11. Conceptual Terminal C to E Floor Plan – Departures Level

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Moving Forward & Schedule

- Design team (led by **Fennick McCredie Architecture**) will be engaged to perform the following:
 - *Assist with CM@R Procurement and Onboarding*
 - *Coordinate with selected CM@R for early bid packages, long lead items, over project schedule, phasing schedule and constructability review.*
 - *Review permitting documents*
 - *Building Code Analysis, MAAB, and ADA Review and Assessment*
 - *Implement sustainable design criteria to achieve LEED Gold*
 - *30% Preliminary Design Statement of Probable Cost, broken out by scope item/area*

Major Milestones:

- Select Construction Manager – Fall 2024
- Pre-Construction Services – Winter 2025
- Commence Construction – Spring 2025
- Occupancy – Fall 2027

The Design Team:



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Evaluation Criteria & Selection Process

Upon review of the submitted Qualification Statements, Massport intends to develop a shortlist of qualified Construction Management firms which will be invited to respond to a written Request for Proposals (RFP).

The shortlist of Construction Management firms will be based on the following criteria:

1. Proposed CMR team
2. Project approach
3. Similar project experience
4. VDC & Lean Construction experience
5. CM-at-Risk with GMP experience including public projects
6. Safety record
7. Capacity and financial stability
8. Litigation and termination history
9. M/WBE compliance history and approach

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Evaluation Criteria & Selection Process

The respondents must include in their submission two PDF files. Please review Article 4 for Electronic Submission Requirements.

- One PDF covering items 1-14 of Section 3.2 of the RFQ;
- Second PDF covering the “General Business Financial Information and Litigation and Termination History,” as set forth and required in the RFQ.

RFQ Part 1

1. Cover Letter
2. Executive Summary
3. Proposed CMR Team
4. Project Approach
5. Similar Project Experience
6. Virtual Design and Construction (VDC) & Lean Construction Experience
7. CM-at-Risk with GMP Experience including public projects
8. Safety Record
9. Capacity and Financial Stability
10. M/WBE Compliance
11. Certificate of Eligibility
12. DCAMM Update Statement
13. Letter from Surety Company
14. Response Certification

RFQ Part 2

1. Overview of General Business Financial Information
2. Litigation & Termination History

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Submission Requirements

- Submission shall be:
 - ***“Signed under the pains and penalties of perjury”*** stated clearly in the cover letter
 - Electronic via Bid Express (We will provide an overview of Bid Express in the next few slides)
 - Please be sure to download RFQ requirements in Bid Express and fully review prior to submitting your electronic statement of qualifications
 - **Upload ALL required documents listed in the RFQ in accordance with the instructions in Bid Express and in the RFQ. Failure to include all required materials or to provide materials in a format different than that specified may have a negative effect on the evaluation or result in disqualification.**
 - Click “Submit” button in Bid Express to review your response for completeness and to encrypt/submit your response electronically.
 - File naming convention:
 - MPA project #_CompanyName-YY-MM-DD_RFQX.pdf *Example: L2302_Massport_23-04-24_RFQ1.pdf*

➔ ***PLEASE review the Instructions to Respondents as they have changed*** ←

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Massport has introduced online bidding for all C.149 and C.30 projects and Consultant Professional Services.

[Online Bidding Project Information](#)
[Bid Express New Vendor Instructions](#)

All new bids for C.149 and C.30 projects Consultant Professional Services can be found on the [Massport Bid Express website](#). The construction projects listed below under Advertised Contracts that are C.149 or C.30 have already been advertised. No hard copies of the bidding information, Proposal, Plans and Specifications, Addenda, or other material is available. Nor will Massport accept hard copy bids for these projects. Bidding on these projects is completely online.

All bidders need to be registered with Bid Express to submit or respond to Bids. Please refer to the new [Bid Express New Vendor Instructions](#).

[Advertised Contracts](#) [Results](#)

Select An Opportunity Type ▾

- Massport has introduced online bidding for all C.149 and C.30 projects
- Consultant Professional Services RFQs for Projects Advertised after May 10, 2023 will be submitted through online bidding (BidExpress).
- No hard copies of the bidding information, Proposal, Plans and Specifications, Addenda, or other material is available. Nor will Massport accept hard copy bids for these projects. Bidding on these projects is completely online.
- [Online Bidding Project Information](#)
- All new bids for C.149 and C.30 projects and Consultant Professional Services can be found on the [Massport Bid Express website](#).

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[Advertised Contracts](#) [Results](#)

Select An Opportunity Type ▾

PROJECT #	OPPORTUNITY TYPE	PROJECT TITLE	DUE DATE	ESTIMATE
M711	Professional Consultant	Hoosac Pier Bulkhead Rehabilitation	6/8/2023	\$2,000,000
A447	Professional Consultant	Third Party Commissioning Consulting Services FY23-25, All Massport Owned and Operated Facilities	5/26/2023	\$1,000,000
A448	Professional Consultant	On-Call Geographic Information System Consulting Services	5/25/2023	\$500,000
L1833	Professional Consultant	Runway 27 Safety Area Improvements	5/18/2023	\$8,000,000
L1824	Professional Consultant	O&E Maintenance Building	5/18/2023	\$2,000,000
M720	Professional Consultant	FY23-27 Maritime Term Architecture/Engineering Services	5/18/2023	\$2,000,000

- The Professional Consultant RFQ's will be listed under the appropriate project # and Project title on the Massport website:
<https://www.massport.com/massport/business/bids-opportunities/capital-bids/>
- Please submit qualification via Bid Express
<https://www.bidexpress.com/>

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infotech

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Infotech is the home of valuable services for construction contracting firms. Only the services you need and get access from any computer, any time.

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First Name: []

Last Name: []

Email: []

Email Confirmation: praczkowski@massport.com

Time Zone: (GMT-05:00) Eastern Time (US & Canada)

Password: []

Password Confirmation: []

Question: []

Answer: []

If you forget your password we'll ask you to verify this.

My Business

Name: []

City: []

Phone: (555) 555-5555 x55

State: []

Address1: []

Postal Code: []

Address2: []

I have read and agreed to [Privacy Policy](#), [Terms of Use](#), and [DMCA Policy](#), and acknowledge that I understand how Infotech uses any personal information I supply to Infotech, and I approve of these uses. No

Keep me updated on the latest Infotech new product releases and promotional offerings. No

- All bidders need to be registered with Bid Express to submit or respond to Bids.

<https://www.infotechexpress.com/registration/new>

- Please refer to the new [Bid Express New Vendor Instructions](https://infotechinc.zendesk.com/hc/en-us/sections/12044610308375-Bid-Express-Vendors): <https://infotechinc.zendesk.com/hc/en-us/sections/12044610308375-Bid-Express-Vendors>

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Example: A447 RFQ listed below in Bid Express

The screenshot shows the Bid Express website interface. At the top, there is a navigation bar with 'Home', 'Our Solicitations', 'Public Solicitations', 'My Profile', 'Stats', and 'Contact Us'. Below this is a search bar and a 'Create Solicitation' button. A table lists various solicitations with columns for 'Solicitation', 'Status', and 'Due'. The first entry, 'A447 RFQ PROFESSIONAL SERVICES', is highlighted with a blue arrow pointing to it. The table contains the following data:

Solicitation	Status	Due
A447 RFQ PROFESSIONAL SERVICES Professional Consultant Services A447 TERM ROOF AND BUILDING EN...	Draft	06/22/2023
LP2301 LP2301 FY 24-27 PASSENGER BOARDING BRIDGES MAINTENANCE ...	Advertised	05/25/2023
AP2302-C1 (TERM) AP2302-C1 TERM INTERIOR BUILDING REPAIRS, BOSTON, BEDFOR...	Draft	05/24/2023
AP2305-C1 (TERM) AP2305-C1, TERM CAULKING/SEALANT REPAIRS, BOSTON, BEDFOR...	Advertised	05/03/2023
L1740-C1 (GENERAL) L1740-C1 (GENERAL) LOC CRAC UNIT REPLACEMENT, ONE HARBO...	Closed	04/26/2023
L1738-C1 L1738-C1 ENERGY OPTIMIZATION PROGRAM - LOGAN AIRSIDE CHA...	Closed	04/19/2023
L1740-C1 (SUB) L1740-C1 (SUB) LOC CRAC UNIT REPLACEMENT, ONE HARBORSIDE ...	Closed	04/12/2023
W308-C1 W308-C1 RUNWAY 11-29 REHABILITATION FROM STATION 48+20 TO ...	Closed	03/22/2023
L1709-C1 L1709-C1 2023 MISCELLANEOUS AIRFIELD PAVEMENT IMPROVEMEN...	Closed	03/22/2023
H288-C1 H288-C1 RUNWAY 5-23 (SOUTH OF RW 11-29) REHAB, LIGHTING AND...	Closed	03/08/2023
AP2209-C1 (TERM) AP2209-C1 FY2023-2026 TERM CONTRACT FOR ON-CALL AND EMER...	Closed	03/08/2023
MP2301-C1 (TERM) MP2301-C1 (TERM) MARITIME PAVEMENT REPAIRS - TERM CONTRA...	Closed	03/08/2023
AP2304-C1R-(TERM) AP2304-C1R TERM DOOR REPLACEMENT BOSTON, BEDFORD, AND ...	Closed	02/22/2023
L1645-C1	Closed	02/08/2023

Submit Qualifications under Required Document List

The screenshot shows the details for the 'A447 RFQ PROFESSIONAL SERVICES' solicitation. The page includes a navigation bar, a status indicator (Draft), and several informational cards: 'Attachment List', 'Bid Bond', 'Build Your Own', 'Envelope', and 'Item List'. Below these is a 'General Info' section with the following details:

- Number: A447 RFQ PROFESSIONAL SERVICES
- Deadline: 06/22/2023 12:00 PM EDT
- Auto Advertise: 05/19/2023 09:00 AM EDT
- Description: Professional Consultant Services A447 TERM ROOF AND BUILDING ENVELOP ALL MASSPORT FACILITIES BOSTON-BEDFORD & WORCESTER MASSACHUSETTS MAY, 2023
- State: Massachusetts
- County: Suffolk

A map of Suffolk County, Massachusetts, is displayed below the general info. The 'Project Solicitation Documents' section is currently empty, showing columns for 'Order Name' and 'Description'.

L1809 Terminal C Improvements

Submission Schedule

- RFQ questions sent via email to CPBidQuestions@massport.com
- In the subject lines of your email, please reference **L1809 – Terminal C Improvements**
- Deadline for questions: **Friday, July 10, 2024 @ 5:00PM**
- Questions and responses will be posted on the Capital Bid Opportunities webpage of Massport (<http://www.massport.com/massport/business/bids-opportunities/capital-bids>) as an *attachment* to the original Legal Notice and on COMMBUYS (www.commbuys.com) in the listings for this project.

EVENT	DATE/TIME
Solicitation: Release Date & Supplemental Package Available	Wednesday, June 26, 2024
Consultant Briefing	Friday June 28, 2024 at 12:30pm via ZOOM Link: https://massport.zoom.us/j/89467699852 Meeting ID: 894 6769 9852
Deadline for submission of written questions	Wednesday, July 10, 2024 at 5:00 PM
Official answers published (Estimated)	Friday, July 19, 2024
Solicitation: Close Date / Submission Deadline	Thursday, August 1, 2024 at 12:00 PM (noon)

THANK YOU
QUESTIONS?