



M647 FLYNN CRUISEPORT MODERNIZATION

ADDENDA #1

December 6, 2024

The attention of contractors submitting proposals for the RFQ is called to the following Addenda to the subject RFQ. The items set forth herein, whether of omission, addition, substitution, or clarifications are all to be included in and form a part of the proposal submitted.

Addenda:

Please substitute:

*“The project has a goal to substantially complete construction by **FEBRUARY, 2027**. The construction cost is currently estimated by Massport at approximately **\$ 30,000,000**. The Agreement between the Authority and the selected CMR shall require the CMR to deliver such construction services for the entire Project in accordance with a Guaranteed Maximum Price (GMP).”*

AND

“Article 2 – PROJECT SCOPE

This project aims to provide additional Terminal 2 capacity to accommodate larger vessels homeporting at Terminal 2. This project has been categorized under four (4) scope areas:

- 1. The installation of a new escalator at Terminal 2 connecting the existing Level 2 Mezzanine to Level 3, with architectural finish improvements to adjacent areas of Level 3 and the Mezzanine Level to improve the passenger disembarkation process.*
- 2. Renovation of the 3rd floor existing exterior balcony at Terminal 2 to create a covered exterior connecting concourse with moveable rails to serve two Passengers Boarding Bridges. Level 2 Gate C will also be renovated to accommodate the second passenger boarding bridge, currently being procured by Massport.*
- 3. Repairs at exterior column base plates in both Terminals.*
- 4. Creation of a new 1,000-1,500 passenger lounge serving embarking passengers to serve larger ships at Terminal 2. The scope of work to create this lounge area includes façade, MEPFP, and fire-rating upgrades. The extent of the hold room and occupancy will be driven ultimately by the budget available for these improvements.*

The project will incorporate extensive sustainable and resilient design elements.

In addition to construction services, the CMAR shall also provide Pre-construction Services which shall include, but not be limited to, cost estimating, scheduling, phasing and logistics, value engineering, document review to support the preparation of trade packages and constructability reviews.

The prospective CMAR will coordinate with the Designer and be required to produce a Virtual Design and Construction (VDC) for the scope of work's lifecycle. This practice will allow the teams to be more productive and design solutions functional, cost effective, and sustainable.

The CMAR shall be expected to work closely with Massport's Project Manager and the Design Team to effectively implement the project throughout all phases. Close coordination with the Operations team of the port will be required to ensure that the construction does not interfere with port operations during the cruise season.

Refer to attached Exhibits for a graphic representation of the project's main components and general configurations."

With:

"The project has been categorized under five (5) scope areas. The construction for scope areas 1 to 3 is expected to be substantially completed by **MARCH 2026**; the construction for scope area 4 is expected to be substantially completed by **FEBRUARY 2027**; the construction for scope area 5 is expected to be substantially completed by **DECEMBER 2029**. The construction cost is currently estimated by Massport at approximately **\$ 90,000,000**. The Agreement between the Authority and the selected CMR shall require the CMR to deliver such construction services for the entire Project in accordance with a Guaranteed Maximum Price (GMP)."

AND

"Article 2 – PROJECT SCOPE

This project aims to provide additional Terminal 2 capacity to accommodate larger vessels homeporting at Terminal 2. This project has been categorized under five (5) scope areas:

1. The installation of a new escalator at Terminal 2 connecting the existing Level 2 Mezzanine to Level 3, with architectural finish improvements to adjacent areas of Level 3 and the Mezzanine Level to improve the passenger disembarkation process.
2. Renovation of the 3rd floor existing exterior balcony at Terminal 2 to create a covered exterior connecting concourse with moveable rails to serve two Passengers Boarding Bridges. Level 2 Gate C will also be renovated to accommodate the second passenger boarding bridge, currently being procured by Massport.
3. Repairs at exterior column base plates in both Terminals.
4. Creation of a new 1,000-1,500 passenger lounge serving embarking passengers to serve

larger ships at Terminal 2. The scope of work to create this lounge area includes façade, MEPFP, and fire-rating upgrades. The extent of the hold room and occupancy will be driven ultimately by the budget available for these improvements.

5. Construction of a ship-to-shore power system including any upgrades or modifications needed to the terminal, electrical infrastructure, deck, and berths.

The project will incorporate extensive sustainable and resilient design elements.

In addition to construction services, the CMAR shall also provide Pre-construction Services which shall include, but not be limited to, cost estimating, scheduling, phasing and logistics, value engineering, document review to support the preparation of trade packages and constructability reviews.

The prospective CMAR will coordinate with the Designer and be required to produce a Virtual Design and Construction (VDC) for the scope of work's lifecycle. This practice will allow the teams to be more productive and design solutions functional, cost effective, and sustainable.

The CMAR shall be expected to work closely with Massport's Project Manager and the Design Team to effectively implement the project throughout all phases. Close coordination with the Operations team of the port will be required to ensure that the construction does not interfere with port operations during the cruise season.

Refer to attached Exhibits for a graphic representation of the project's main components and general configurations."

MASSACHUSETTS PORT AUTHORITY
Richard A. Davey
CEO & Executive Director

--End of Addendum--