

L1809 – Terminal C Improvements

*Construction Manager-at-Risk
Trade Prequal Briefing*

*Logan International Airport,
East Boston, MA.*

02.05.24



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

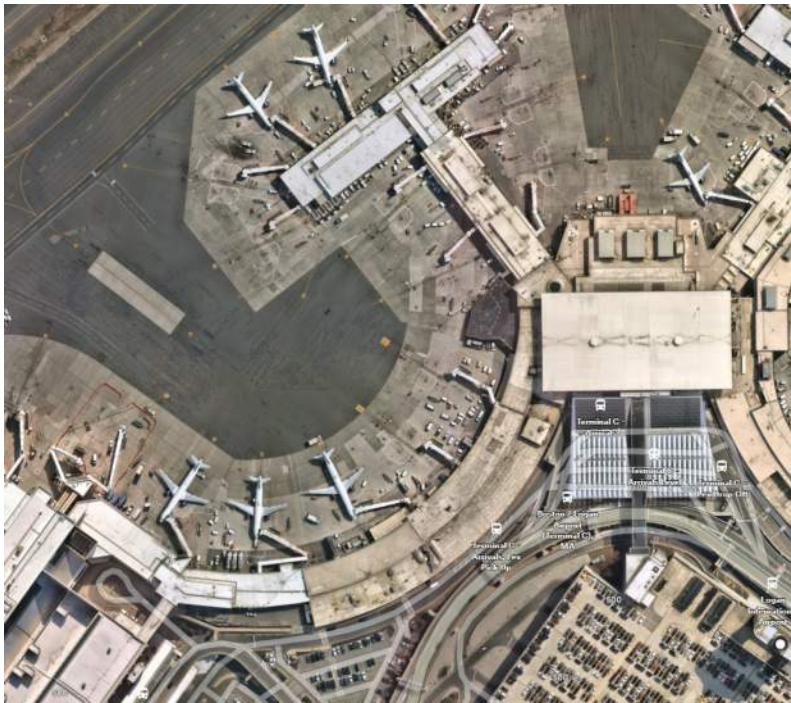


Figure 2. Terminal Aerial View

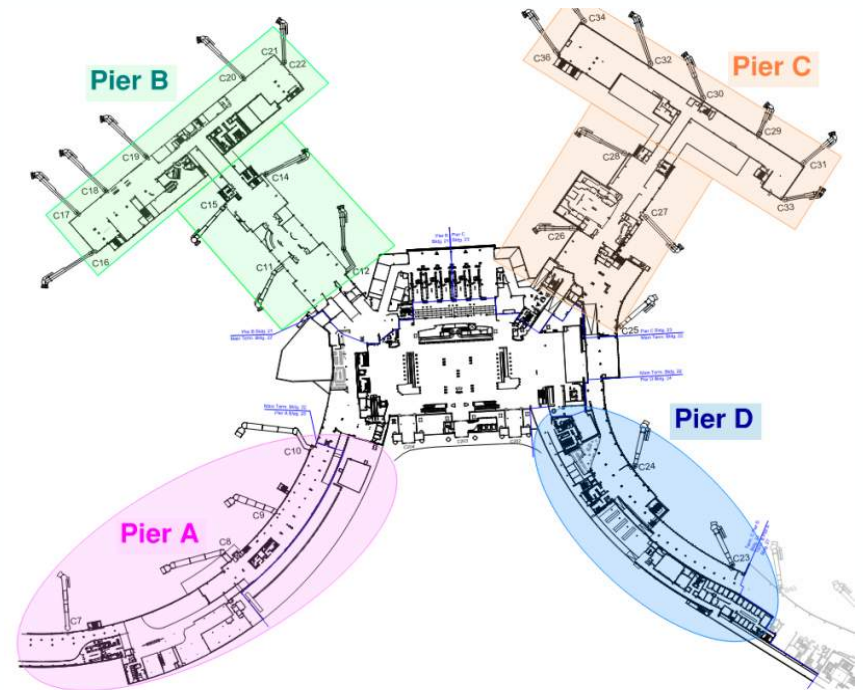


Figure 3. Terminal C Floor Plan – Departures Level

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*)

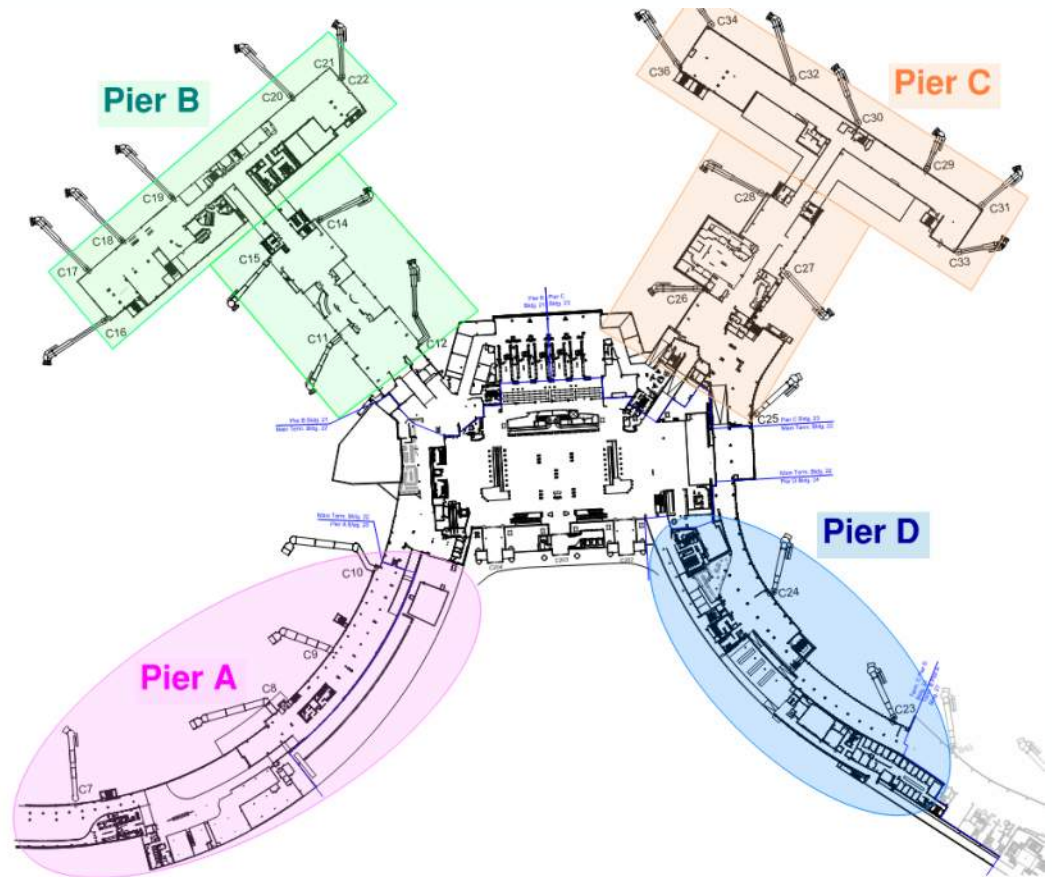


Figure 4. Terminal C Floor Plan – Departures Level

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 Trade Contractors 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
- **Construction Manager-at-Risk:** Suffolk Construction
- **Schedule:** Substantially Complete by Fall 2028
- **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.
- **Schedule:**
 - **Start** – Spring/Summer 2025 investigations and civil
 - **Finish** – Summer 2028 building occupancy & commissioning

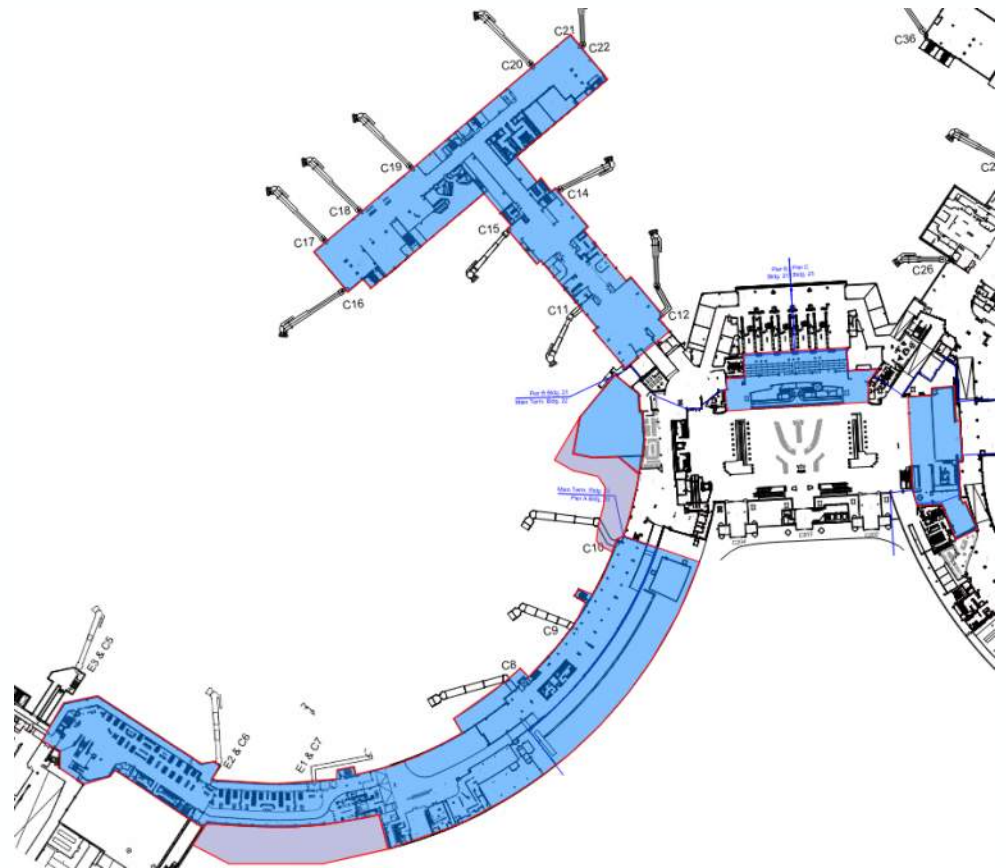


Figure 5. Scope Areas for Project

L1809 Terminal C Improvements

Scope Summary

- **Prequalification Trades*:**

- Masonry
- Miscellaneous Metals
- Waterproofing Damp-proofing Caulking
- Roofing
- Glass and Glazing
- Terrazzo
- Tile
- Resilient Flooring
- Acoustical Tile
- Painting
- Elevators
- Fire Protection
- Plumbing
- Heating, Ventilation, and Air Conditioning (HVAC)
- Electrical

*Estimates for prequalification included in supplemental on BidExpress

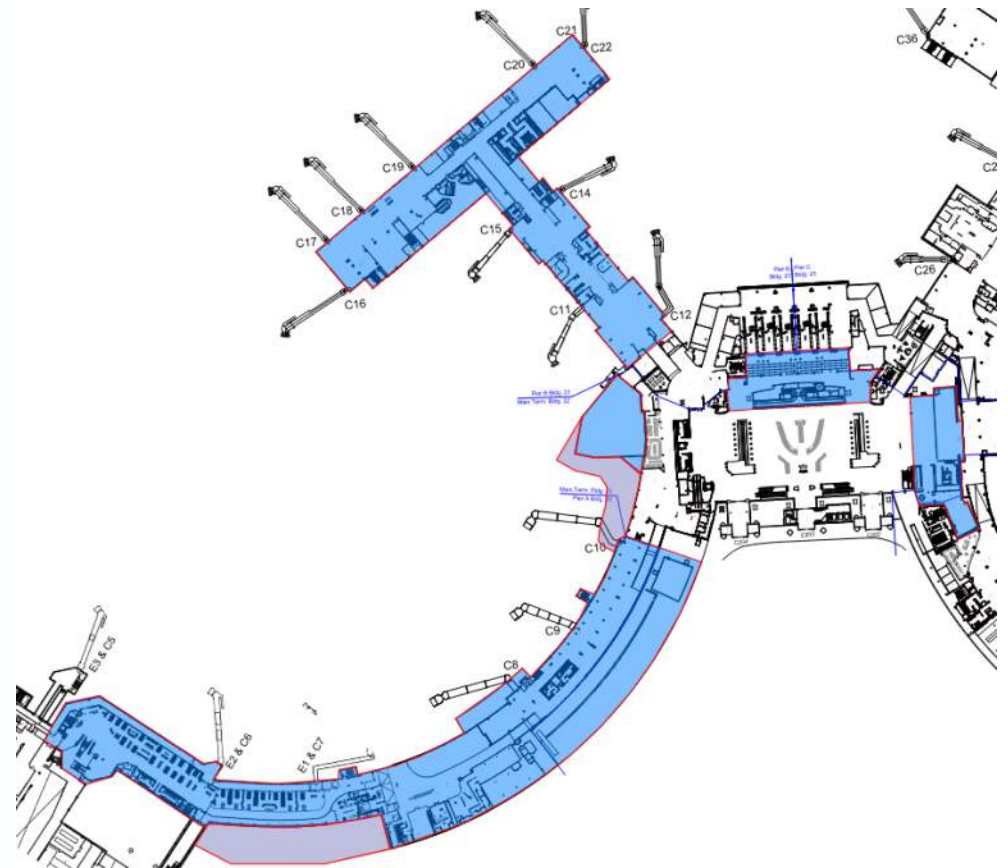


Figure 5. Scope Areas for Project

L1809 Terminal C Improvements

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 shell space
- 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
 - MEPFP Improvements/major electric relocations

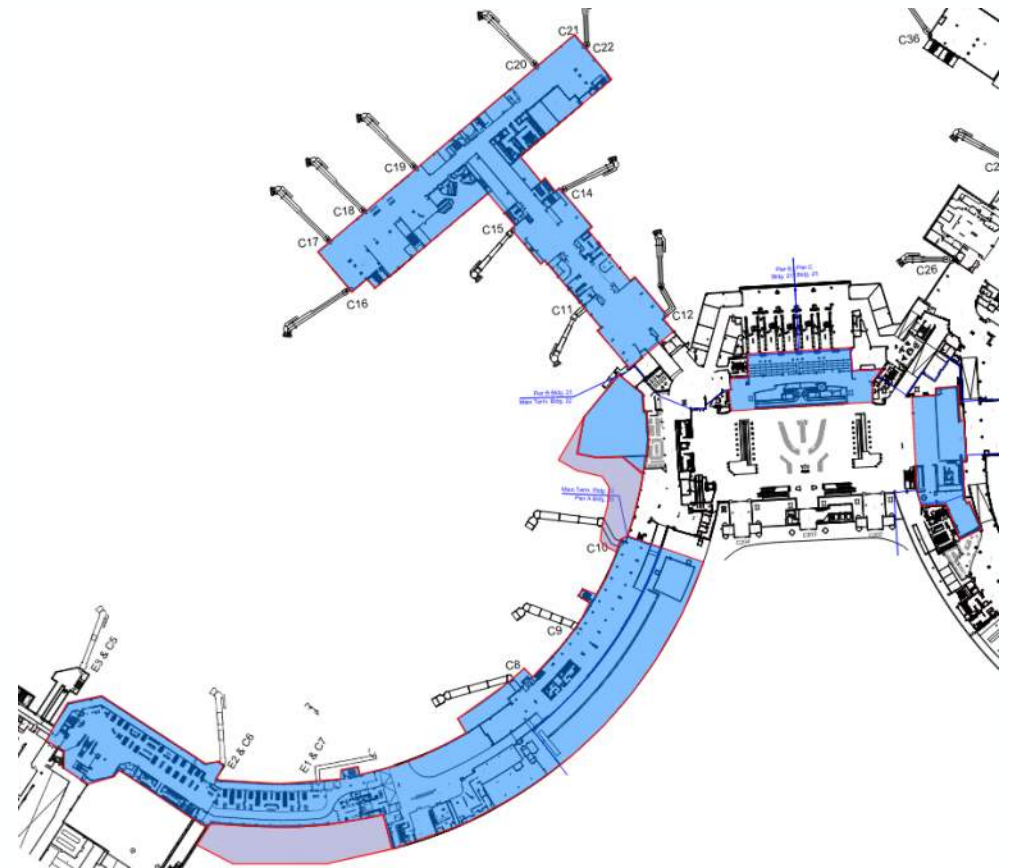


Figure 6. Scope Areas for Project

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**

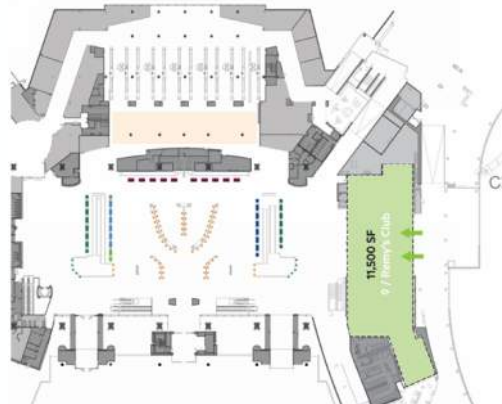


Figure 7. Existing Terminal C Checkpoint and Conceptual “Lounge 1 Location”



Figure 8 (top): **Concept** Terminal C Checkpoint queue and improved sightlines

Figure 9 (bottom): **Concept** “Lounge 1” entry portal

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
- Possible 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 queuing and circulation

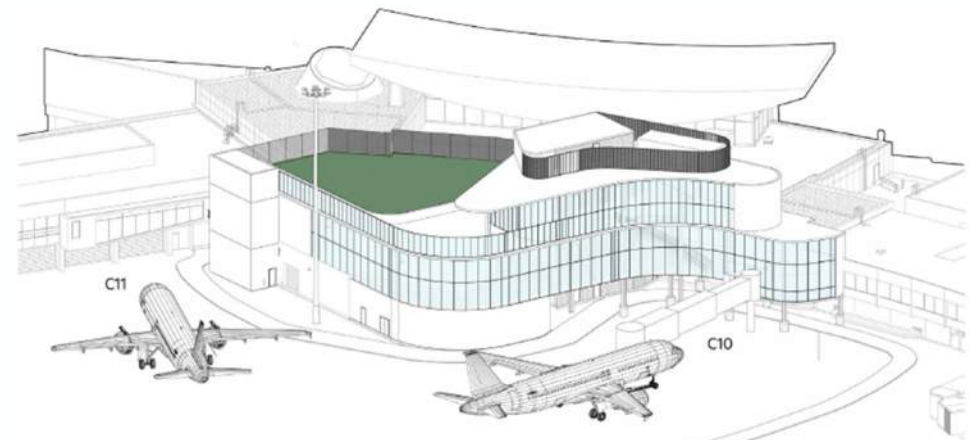


Figure 10. Conceptual Lounge 2 Axon

L1809 Terminal C Improvements – Scope of Work

Phase 2

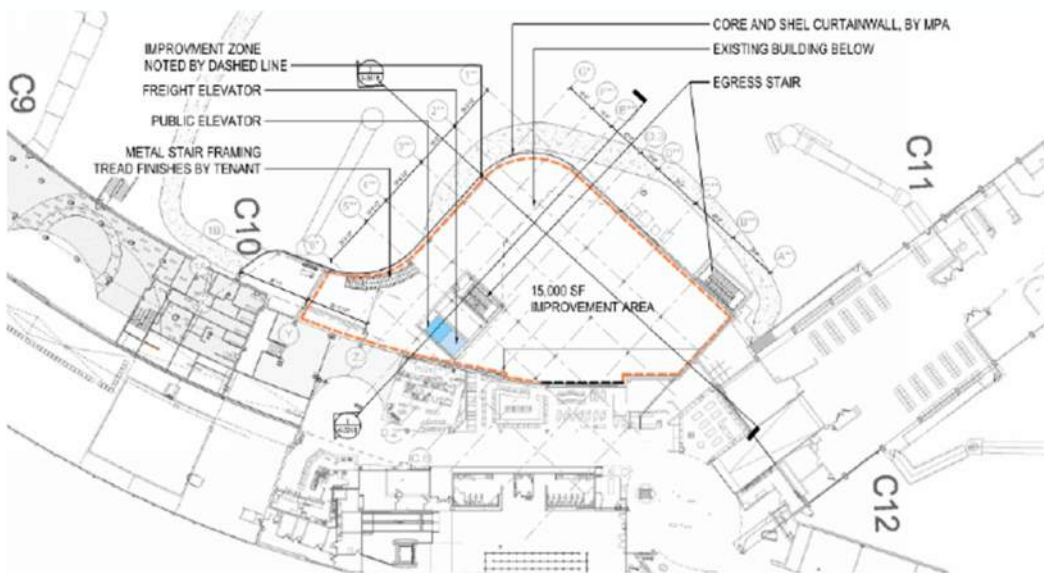


Figure 11. Conceptual Floor Plan

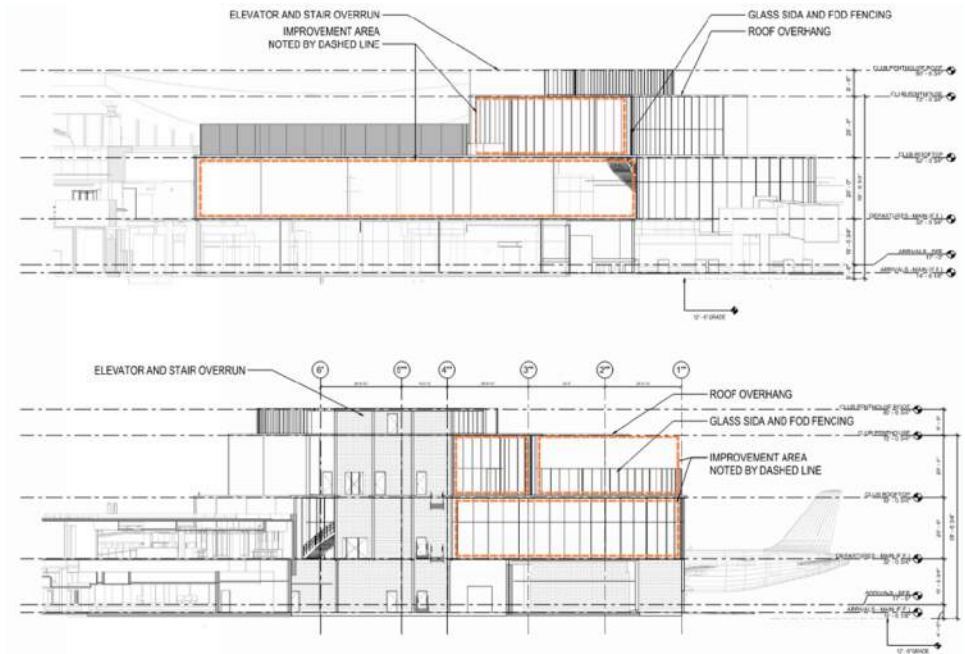


Figure 12. Conceptual Sections

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



Figure 13. Conceptual Terminal C to E Floor Plan – Arrivals Level

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

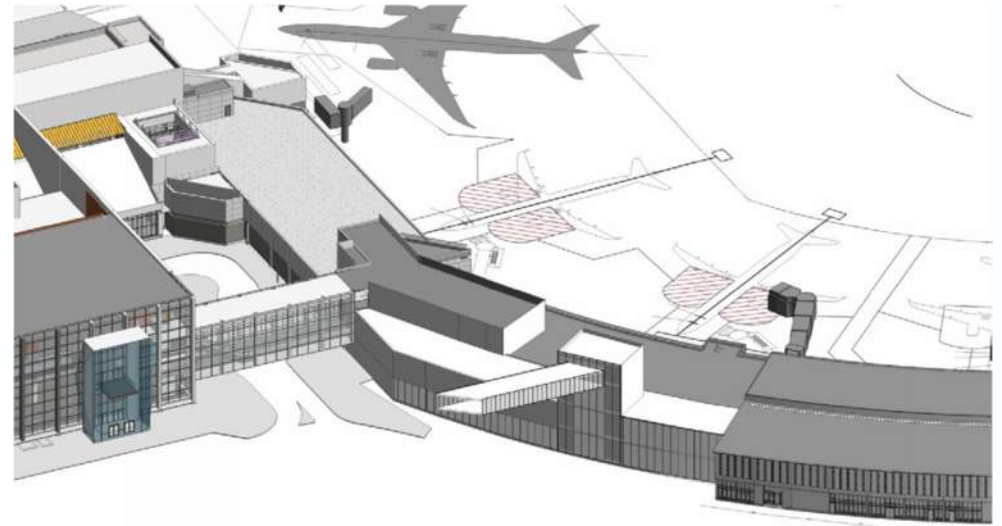


Figure 14. Conceptual Terminal C to E Axon

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

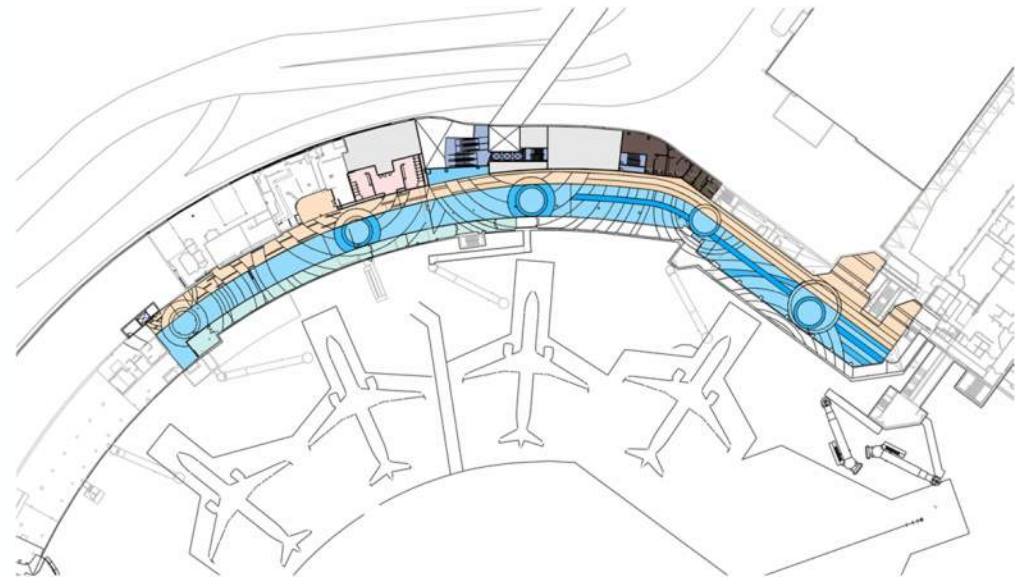


Figure 15. Conceptual Terminal C to E Floor Plan – Departures Level

L1809 Terminal C Improvements

Moving Forward & Schedule

- Submissions in response to the RFQ shall be organized and presented as outlined below, and in the Supplemental Information Package
- **THE QUALIFICATION SUBMITTAL WILL BE REJECTED IF ANY OF THE MANDATORY REQUIREMENTS ARE MISSING.**
- Massport will ***not*** reach out to request any missing or incorrect submission requirements. Massport will send back the submittal with a letter explaining of the rejection.
- Cover Letter:
 1. clearly state the name of the RFQ;
 2. introduce the company, and indicate the trade category that the content of the Submittal is responding to;
 3. provide the name, title, address, telephone number and email address of one or more individuals who are authorized to sign a contract; and
 4. provide an original signature of a person authorized by the company to enter into legally binding contract.
 5. **The words, “signed under the pains and penalties of perjury by” MUST appear immediately above the authorized signature.** Notarizing the document does ***not*** take the place of “signing under the pains and penalties of perjury”. Please note that there are no points awarded for providing a Cover Letter but it is a required component of the Submittal.



Major Milestones:

- **RFQ Advertised:**
JANUARY 29, 2025
- **Supplemental Information Package available:**
JANUARY 29, 2025
- **Project Briefing:**
FEBRUARY 5, 2025 @ 01:00 PM
- **Deadline for Submission of Written Questions:**
FEBRUARY 19, 2025
- **Qualifications Due:**
FEBRUARY 27, 2025 @ 12:00 PM
- **Anticipated Trade Prequalification:**
MARCH 20, 2025

L1809 Terminal C Improvements

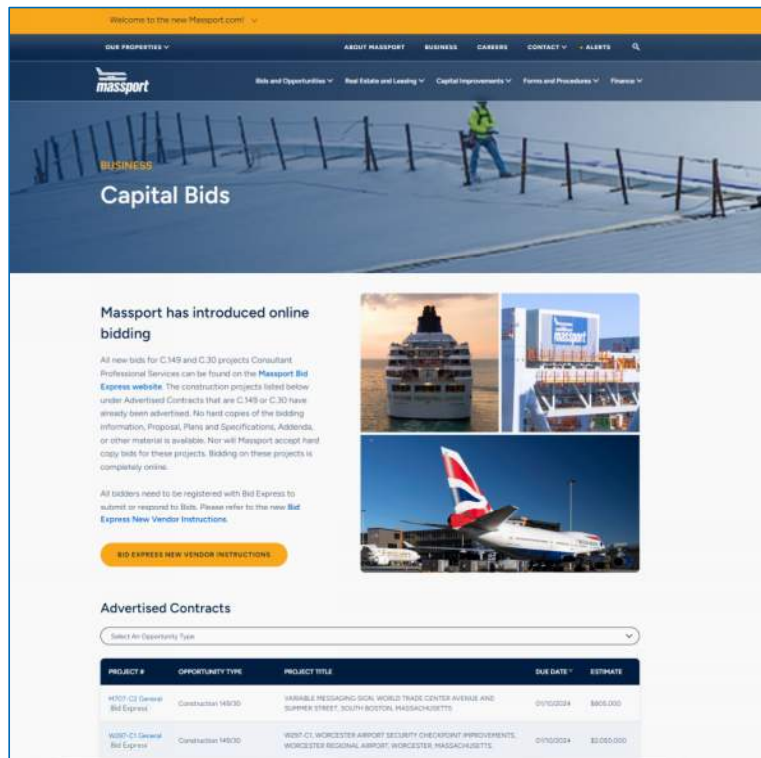
Submission Requirements

- 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*** 

L1809 Terminal C Improvements

Bid Express Information



Massport has introduced online bidding

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](#).

[BID EXPRESS NEW VENDOR INSTRUCTIONS](#)

Advertised Contracts

Select An Opportunity Type

PROJECT #	OPPORTUNITY TYPE	PROJECT TITLE	DUE DATE	ESTIMATE
W027-C3 General Bid Express	Construction W030	VARIABLE MESSAGE SIGN, WORLD TRADE CENTER AVENUE AND SUMNER STREET, SOUTH BOSTON, MASSACHUSETTS	09/10/2024	\$600,000
W027-C1 General Bid Express	Construction W030	W027-C1 WORCESTER AIRPORT SECURITY CHECKPOINT IMPROVEMENTS, WORCESTER REGIONAL AIRPORT, WORCESTER, MASSACHUSETTS	01/10/2024	\$1,000,000

- Massport has introduced online bidding for all C.149, C.149a 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, C.149a and C.30 projects and Consultant Professional Services can be found on Bid Express <https://www.bidexpress.com/>



L1809 Terminal C Improvements

Bid Express Information

Massport has introduced online bidding

Massport has introduced online bidding for all projects. The construction projects listed below are available for bidding on the Massport website. The bidding process is available for all projects. The bidding process is available for all projects. The bidding process is available for all projects.

Advertised Contracts

PROJECT	ESTIMATED COST	PROJECT TYPE	EST. DATE	STATUS
Terminal C Improvements	\$100,000,000	Construction	2018	Open
Terminal B Improvements	\$50,000,000	Construction	2018	Open
Terminal A Improvements	\$30,000,000	Construction	2018	Open
Terminal D Improvements	\$20,000,000	Construction	2018	Open
Terminal E Improvements	\$15,000,000	Construction	2018	Open
Terminal F Improvements	\$10,000,000	Construction	2018	Open
Terminal G Improvements	\$8,000,000	Construction	2018	Open
Terminal H Improvements	\$6,000,000	Construction	2018	Open
Terminal I Improvements	\$4,000,000	Construction	2018	Open
Terminal J Improvements	\$3,000,000	Construction	2018	Open
Terminal K Improvements	\$2,000,000	Construction	2018	Open
Terminal L Improvements	\$1,500,000	Construction	2018	Open
Terminal M Improvements	\$1,000,000	Construction	2018	Open
Terminal N Improvements	\$800,000	Construction	2018	Open
Terminal O Improvements	\$600,000	Construction	2018	Open
Terminal P Improvements	\$400,000	Construction	2018	Open
Terminal Q Improvements	\$300,000	Construction	2018	Open
Terminal R Improvements	\$200,000	Construction	2018	Open
Terminal S Improvements	\$150,000	Construction	2018	Open
Terminal T Improvements	\$100,000	Construction	2018	Open

- 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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* Email Confirmation
[practice@massport.com]

* Password
[]

* Password Confirmation
[]

* Question
[]

* Answer
[]

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

My Business

* Name
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* City
[]

* Phone
(999) 999-9999 []

* State
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* Address1
[]

* Postal Code
[]

* Address2
[]

I have read and agreed to Privacy Policy, Terms of Use, and DNCA Policy, and acknowledge that I understand how Infotech uses any personal information I supply to Infotech, and I approve of these uses.

Keep me updated on the latest Infotech new product releases and promotional offerings.

- 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 the navigation bar is a search bar and a 'Create Solicitation' button. A table lists various solicitations with columns for 'Solicitation', 'Status', and 'Due'. The entry 'A447 RFQ PROFESSIONAL SERVICES' is highlighted, and a blue arrow points to it from the text above.

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 IMPROVEM...	Closed	03/22/2023
H289-C1 H289-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	01/18/2023

Submit Qualifications under Required Document List

The screenshot shows the details for the 'A447 RFQ PROFESSIONAL SERVICES' solicitation. The page includes a 'General Info' section with fields for Number, Deadline, Public Auction, Description, State, and County. A map of the location is displayed. Below the map is a 'Project Solicitation Documents' section with a table for document details.

General Info

- Number: A447 RFQ PROFESSIONAL SERVICES
- Deadline: 06/22/2023 12:00 PM EDT
- Public Auction: 06/16/2023 09:00 AM EDT
- Description: Professional Consultant Services A447 TERM ROOF AND BUILDING ENVELOPE ALL MASSPORT FACILITIES BOSTON/BEDFORD & WORCESTER MASSACHUSETTS
- State: Massachusetts
- County: Suffolk

Project Solicitation Documents

Order	Name	Description
1	Attachments	



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: **Wednesday, February 19, 2025**
- 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, January 29, 2025
Trade Prequalification Briefing	Wednesday, February 5, 2025 at 1:00pm via ZOOM Link: https://massport.zoom.us/j/83596609746 Meeting ID: 835 9660 9746
Deadline for submission of written questions	Wednesday, February 19, 2025
Solicitation: Close Date / Submission Deadline	Thursday, February 27, 2025 at 12:00 PM (noon)
Anticipated Trade Prequalification	Thursday, March 20, 2025



THANK YOU
QUESTIONS?