

L1830
Danvers Logan Express
CM@R Pre-Qualification Briefing

300 Commonwealth Ave.
Danvers, MA

02.05.2025



L1830 Danvers Logan Express

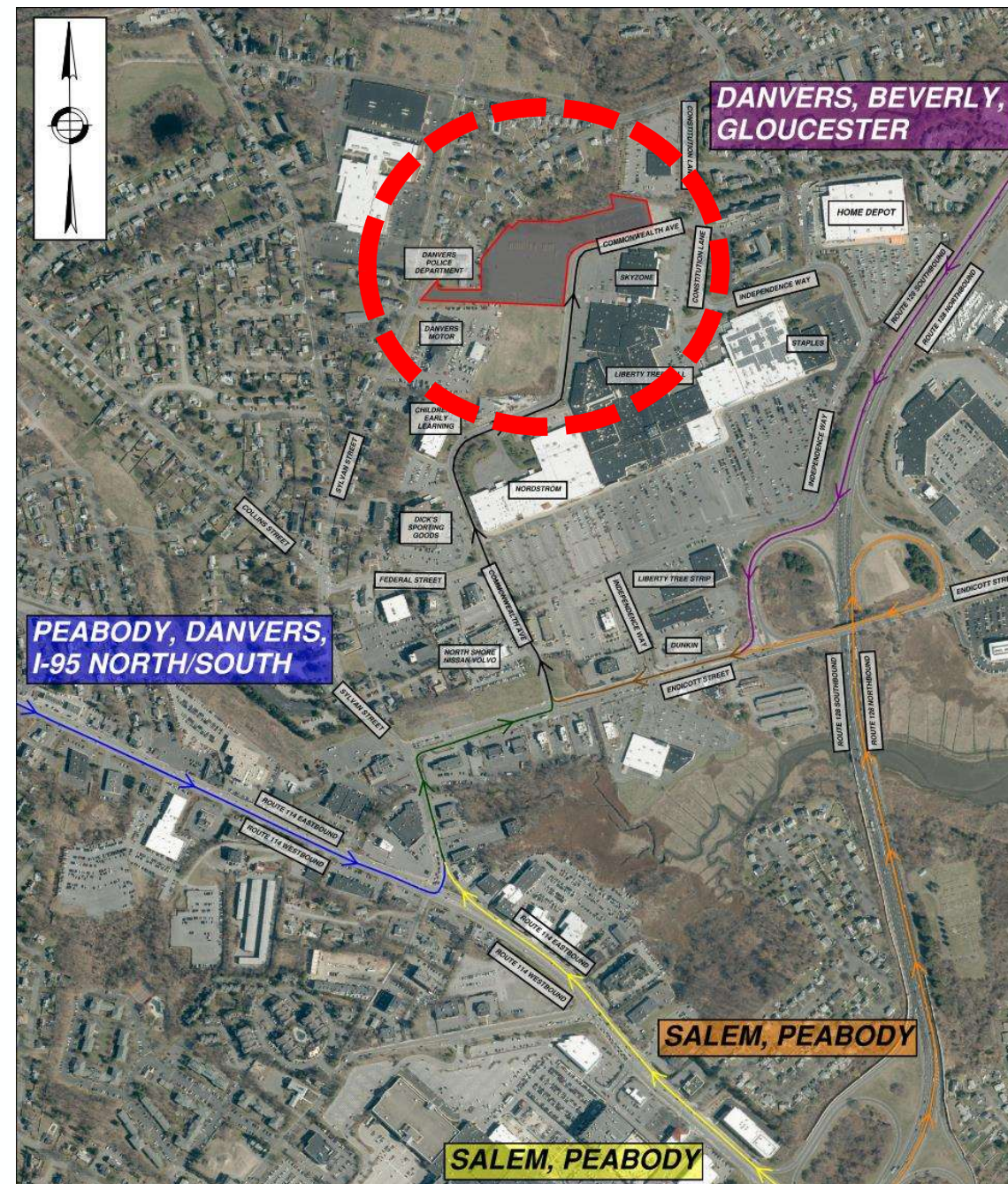
Introduction

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

L1830 Danvers Logan Express

Location

- Project is located at the Liberty Tree Mall in Danvers, Massachusetts.
- The Danvers Logan Express will provide bus transportation for local travelers going to and from Boston Logan International Airport.
- Serving the surrounding communities including Danvers, Beverly, Gloucester, Peabody and Salem.

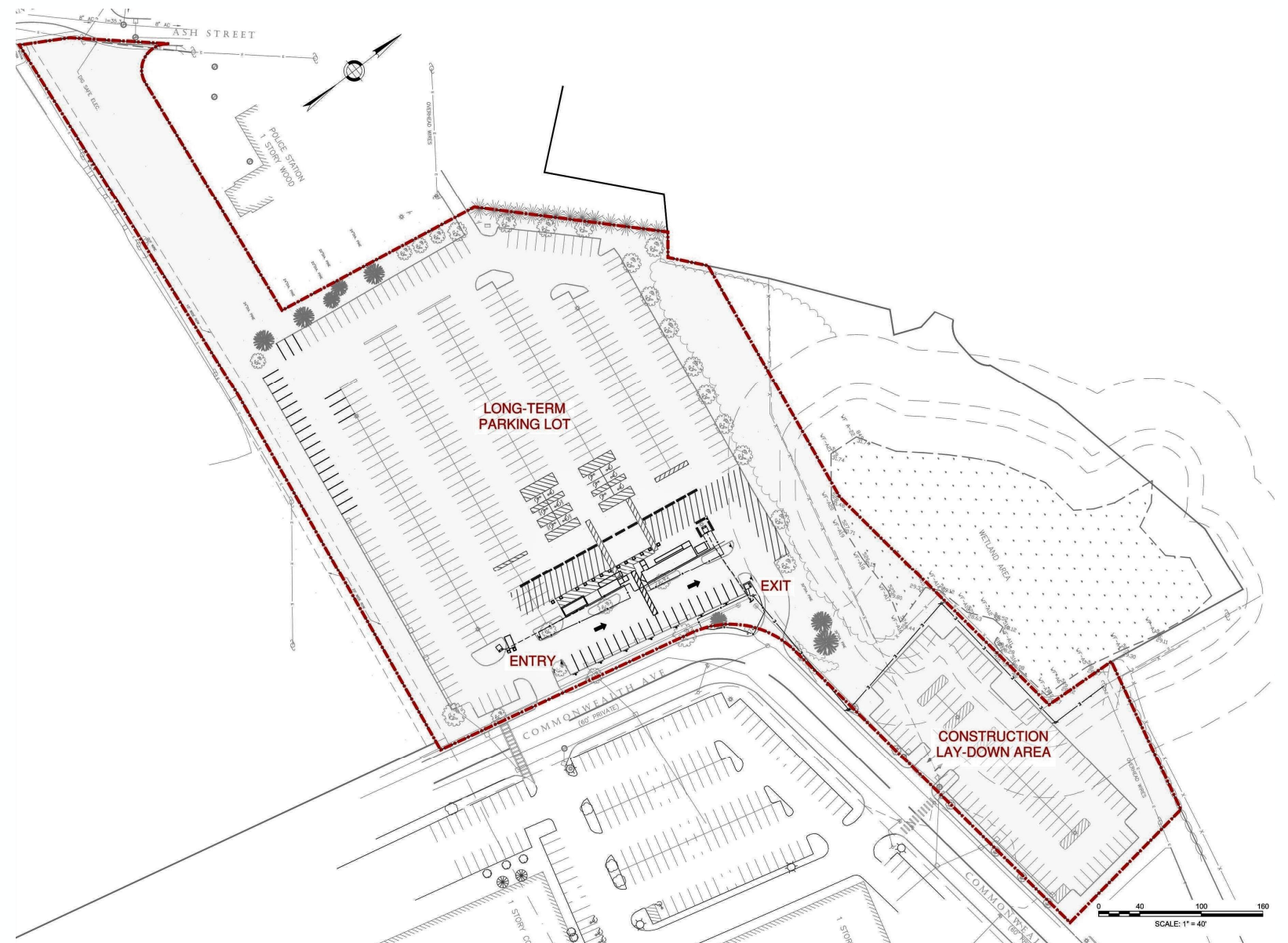


Locus Plan

L1830 Danvers Logan Express

Existing Temporary Facility

- The existing property consists of two parking lots totaling approximately 6.77 acres (294,772 square feet) in land area. The existing property borders a wetland area.
- Currently, a temporary Danvers Logan Express operates out of this property and is located on the larger lot.
- Adjacent to the larger lot is a smaller fenced parking area which is currently being used as a construction laydown area.
- As part of this project, a permanent facility will be constructed to transition from this existing temporary facility.

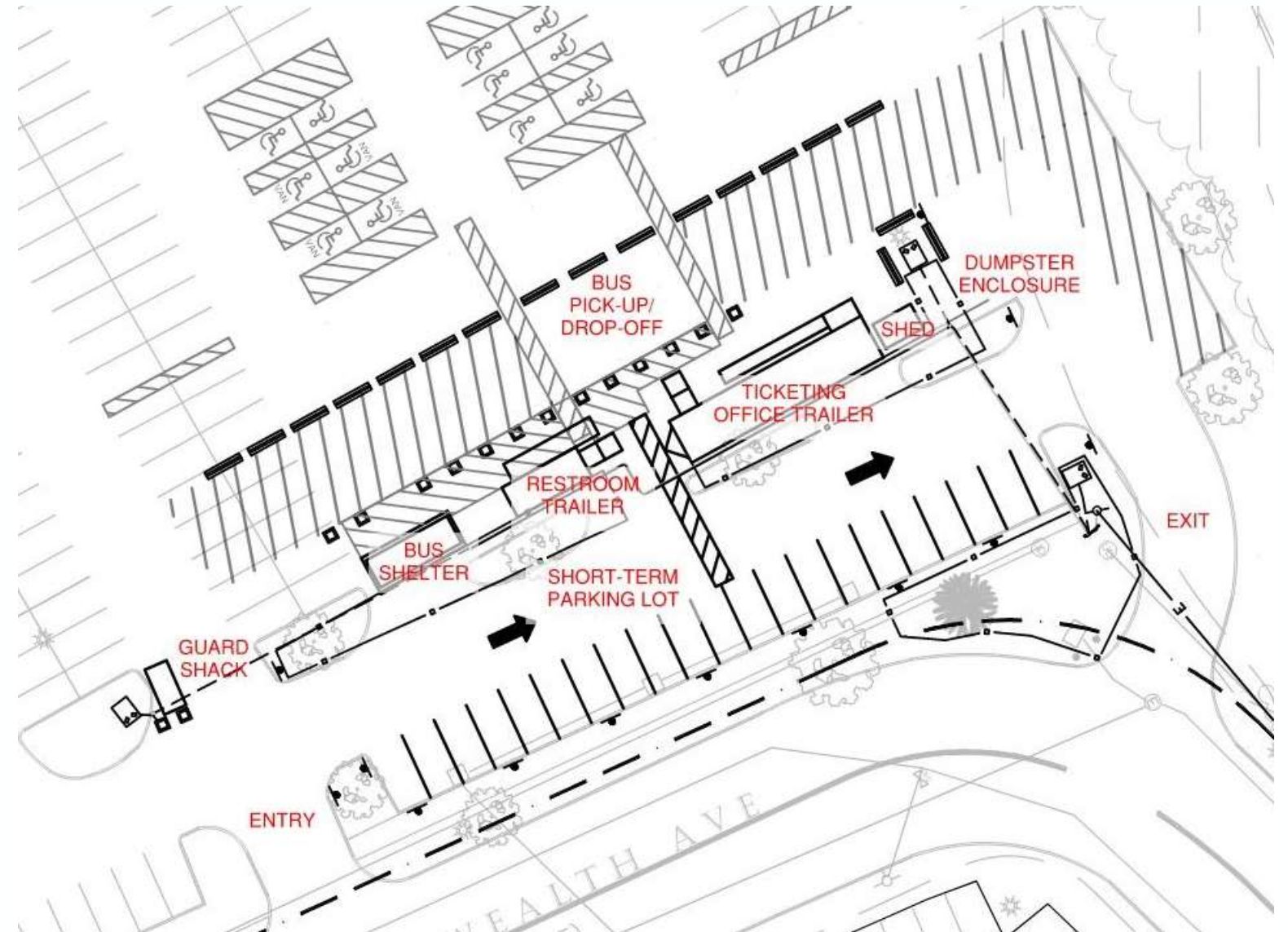


Existing Temporary Facility Site Plan

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Existing Temporary Facility

- This temporary facility includes a ticketing office trailer, restroom trailer, bus shelter and guard shack. Along the front of the trailers and bus shelter is a main drive aisle used for bus pick-up and drop-off. A pedestrian walk connects the bus pick-up and drop-off area to short-term parking located along Commonwealth Avenue.
- Along with signage and concrete barriers, a parking attendant stationed at a guard shack by the main parking lot entrance controls pedestrian access and vehicular traffic in and out of the revenue lot. No revenue control gates have been installed at this time.



Existing Temporary Facility Partial Site Plan

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Existing Temporary Facility

- With the exception of electrical power brought to the temporary facilities, minimal utilities exist on-site.



VIEW OF TICKETING OFFICE TRAILER, RESTROOM TRAILER AND BUS SHELTER



VIEW OF TICKETING OFFICE TRAILER AND BUS LANE

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Existing Temporary Facility

- Work recently completed on the existing larger parking lot includes an asphalt mill and overlay with parking lot striping.



VIEW OF PEDESTRIAN WALK AT SHORT-TERM PARKING LOT



VIEW OF LONG-TERM PARKING LOT AND BUS LANE

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Sitework

- Site design has been prepared by HNTB Corp.
- The proposed Danvers Logan Express project includes reconfiguring existing parking lots and constructing a new approximately 5,400 square-foot building. Through a phased approach, temporary facilities will gradually be replaced by permanent facilities, revenue control, and other infrastructure.
- Sitework will include the installation of long-term and short-term parking lots, a bus lane, a pick-up/drop-off area, walkways, curb cuts, utilities (water, drainage, sanitary sewer, electric and tel/data) for the new building, subsurface stormwater infrastructure, rehabilitating areas near wetlands and landscaping.



PROPOSED OVERALL SITE PLAN

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Large Revenue Parking Lot

- Proposed construction must be phased to maintain the continuous operation of a temporary Logan Express facility within the same general project area. A minimum number of parking spaces must be available and accessible for Danvers Logan Express operations throughout construction. Actual construction phasing will be developed by the CM@R, subject to final review and acceptance by Massport. Portions of the existing parking lot will be closed off to allow for the phased sitework to be constructed. The lot will be expanded, with additional pavement and parking spaces added. In the final build, the long-term parking area will include approximately 527 parking spaces.

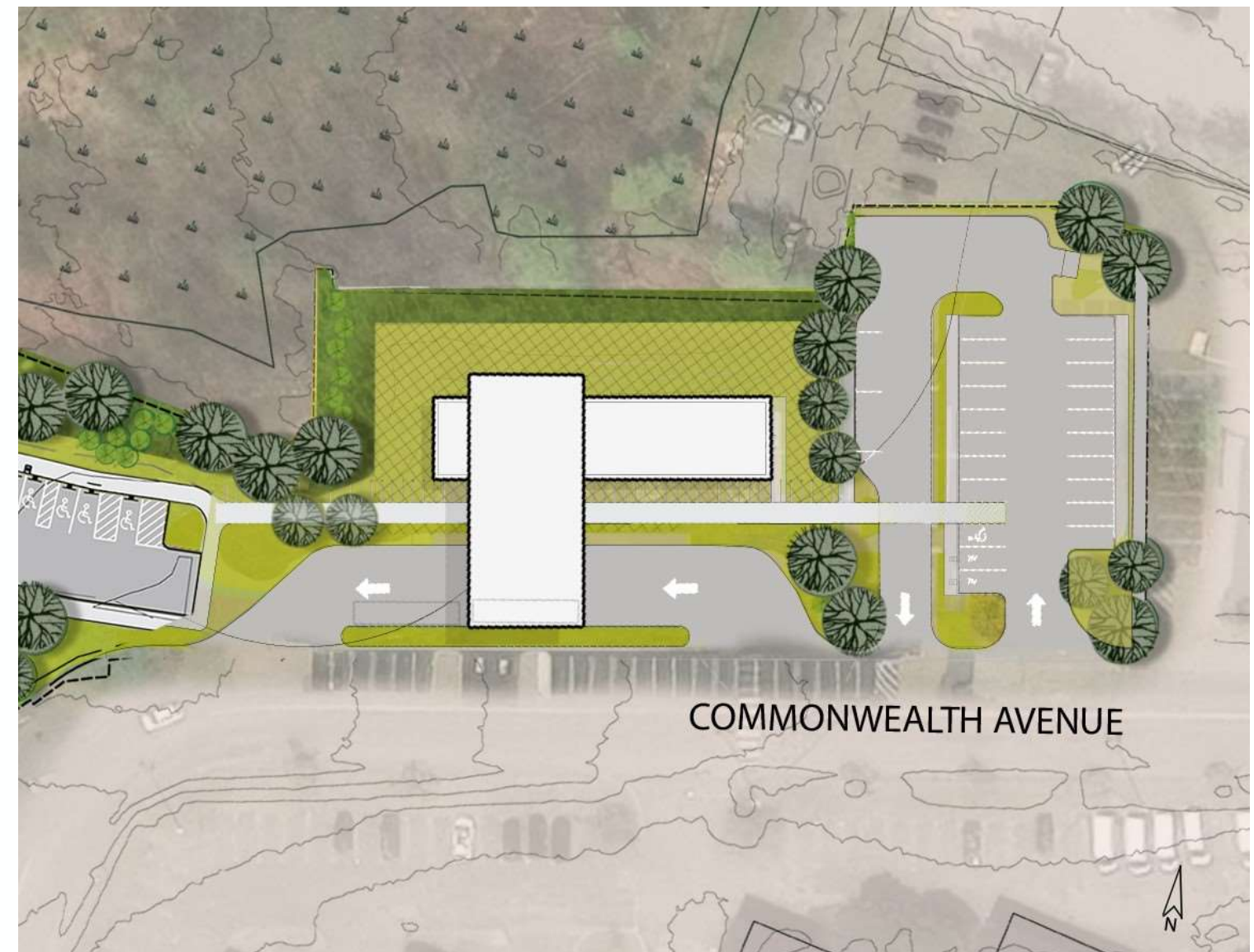


Proposed Site Plan of Large Revenue Parking Lot

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Building Footprint and Adjacent Short Term Parking Lot

- The new ground-up building is currently being design by Anmahian Winton Architects (AW-Arch).
- In the final condition, the short-term parking area will include approximately 20 parking spaces.
- The site design and building footprint have been reviewed and approved by the Danvers Planning Board and Conservation Commission.



Proposed Site Plan of Building and Adjacent Short-term Parking Lot

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Building Layout

- The interior will house a double-height lobby and an open layout. The lobby will accommodate a dedicated waiting area for visitors, complete with contemporary seating, integrated charging stations, and curated art installations. Adjacent to this public space are operational areas, including a ticketing office, manager's office, nursing room, single-user restrooms, employee break room, kitchenette and various back-of-house support spaces.
- The design will include advanced climate control systems, digital wayfinding, and energy-efficient lighting.

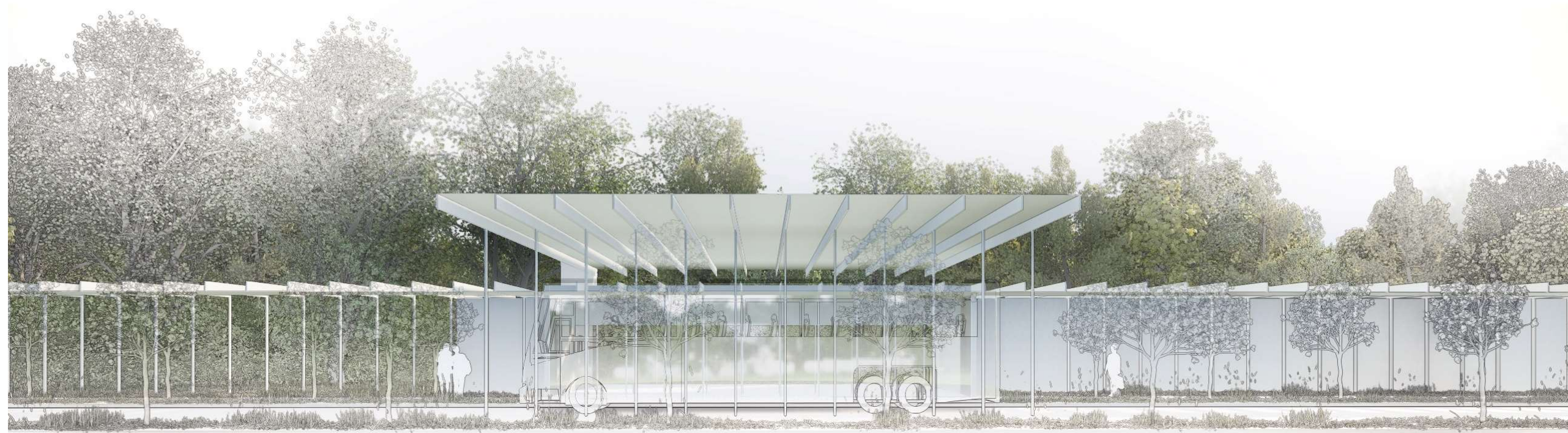


Proposed First Floor Plan

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Building Exterior

- The building will have a cantilevered canopy and an intricate façade to create an architecturally significant exterior. Material selections will be durable and sustainable.



Proposed Exterior Rendering of Building – South (Front) Elevation

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Building Exterior

- Overall, this project will require high craftsmanship and attention to detail. The successful CM@R must demonstrate expertise in managing complex installations, working with premium materials, and delivering a building that meets Massport's expectations for design excellence, operational functionality, and sustainability.



Proposed Exterior Rendering of Building – Aerial View

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Evaluation Criteria

The submission shall be evaluated on the basis of the following criteria:

RFQ PART 1

- (1) Cover Letter
- (2) Executive Summary
- (3) Proposed CMR Team
- (4) Project Approach
- (5) Similar Project Experience
- (6) BIM & Lean Construction experience
- (7) CM-at-Risk with GMP experience
- (8) Safety record
- (9) Capacity and financial stability
- (10) MWBE compliance history and approach
- (11) Certificate of Eligibility
- (12) DCAMM Update Statement
- (13) Letter from a Surety Company
- (14) Response Certification

RFQ Part 2

- (1) Overview of General Business Financial Information
- (2) Litigation & Termination History

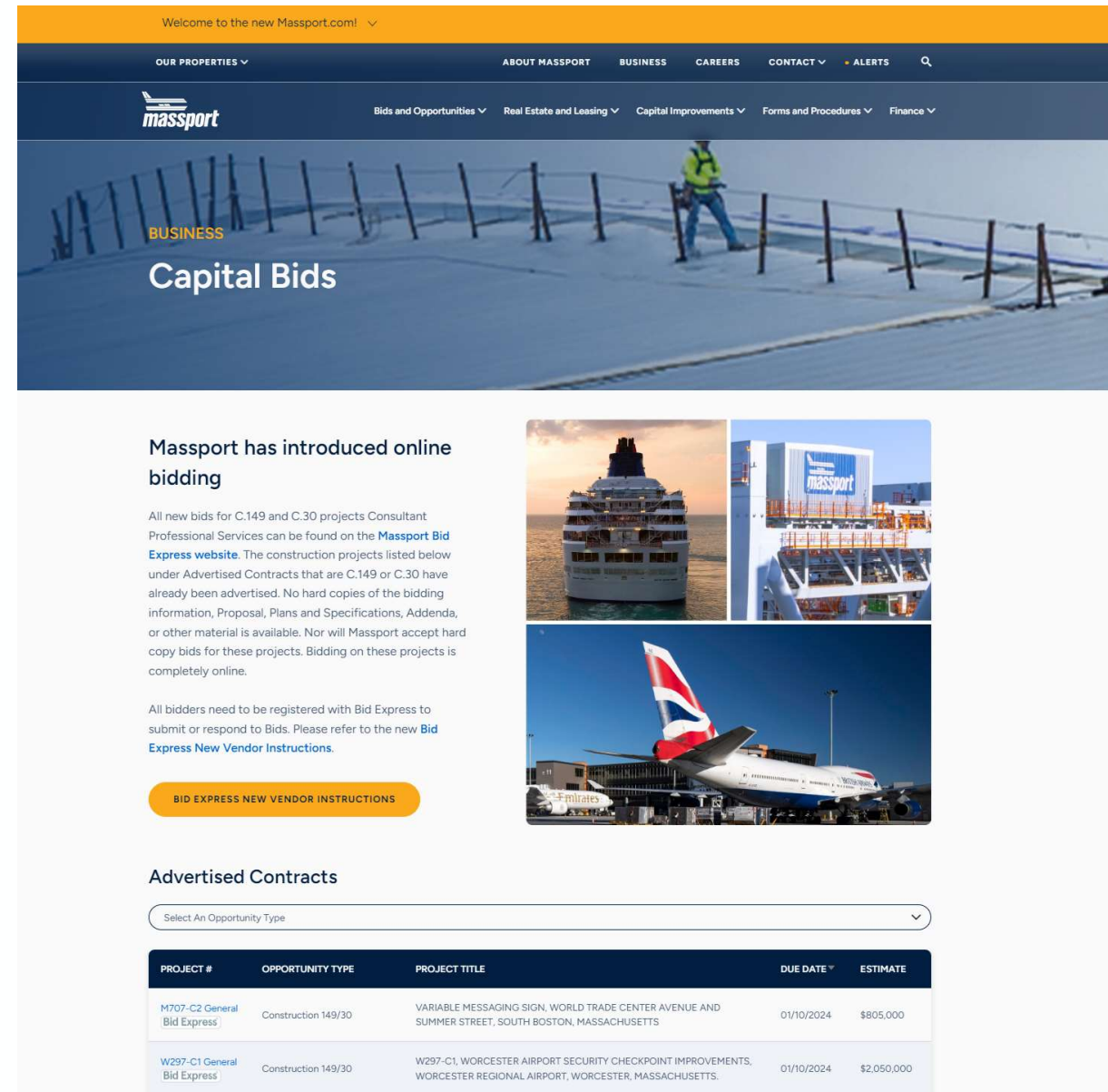
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Submission Requirements

- Submission shall be:
 - 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*

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Bid Express Information



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BUSINESS
Capital Bids

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
M707-C2 General Bid Express	Construction 149/30	VARIABLE MESSAGING SIGN, WORLD TRADE CENTER AVENUE AND SUMMER STREET, SOUTH BOSTON, MASSACHUSETTS	01/10/2024	\$805,000
W297-C1 General Bid Express	Construction 149/30	W297-C1, WORCESTER AIRPORT SECURITY CHECKPOINT IMPROVEMENTS, WORCESTER REGIONAL AIRPORT, WORCESTER, MASSACHUSETTS.	01/10/2024	\$2,050,000

- Massport has introduced online bidding for all C.149, C.30 and C.149A projects
- Construction Manager @ Risk 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.30 and C.149A projects and Construction Manager Services can be found on Bid Express <https://www.bidexpress.com/> and a listing on the [Massport Bid Express website](#).



L1830 Danvers Logan Express

Bid Express Information

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[BID EXPRESS NEW VENDOR INSTRUCTIONS](#)

Advertised Contracts

PROJECT #	OPPORTUNITY TYPE	PROJECT TITLE	DUE DATE	ESTIMATE
W297-C1 General Bid Express	Construction 149/30	VARIABLE MESSAGE SIGNS, WORLD TRADE CENTER AVENUE AND SUMNER STREET, SOUTH BOSTON, MASSACHUSETTS	01/10/2024	\$805,000
W297-C1 General Bid Express	Construction 149/30	W297-C1 WORCESTER AIRPORT SECURITY CHECKPOINT IMPROVEMENTS, WORCESTER REGIONAL AIRPORT, WORCESTER, MASSACHUSETTS	01/10/2024	\$2,050,000
L1746	Professional Consultant	FIRE BOAT DOCK AND FERRY TERMINAL DOCK REHABILITATION AND ELECTRICAL UPGRADES	01/04/2024	\$1,000
L1746	Professional Consultant	FIRE BOAT DOCK AND FERRY TERMINAL DOCK REHABILITATION AND ELECTRICAL UPGRADES	01/04/2024	\$1,000
A450	Professional Consultant	AUTHORITY-WIDE ELEVATOR, ESCALATOR AND MOVING WALKWAY MODERNIZATION PROGRAM, BOSTON, BEDFORD AND WORCESTER, MASSACHUSETTS	12/21/2023	\$2,000,000
W297-C1 SUB Bid Express	Construction 149/30	WORCESTER AIRPORT SECURITY CHECKPOINT IMPROVEMENTS, WORCESTER REGIONAL AIRPORT, WORCESTER, MASSACHUSETTS	12/21/2023	\$2,050,000
A430-C1 Bid Express	Construction 149/30	PARKING FACILITIES COUNTERS AND SIGNAGE, LOGAN AIRPORT EAST, BOSTON, MASSACHUSETTS	12/20/2023	\$4,500,000
M724	Professional Consultant	M724 BERTHS 10, 11 & 12 ENHANCEMENT AND RELATED LOW PROFILE STS CRANE PROCUREMENT, CONLEY TERMINAL, 700 SUMNER STREET, SOUTH BOSTON, MASSACHUSETTS	12/14/2023	\$50,000,000
L1791	Professional Consultant	LOGAN TRAC REPLACEMENT PROGRAM, LOGAN INTERNATIONAL AIRPORT, BOSTON, MASSACHUSETTS	12/14/2023	\$1,000,000
W297-C1 SUB Bid Express	Construction 149/30	VARIABLE MESSAGE SIGNS, WORLD TRADE CENTER AVENUE AND SUMNER STREET, SOUTH BOSTON, MASSACHUSETTS	12/13/2023	\$198,000
L1886 Bid Express	Construction Manager At Risk	AIR TRAFFIC CONTROL TOWER (ATCT) IMPROVEMENTS, AT BOSTON, LOGAN INTERNATIONAL AIRPORT	12/07/2023	\$31,000,000
L1833	Professional Consultant	CARGO THROUGH PUT FACILITY, BOSTON LOGAN INTERNATIONAL AIRPORT, EAST BOSTON, MASSACHUSETTS	12/07/2023	\$30,000,000
LP0401-C1 Bid Express	Construction 149/30	FY2024-2027 SKILLED TRADES MAINTENANCE CONTRACT FOR CARGO BUILDING NOS. 56, 57, 58, 62, and 63, GREEN BUS DEPOT BUILDING E3, AND OFFICE BUILDING NOS. 7 & 8, LOGAN INTERNATIONAL AIRPORT, EAST BOSTON, MASSACHUSETTS 02128	12/06/2023	\$1,200,000

- The Construction Manager posting will be listed under the appropriate project # and Project title on the Massport website: <https://www.massport.com/massport/business/bids-opportunities/capital-bids/> and on Bid Express.

- Please submit qualification via Bid Express <https://www.bidexpress.com/>



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Bid Express Information

infotech

Welcome to Infotech® registration
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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Time Zone:

Password:

Password Confirmation:

Question:

Answer:

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

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Name:

City:

Phone:

State:

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Address2:

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- 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>



L1830 Danvers Logan Express - Bid Express Info

Bid Express Information

Example: L1740-C1 listed below in Bid Express

Bid Express

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Search for Number, Code or Description [Reset Search](#)

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Solicitation	Status	Due
L1781 RFQ Professional Consultant Services L1781 RFQ Professional Consultant Services LOGAN HVAC REPLACEMENT	Draft	11/30/2023
M717 RFQ PROFESSIONAL SERVICES M717 RFQ PROFESSIONAL SERVICES CRANE 3 & 4 TROLLEY RAILROAD	Draft	11/16/2023
M687 RFQ PROFESSIONAL SERVICES M687 RFQ PROFESSIONAL SERVICES MAINTENANCE DREDGING CONTRACT	Advertised	11/09/2023
L1697 - CM@R RFQ L1697 - CM@R RFQ TERMINAL B ROADWAY AND GARAGE OPTIMIZATION	Advertised	11/02/2023
AP2206-C1-TERM AP2206-C1-TERM AUTHORITY WIDE INSULATION TERM CONTRACT	Draft	11/01/2023
AP2407-C1 TERM AP2407-C1 TERM AVIATION TERM WELDING - BUILDING'S BOSTON, MA	Draft	10/25/2023
L1740-C1(R) (GENERAL) L1740-C1(R) (GENERAL) LOC CRAC UNIT REPLACEMENT, ONE HARBOR DRIVE, BOSTON, MA	Advertised	10/25/2023
A288-C11 A288-C11 INTERIOR & EXTERIOR SIGNAGE - TERM CONTRACT ALL	Advertised	10/18/2023
W316-C1 W316-C1 OVERFLOW PARKING LOT WORCESTER REGIONAL AIRPORT	Advertised	10/18/2023
AP2408 C1 AP2408 C1 AUTHORITY WIDE TERM WELDING & METAL FABRICATION	Advertised	10/11/2023

Submit Qualifications under Required Document List

Bid Express

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Status: Advertised | Bids: 0 [Update Advertisement](#) [Withdraw Advertisement](#) [More](#)

Attachment List
Downloadable attachments that you provide, for the bidder, as part of the solicitation.

Bid Bond
A bid bond form that provides surety verification.

Build Your Own
This is a custom Build Your Own component.

Envelope
The information supplied in this component will be available to the owner/agency immediately after the bid opening, but before the bid is opened.

Item List
A list of bid items. You define the quantity, description and units.

General Info [Edit](#)

Number: L1697 - CM@R RFQ
 Allow zero unit prices and labor? No
 Deadline: 11/02/2023 12:00 PM EDT
 Allow negative unit prices and labor? No
 Auto Advertise: 09/27/2023 09:00 AM EDT
 Allow multiple bids per vendor for this solicitation? No
 Description: L1697 - CM@R RFQ TERMINAL B ROADWAY AND GARAGE OPTIMIZATION LOGAN AIRPORT, BOSTON MA OCTOBER, 2023
 Allow Electronic Signatures? Yes
 Allow vendors to ask questions? No
 Restricted? No
 Mark solicitation as an RFP? No

Locations (1) [Edit](#)

1 Locations Listed

1 - Suffolk, Massachusetts

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L1830 Danvers Logan Express

Submission Schedule

- RFQ questions sent via email to CPBidQuestions@massport.com
- In the subject lines of your email, please reference **L1830 – Danvers Logan Express**
- Deadline for questions: **Thursday, February 13, 2025 @ 12 PM**
- 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: Advertisement and Supplemental Information Package Available	Wednesday, January 29, 2025
CM@R Pre-Qualification Briefing ZOOM	Wednesday, February 5, 2025 at 10:00 AM
Deadline for submission of written questions	Thursday, February 13, 2025 at 12:00 PM
Official answers published by MPA	Thursday, February 20, 2025
RFQ Submission Deadline	Thursday, March 6, 2025 at 12:00 PM
RFP Issued to Shortlisted CM@R Firms	April 2025
RFP Submission Deadline	May 2025
Interviews with Shortlisted CM@R Firms	N/A
Construction Manager Selection	Spring 2025



THANK YOU