



# **Massachusetts Bay Transportation Authority**

MBTA Contract No. R17CN06 – Construction Manager at Risk Services for the  
MBTA Quincy Bus Maintenance Facility Project  
Final Guaranteed Maximum Price (GMP) Amendment

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MBTA Board of Directors

Christopher E. Brennan, P.E., Chief of Capital Delivery

October 24, 2023

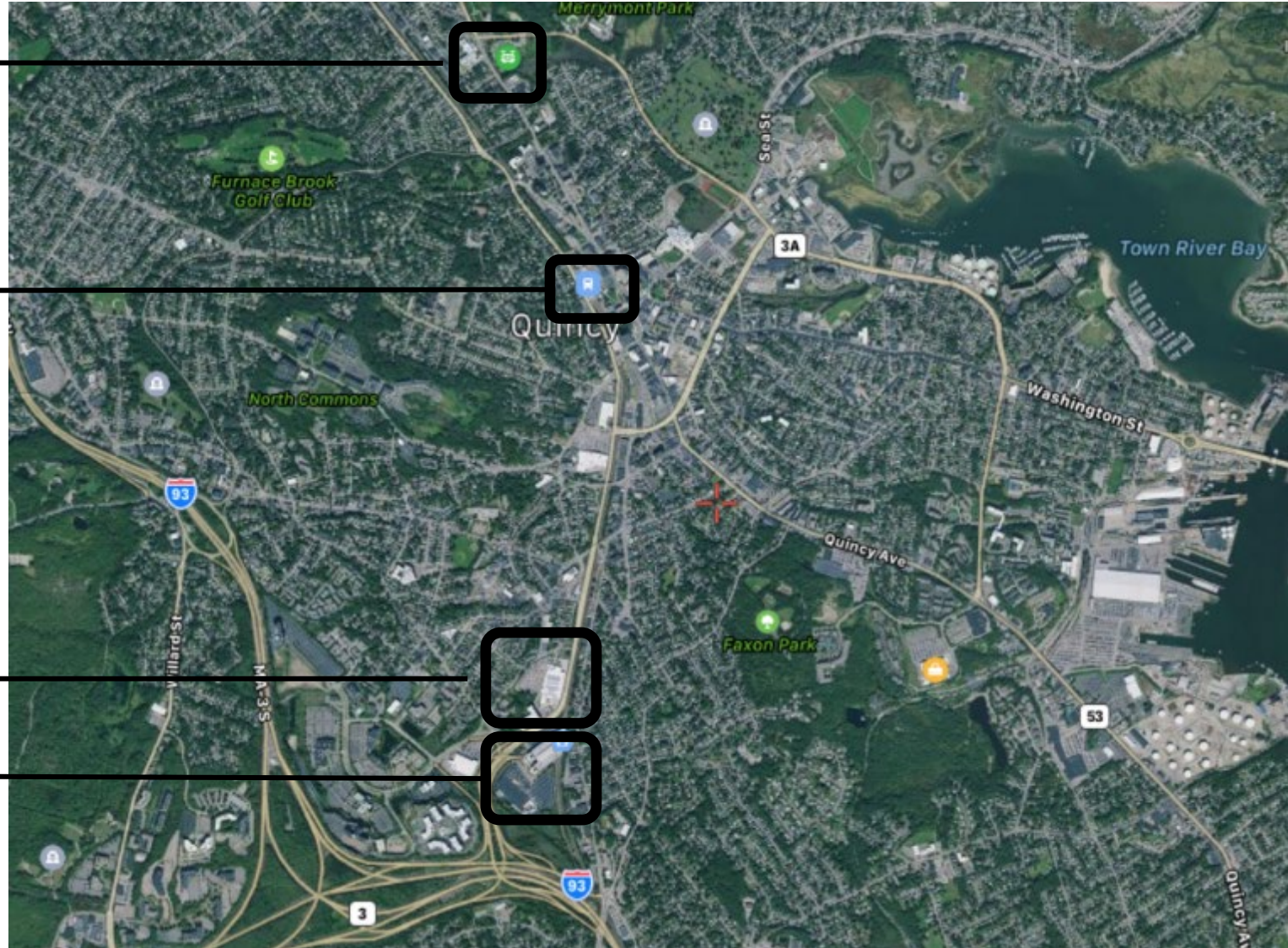
# Project Location

Existing Quincy Bus Facility

Quincy Center Station

New Quincy Bus Facility

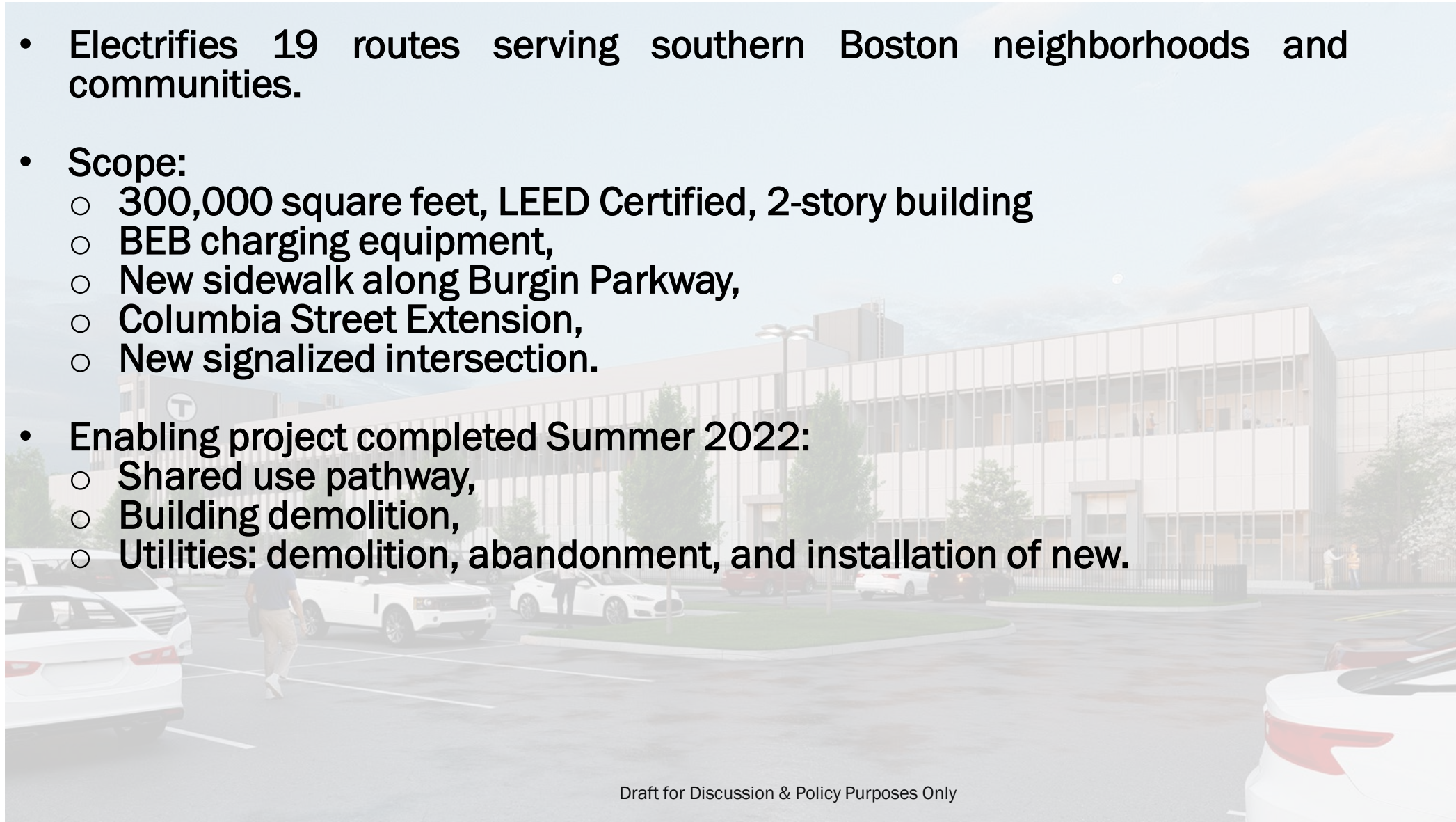
Quincy Adams Station



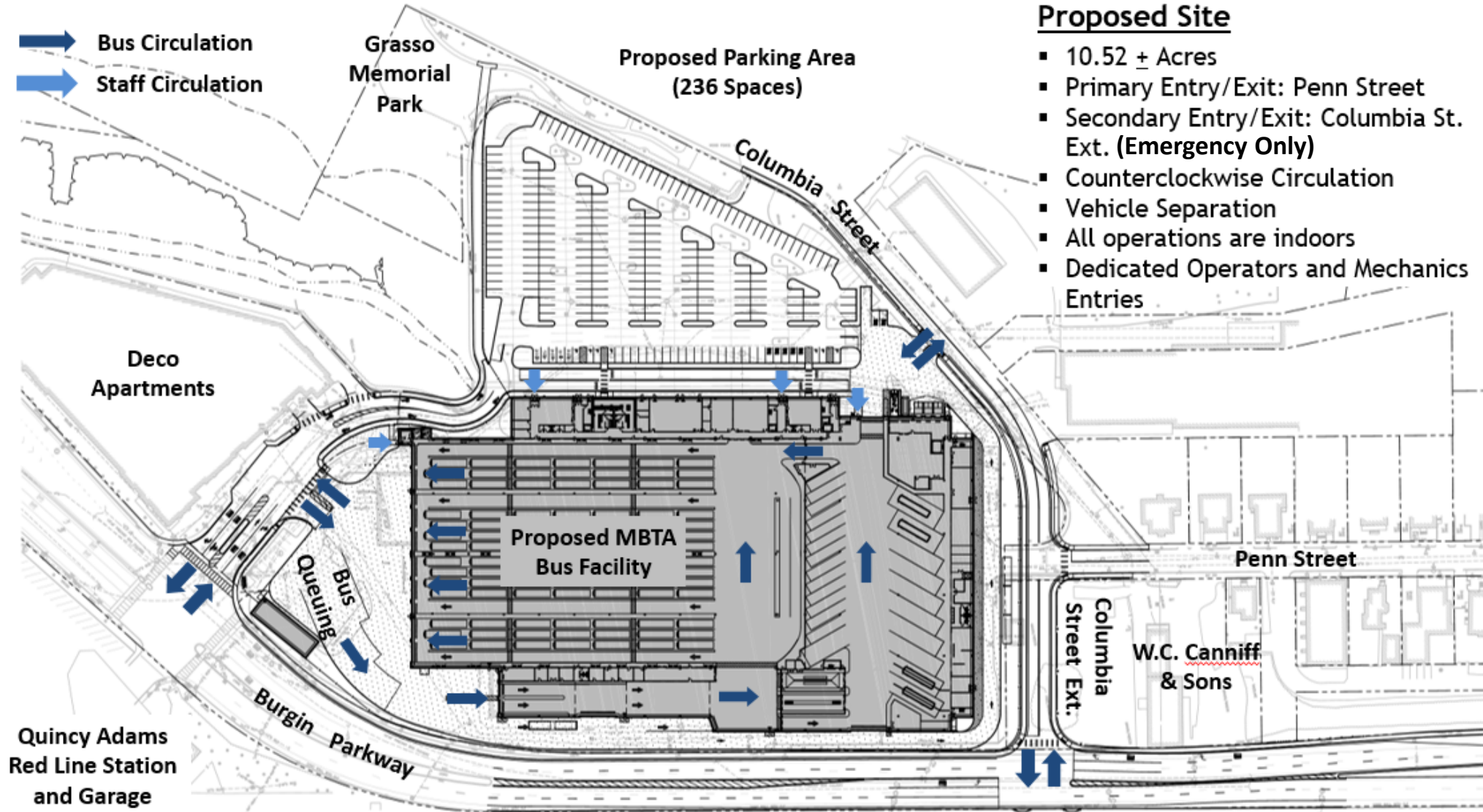


# Project Summary

- **Electrifies 19 routes serving southern Boston neighborhoods and communities.**
- **Scope:**
  - 300,000 square feet, LEED Certified, 2-story building
  - BEB charging equipment,
  - New sidewalk along Burgin Parkway,
  - Columbia Street Extension,
  - New signalized intersection.
- **Enabling project completed Summer 2022:**
  - Shared use pathway,
  - Building demolition,
  - Utilities: demolition, abandonment, and installation of new.



# Site Layout Plan – 599 Burgin Parkway





# Project Benefits

- **System Modernization:**

- Meets MBTA's Bus Modernization Program initiatives to expand and modernize its aging network of bus maintenance facilities.
- Expands capacity of the system so we can add more buses and extra service, especially during peak periods.
- Improves pedestrian circulation and safety.

- **Facility Modernization:**

- Accommodates future zero-emissions fleet of battery-electric buses (BEBs).
- Accommodates larger fleet (provides storage & maintenance space for up to 120 buses) and supporting admin needs, in an all-indoor facility.
- Becomes more resilient & sustainable with roof solar array and LEED certification.

- **Workplace Improvements:**

- Replaces existing, functionally obsolete facility, which is limited to 86 buses and oldest diesel buses in fleet; resulting in less reliable service and lower air quality on the Quincy routes.
- Provides new facility with state-of-the-art, efficient work environments for employees who keep fleet clean and reliable.



# Driver for Battery Electric Buses

**"An Act Driving Clean Energy and Offshore Wind" was passed August 2022, Chapter 179 of the Acts of 2022 requires MBTA to purchase solely zero emission buses after 2029 and fully electrify fleet by 2040**

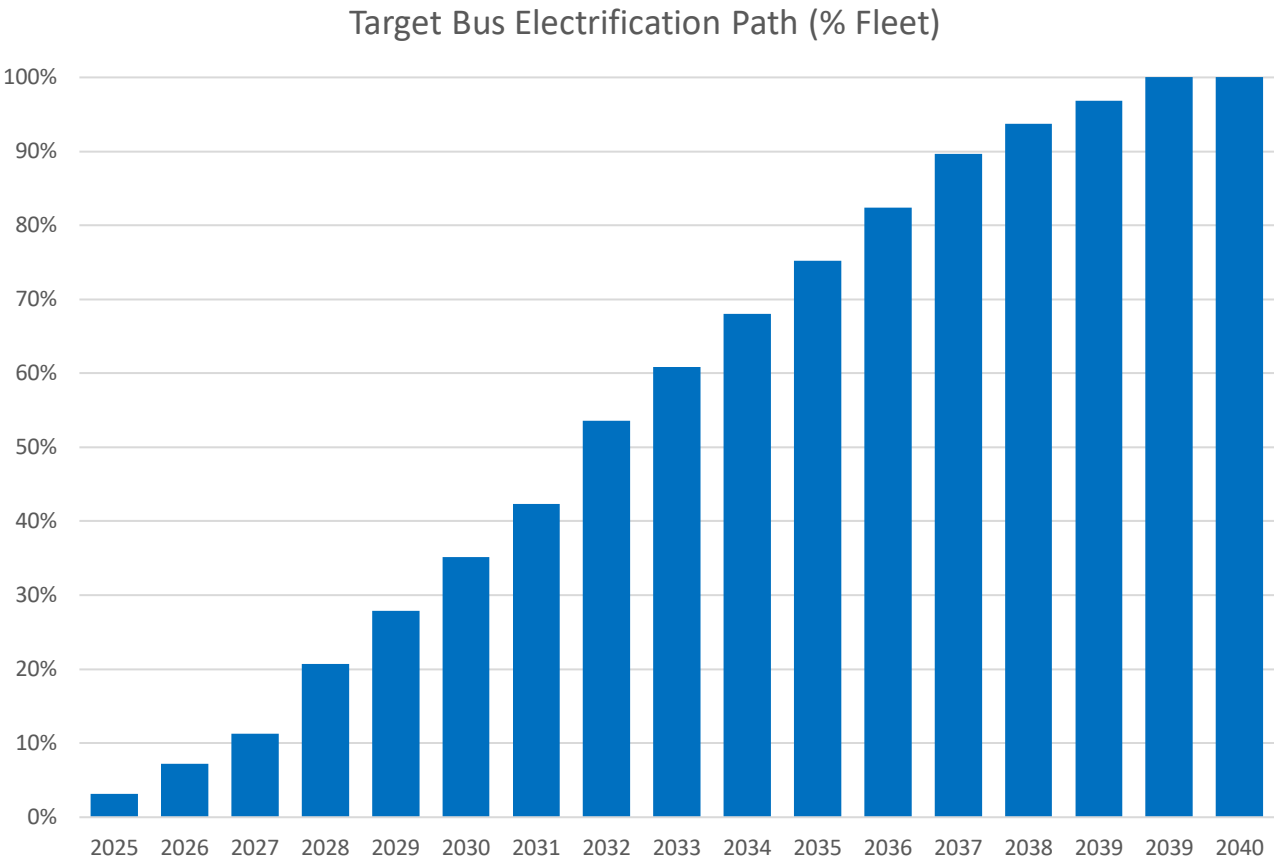
- BEBs support Commonwealth's Net Zero target by **reducing transportation emissions**
- BEBs have no tailpipe emissions, resulting in **better air quality in the communities** the MBTA serves compared to CNGs or diesel hybrids
- Just like electric cars, BEBs will be **quieter on the road** and when returning to maintenance facilities



Photo by Caitsith810



# Decarbonization Graph and Goals



- Convert 1,100+ bus fleet to zero emissions technology
- Improve reliability with modern facilities and a uniform fleet replaced on an annual cycle
- Provide safer, more efficient, improved working conditions for workforce
- Allow for an increase in fleet size to meet rider mobility needs

**Target: Full bus fleet electrification and eight new, modernized facilities by 2040**





# CMAR Services & Benefits

ITEM	CMAR
Preconstruction Services	Highly Collaborative, Focus on Meeting Project Needs and Budget, Value Engineering, Constructability Reviews, Design Assist/Management, QA/QC, Cost Estimating, Schedule Review, Risk Analysis/Review/Mitigation
Bidding	Interim GMPs/Early Packages, Improved Bid Services, More Competitive Bidding, Fewer Gaps as a result of Preconstruction Services which Leads to Better Pricing and Fewer Change Orders
Construction	Cost Control, Schedule Control, Quality Control, Risk Control
Closeout	Training, Onboarding and Commissioning Assistance





# Rendering – Burgin Parkway



# Rendering – Maintenance Bays





# Rendering – Parking Lot





# Request of the MBTA Board of Directors

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Today's Board action will provide a Final Guaranteed Maximum Price (GMP) Amendment for Construction Management at Risk Services for the MBTA Quincy Bus Maintenance Facility Project under MBTA Contract No. R17CN06 for a duration of 1,438 days from the date of Final GMP Amendment execution and authorization.

The MBTA staff requests that the MBTA Board of Directors authorize the MBTA General Manager to award and execute the Final Guaranteed Maximum Price ("GMP") Amendment for MBTA Contract No. R17CN06 – Construction Management at Risk Services for the MBTA Quincy Bus Maintenance Facility Project, with Suffolk Construction Company, Inc., for an amount not to exceed **\$298,772,688**, with a contract duration of **1,438 days** from the date of Final GMP Amendment execution and authorization.



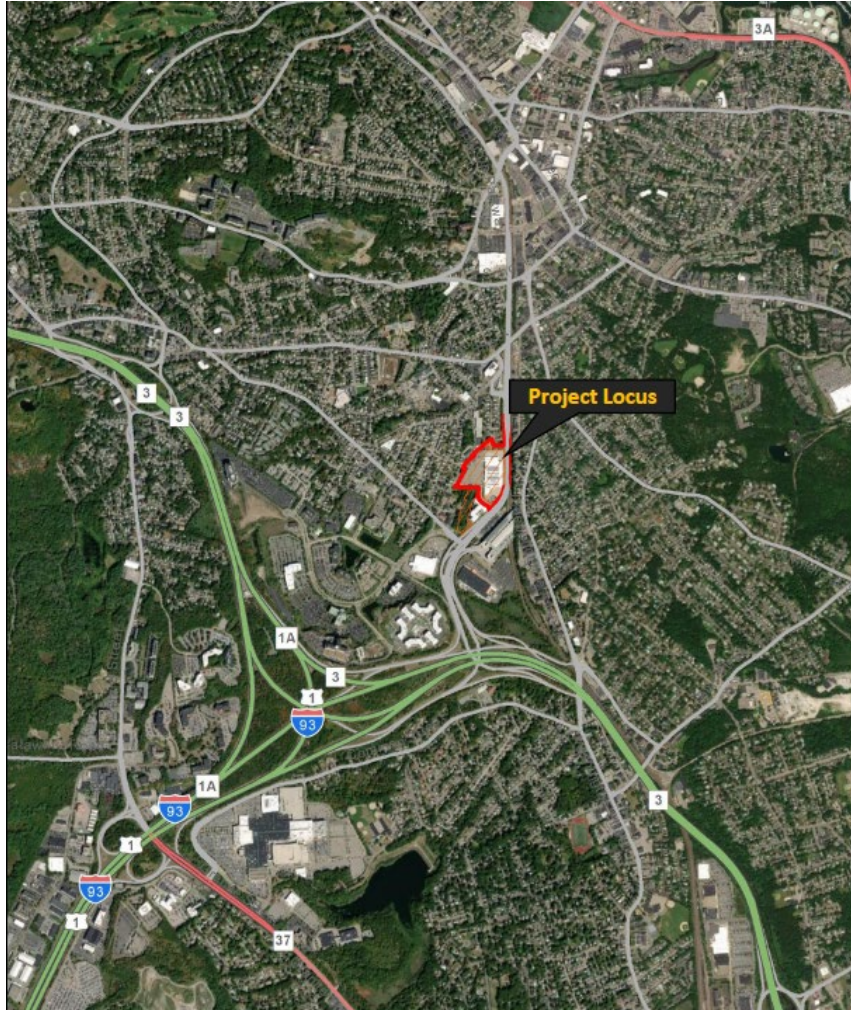
# Appendix

## Project Details





# Project Location





# Key Activities

- **Suffolk awarded precon contract in Jan. 2023:**
  - Validate & establish Master Schedule and Construction Cost Estimate,
  - Design Assist, VE, Constructability, QA/QC,
  - Early Construction Package.
- **Scope Modifications Completed:**
  - Foundation change,
  - Quantity and set up of bus chargers,
  - Elimination of unprogrammed 3<sup>rd</sup> floor office space.
- **Project Cost:** Approved CIP budget is \$476M. Current GMP for construction is within the approved CIP budget value.
- **Schedule Development:** Current draft GMP schedule is 40 months from final GMP Authorization to Substantial Completion. Anticipated Authorization is November 2023, and anticipated Substantial Completion is March 2027. Ongoing effort with Suffolk to improve on this to extent possible.
- Early Construction Package Procurement Completed and iGMP issued for the extension of Columbia Street and new signalized intersection. Mobilization in August 2023.



# Key Activities – DBE Outreach

- **MGL Chapter 149a (CMAR):**

- CMAR scope of work is executed through trade contractors and subcontractors.
- Trade contractors provide approximately 60% of the construction value and subcontractors provide approximately 40%.
- MGL Chapter 149a does not allow establishment of DBE Goals for trade contractors.
- All trade contractors must be prequalified. DBE firms are afforded bonus points through the prequalification process.
- DBE goals can be established for subcontractors.

- **DBE Outreach and Opportunities:**

- Suffolk's team includes a specialty firm, the Compliance Mentor Group ("TCMG"), which assists with identifying DBE opportunities.
- TCMG completed 7 separate stakeholder engagement efforts, some of which are still ongoing.
- TCMG narrowed down an initial list of MassUCP DBE firms from 645 to 327.
- One of the seven engagement efforts included a campaign to SDO-certified M/WBE companies about next steps to become a DBE. The team also reached out to select businesses through Suffolk's Build with Us @ Suffolk ("BWU@S") program, which supports small businesses through mentorship and curriculum.
- A total of 28 DBE respondents and 26 SDO-certified M/WBE respondents expressed interest in bidding on the project.



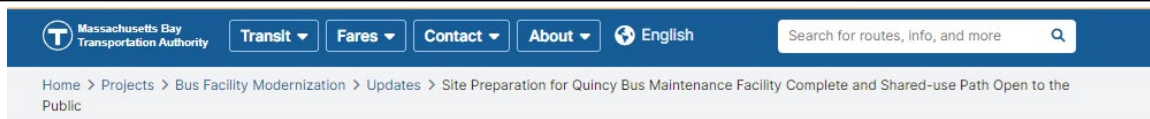
# Construction Procurement

Date	January - 2023	May-2023	October/ November-2023
Contract Action	Initial Contract Award 	Interim GMP Amendment 1 Authorization 	Final GMP Amendment Authorization
Scope	Preconstruction Services	Columbia Street Extension & Signalized Intersection	Full Scope of Final Design





# Public Engagement



## Site Preparation for Quincy Bus Maintenance Facility Complete and Shared-use Path Open to the Public

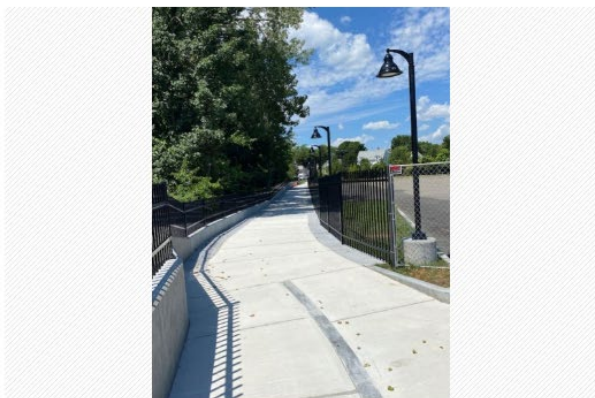
Updated on October 7, 2022

As part of our Bus Facility Modernization project, we're constructing a new Quincy Bus Maintenance Facility to accommodate a larger, more modern fleet of battery-electric buses (BEBs). This will allow for potential service expansion and support our efforts to lessen our environmental impact.

### Project Milestones

- **Shared-use path open:** The new shared-use path connecting Columbia Street to Burgin Parkway is open for public use.
- **Site demolition and early site prep work 100% complete:** In May, crews completed the demolition of the existing building (formerly Lowe's) at 599 Thomas Burgin Parkway. This work was to prepare the site for the construction of the new bus maintenance facility. See [demolition photos](#) in previous project update.

### Progress Photos



View of completed shared-use path looking toward Columbia Street

### Building a Better T

As part of our \$9.6 billion, 5-year capital investment plan, we're renovating stations, modernizing fare collection systems, upgrading services for our buses, subways, and ferries, and improving the accessibility of the entire system.

[Learn more](#)

### Related Projects



### Bus Facility Modernization

Starting with the Quincy Bus Maintenance Facility, we will upgrade the garages where we store and maintain our fleet of buses.

[View all projects](#)

- Project email: [QuincyBus@mbta.com](mailto:QuincyBus@mbta.com)
- Email database for updates
- Project web page: [www.mbta.com/quincybus](http://www.mbta.com/quincybus)
- Purpose:
  - Progress updates,
  - Upcoming impacts,
  - Portal for info and inquiries.
- Notice and updates on demo and pathway
  - Coordinated w/COQ, Elected Officials



# Public Engagement

## Burgin Parkway Lane closure

- Coord w/COQ, Elected Officials, Stakeholders
- Email & web page notice & updates

