

**Massachusetts Bay
Transportation Authority**

Design Services for Arborway Bus Maintenance Facility

MBTA Professional Service Contract No. R17PS04

Arborway Bus Maintenance Facility

April 30, 2026

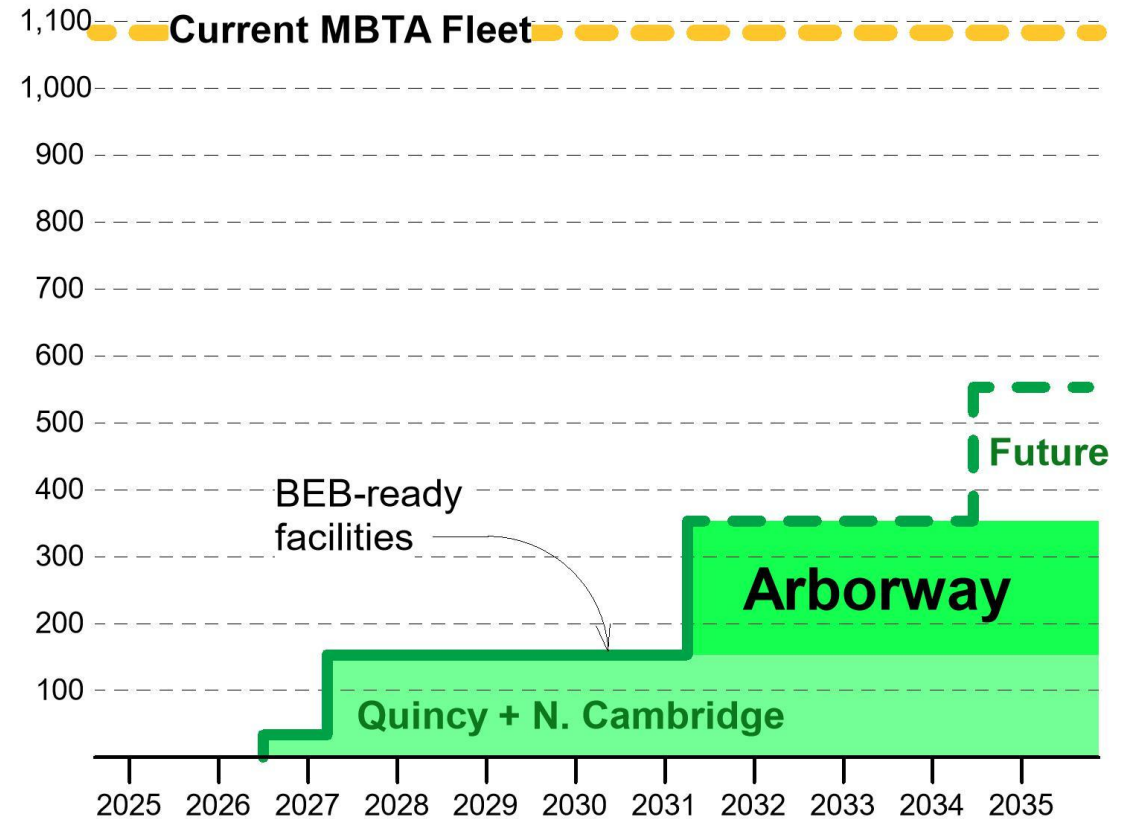
Summary & Purpose

- Requesting Board Vote to authorize the MBTA General Manager to enter into R17PS04, a five and a half-year Professional Service Contract with Michael Baker International (MBI)
- Through R17PS04, MBI will provide architectural and engineering services for the 0-100% design and construction phase services of the Arborway Bus Maintenance Facility.



Bus Facility Modernization & Decarbonization

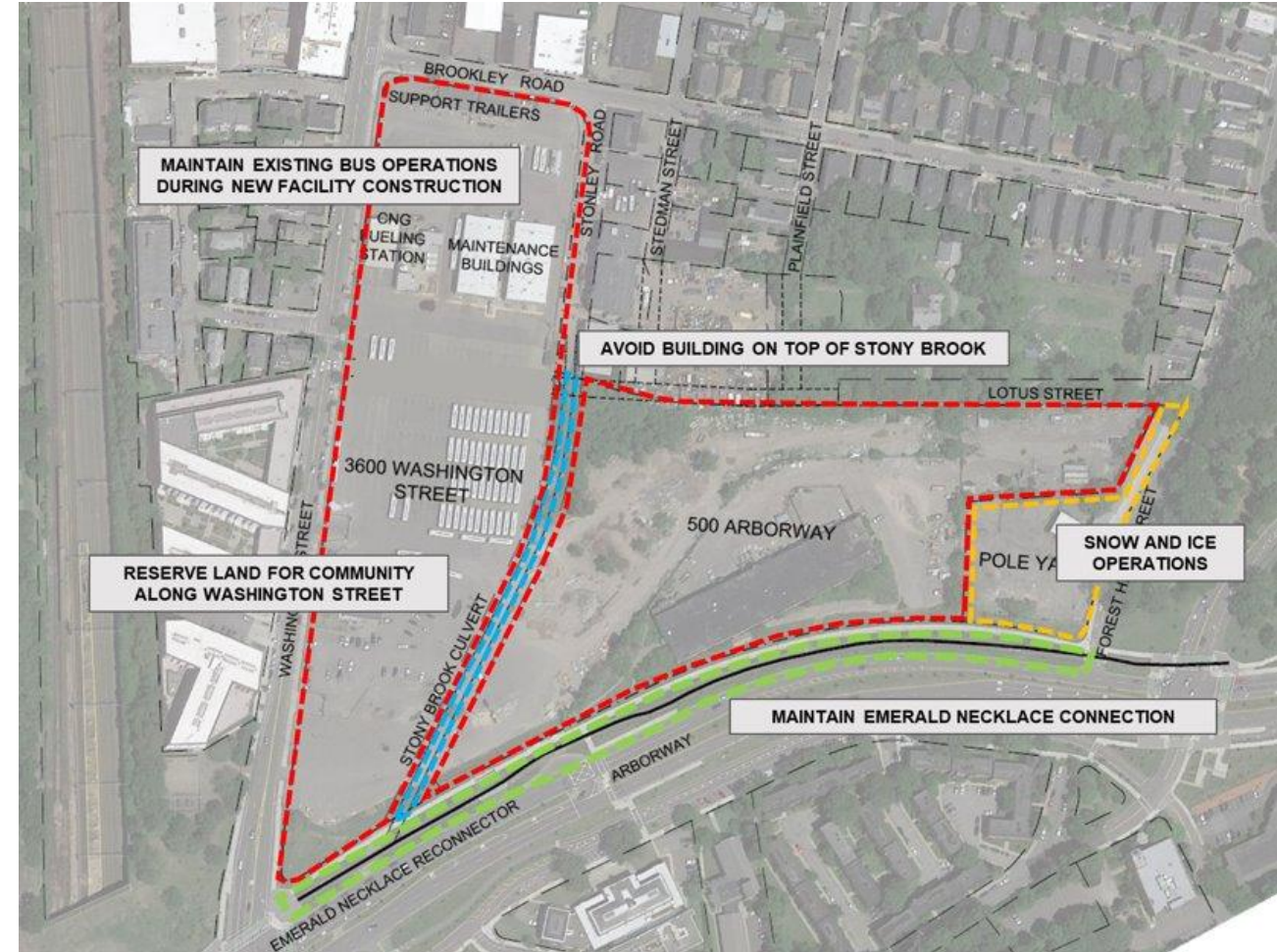
- Modernize and right-size bus maintenance capacity
- Address poor workforce conditions at facilities
- Support zero-emissions transition
- Expand capacity to support Better Bus Network service expansions and create swing space for future Facility renovations



Key Facility Need

Arborway Project Context

- Built in 2003 as a temporary facility
- Identified in 2021 as second facility replacement, following Quincy
- Developed multiple iterations Sept. 2022 – Feb. 2024 of designs, conducted extensive public and City engagement
- Summer 2025 made modifications to latest 15% design to ensure program could fit within anticipated funding available
- Fall 2025 CTF funds approved to fully fund project budget



Arborway Project Scope

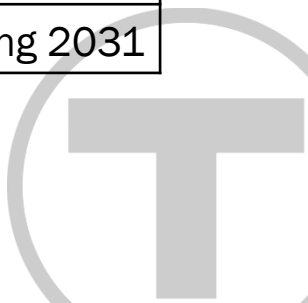
- Capacity for up to 200 **40-ft buses**
 - Electrical service for **100% BEB**
 - Charging capacity for **mixed fleet**
- **Open-air, canopy covered** bus storage and charging
- Two servicing bays for fluids/wash
- **15 maintenance bays** & one steam bay
- Support facilities for maintenance activities and staff
- Employee/NRV parking spaces



Arborway Project Budget & Schedule

Preliminary Budget	
Professional Services	\$24,800,000
Construction / Build & Contingencies	\$286,000,000
Real Estate / Other Costs	\$700,000
External Force Account	\$8,300,000
MBTA Force Account	\$3,600,000
MBTA Field Inspection	\$2,000,000
Project Administration	\$20,500,000
Unallocated Contingency	\$34,500,000
Total Project Budget	\$380,000,000

0-15% Design	May – October 2026
Procure Construction Manager	May – October 2026
15-30% Design	Nov. 2026 – Feb. 2027
30 – 75% Design	March 2027 – June 2027
iGMP Bidding and Negotiation	Summer 2027
Early Construction	est. Fall 2027 – Winter 2028
75% - 90% Design (GMP Set)	August – November 2027
GMP Bidding and Negotiation	Winter 2028
Construction Start	Spring 2028
Substantial Completion	TBD – estimated Fall 2030
Close out	Spring 2031



Design Contract Scope and Fee

- Architecture inc. Equipment Layout and Interiors
- Civil & traffic engineering
- Structural
- Mechanical inc. Energy Modeling
- Electrical inc. BEB Modeling (Arup)
- Plumbing (Arup)
- Fire Alarm & Protection (Arup)
- IT/Comms inc. Security
- Landscape Design (Lemon Brooke)
- Code (Arup)
- Cost Estimate & Schedule thru 30%

	Contract Value
Michael Baker International, Inc.	\$10,347,047.76
ARUP	\$4,567,000.00
Lemon Brooke	\$199,000.00
Subtotal for Lump Sum	\$15,113,047.76
Allowances	\$990,000.00
Direct Costs	\$77,259.70
Total Contract Value	\$16,180,307.46



Recommended Board Action

Today's board action will provide Professional Services under **MBTA Contract No. R17PS04: Arborway Bus Maintenance Facility** for a duration of five and half years after Notice to Proceed.

The MBTA staff requests that the MBTA Board authorize the MBTA General Manager & CEO, or designee, to award and execute MBTA Professional Services Contract No. R17PS04: MBTA Arborway Bus Maintenance Facility, 0-100% Design, Bid Phase Services, and Construction Phase Services, with **Michael Baker International**, for a lump sum **\$16,180,307.46**, with a contract duration of five (5) years after Notice to Proceed and to execute any necessary or ancillary documents in the name and on behalf of the Massachusetts Bay Transportation Authority to effectuate this Agreement.

