



**Massachusetts Bay
Transportation Authority**

**City of Quincy City Council Presentation
Red Line South Side Improvements**

February 25, 2019



OVERVIEW

- The MBTA is investing over \$1 Billion on Red Line South Side Improvements
- Investments in the Red Line are designed to improve service and reliability, and bring the Red Line assets to a state of good repair which will occur over the next four (4) years.
- On the South Side of the Red Line the MBTA has taken a comprehensive and rapid approach to deliver higher quality service, facilities and amenities more quickly.
 - Garage Rehabilitation
 - New Elevators
 - New Signals
 - Station Improvements
 - Track Upgrades
 - New Red Line Vehicles
- As with all large programs, there will be impacts to our customers and abutters during implementation as we rebuild the system.



Benefits

- Improved Customer Experience: reliable service, modernized and accessible facilities
- Fully ADA accessible Red Line
- Entire new fleet of Red Line vehicles
- New signal system
- 4.5 minute headways from Ashmont and Braintree to JFK/UMass
- 3 minute headways between Alewife and JFK/UMass
- Garage service life extended 40 years (Braintree and Quincy Adams garages)
- New parking structure at North Quincy Station
- State of Good Repair achieved



Customer Accommodation During Construction

- The MBTA has taken steps to mitigate the impacts of ongoing construction activities and to communicate the status of Red Line construction projects to our customers.
 - Customers can use their Charlie Card to ride the Commuter Rail from Quincy Center to JFK/UMass Station and South Station (until the garage at North Quincy Station is complete)
 - A free shuttle bus is provided between Wollaston Station and North Quincy Station and Wollaston Station and Quincy Center Station (until Wollaston Station is open)
 - 403 parking spaces are provided at Wollaston Station
 - Parking at Wollaston Station while the station is under construction has been reduced to \$2 per day
 - Police details are provided to facilitate traffic and pedestrian movements at North Quincy and Wollaston Stations



Red Line South Side Improvements (\$1.3B Underway)

Major Investments	Total Funding Committed (1)	Contractor Notice to Proceed	Substantial Completion
Wollaston Station Improvements and Quincy Center Garage Demolition	\$96,500,000	06/30/2017	August, 2019
South Shore Parking Garages Repairs (Braintree and Quincy Adams)	\$96,000,000	05/15/2018	Fall, 2021
Quincy Adams Station Elevator Replacement	\$14,000,000	08/18/2018	Spring, 2021
North Quincy Parking Lot Improvements along Newport Ave.	\$2,200,000	09/24/2018	12/08/2018
New Red Line Vehicles (2)	\$640,000,000	Dec. 2014 *	Dec. 2023
Cabot Yard Rebuild and Carhouse Improvements (2)	\$302,500,000	08/02/2018	Winter, 2022
Red Line Test Track (2)	\$31,000,000	11/17/2017	Summer, 2019
Red Line Signals Upgrades (2)	\$143,000,000	11/30/2018	Winter, 2022
Red Line Bridge Strengthening (2)	\$2,100,000	April, 2018	Summer, 2019
TOTAL	\$1,327,300,000		

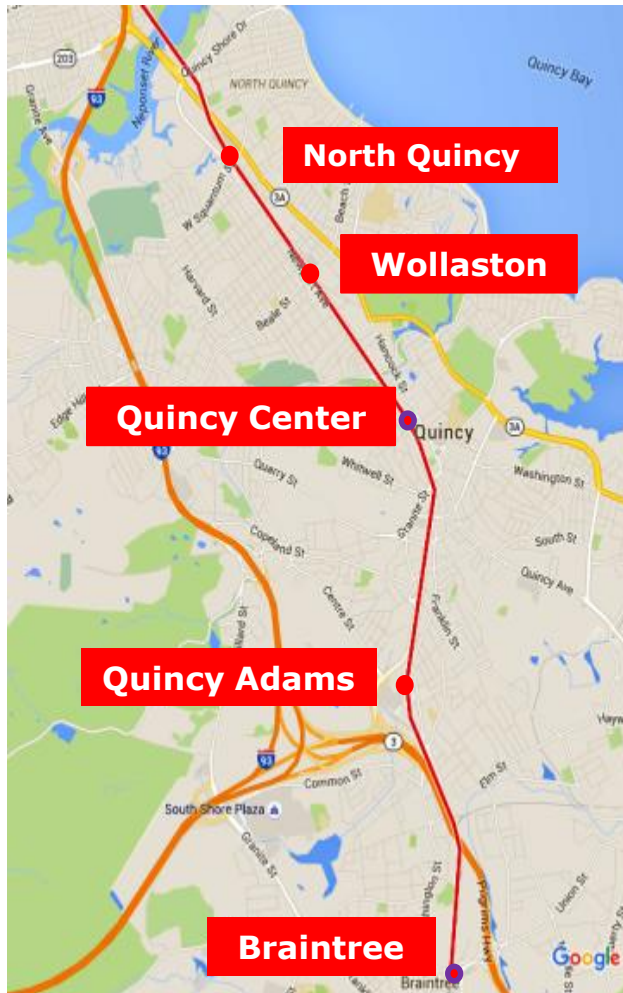
(1) Total Funding Committed includes costs associated with construction, vehicle procurement, professional services, admin and inspection, force accounts, third party costs and contingency.

(2) In addition to the south side, projects benefit the entire Red Line.

(*) The first new Red Line vehicles are scheduled to go into service in December, 2019



Red Line South Side Stations And Facilities Improvements



- Wollaston Station Improvements
- Quincy Center Garage Demolition
- Quincy Adams Station Garage Improvements
- Quincy Adams Station and Garage Elevator Replacement
- Braintree Station Garage Improvements
- North Quincy Station Garage (as part of Transit Oriented Development Project)



Wollaston Station Improvements – On Schedule, On Budget

LMH – CMC di Ravenna JV

Construction NTP: 06/30/2017

Construction Substantial Completion:
August, 2019

Constr. Budget: \$36,836,324

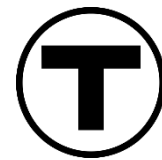
Constr. Expenditures to Date: \$20,162,532

Construction Percent Complete: 65%

Major Activities

- Exterior Metal Panel Installation
- Platform Roofing Installation
- Elevator Installation
- Escalator Installation
- Rough-in of Mechanical, Electrical and Plumbing Systems
- Window Installation





Quincy Center Garage Demolition - On Schedule, On Budget

LMH – CMC di Ravenna JV

Demolition NTP: 06/30/17

Demolition Complete: December 2018

Demolition Budget: \$17,088,000

Demolition Expenditures to Date:
\$12,018,635

Construction Percent Complete: 80%

Major Activities

- Demolition work is complete
- New elevator between Red Line Lobby and Red Line platform is operational
- Busway has been relocated to original location
- Final site improvements underway
- Angle parking to return March, 2019





Quincy Adams Station Garage Improvements – On Schedule, On Budget

McCourt-Consigli JV

Construction NTP: 5/15/2018

Construction Substantial Completion:
Fall, 2021

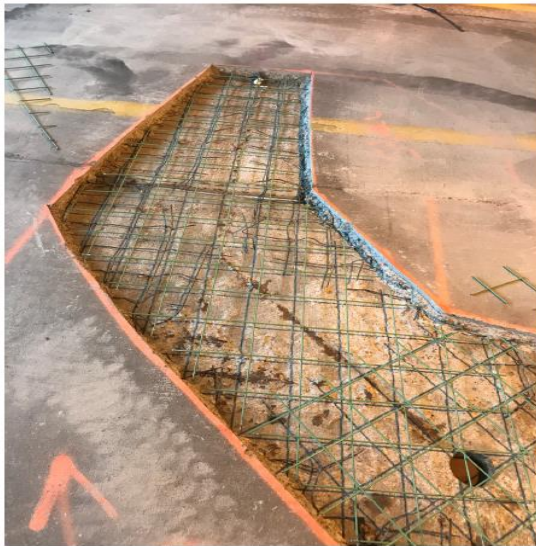
Construction Budget: \$35M

Constr. Expenditures to Date: \$1,020,000

Constr. Percent Complete: 2.9%

Major Activities

- Independence Ave. pedestrian access improvements interim condition complete
- Garage repairs have begun and will continue to be completed in phases.
- Busway and atrium work, as well as Centre St bridge work to begin in Spring 2019.



Concrete Repair Preparation



Measures for Cold Weather Conditions



Quincy Adams Elevators – On Schedule, On Budget

McCourt-Consigli JV

Construction NTP: 8/18/2018

Construction Substantial Completion:
Spring, 2021

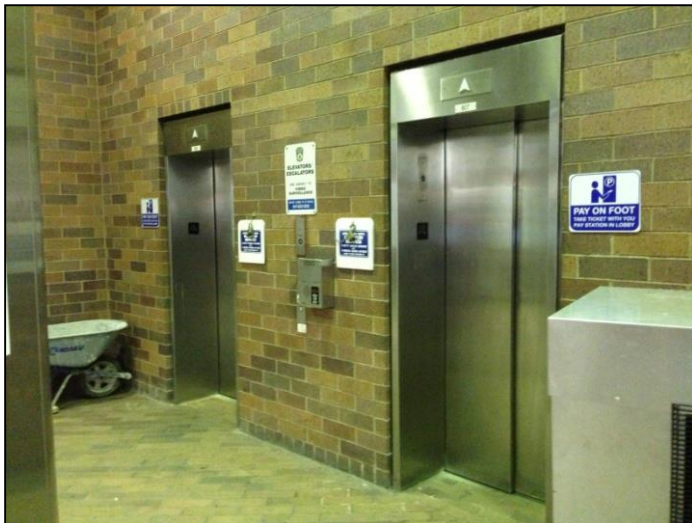
Construction Budget: \$10,306,758

Constr. Expenditures to Date: \$385,711

Constr. Percent Complete: 3.7%

Major Activities

- Submittal preparation and review
- Procure, fabricate and deliver elevators (4 total)
- Construction of 1 new platform elevator shaft and demo of 1 existing garage elevator & shaft to begin in Spring 2019.



Elevators 806/807 at Garage Lobby to be Replaced



Elevator 805 at Red Line Platform to be Replaced



Elevator 805 at Red Line Lobby



Braintree Station Garage Improvements – On Schedule, On Budget

McCourt-Consigli JV

Construction NTP: 5/15/2018

Construction Substantial Completion:
Fall, 2021

Construction Budget: \$29M

Constr. Expenditures to Date: \$1,753,000

Constr. Percent Complete: 6%

Major Activities

- Commuter Rail ramp canopy footings
- Utility installation in busway in preparation for temporary substation.
- Commuter Rail ramp canopy, additional busway utilities, installation of temp substation, new parking office, and demolition of garage stair towers to begin in Spring 2019.



CR Walkway Canopy Footings – Rebar and Forms



Conduit Installation at Busway



North Quincy Garage and Transit Oriented Development

Development of garage, Bus Way Area and three mixed-use residential/retail buildings totaling 1.1m square feet gross floor area.

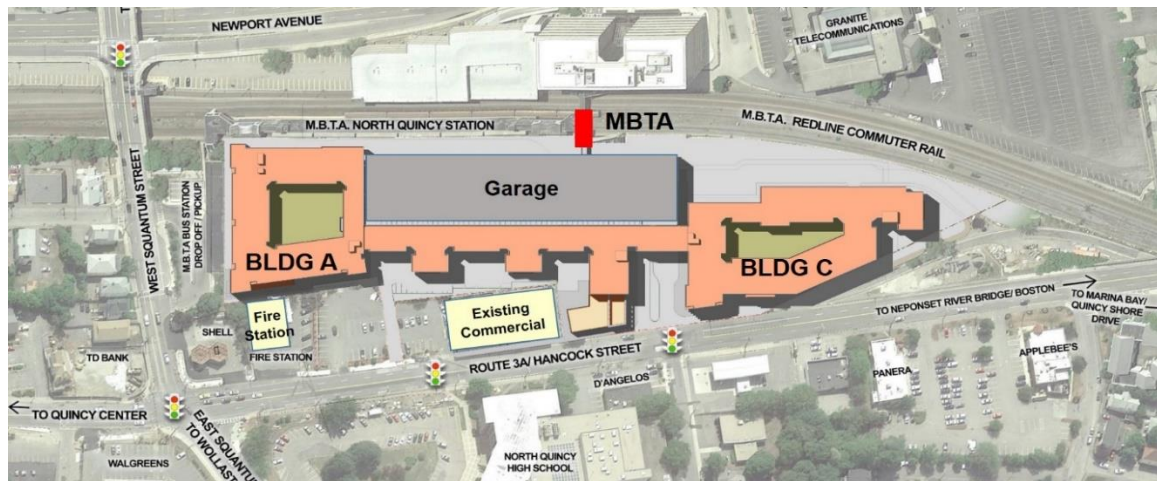
- New 1,500-space garage which includes 852 MBTA customer spaces.
- Approximately 610 residential units.
- Garage scheduled completion in Fall 2020.
- Project built in phases to maintain MBTA parking to the greatest extent possible





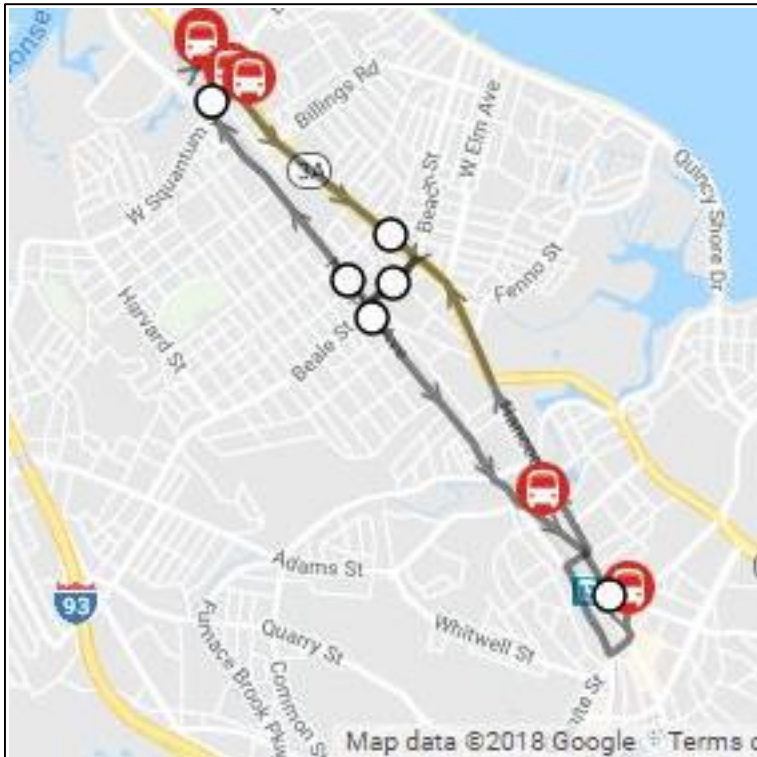
North Quincy Project Commitments

- Red Line Service and Bus Service will be maintained during construction
- Pedestrian access to the North Quincy Red Line Station and regular bus routes will be maintained during construction
- Parking availability will be monitored
- Ongoing coordination with other MBTA projects in Quincy, including Wollaston Station and Quincy Adams Station and Garage
- Ongoing communication with City of Quincy and stakeholders





Customer Accommodation During Construction



403 parking spaces provided at Wollaston Station at \$2/day until Wollaston Station opens

North Quincy to Wollaston to Quincy Center Free Bus Shuttle

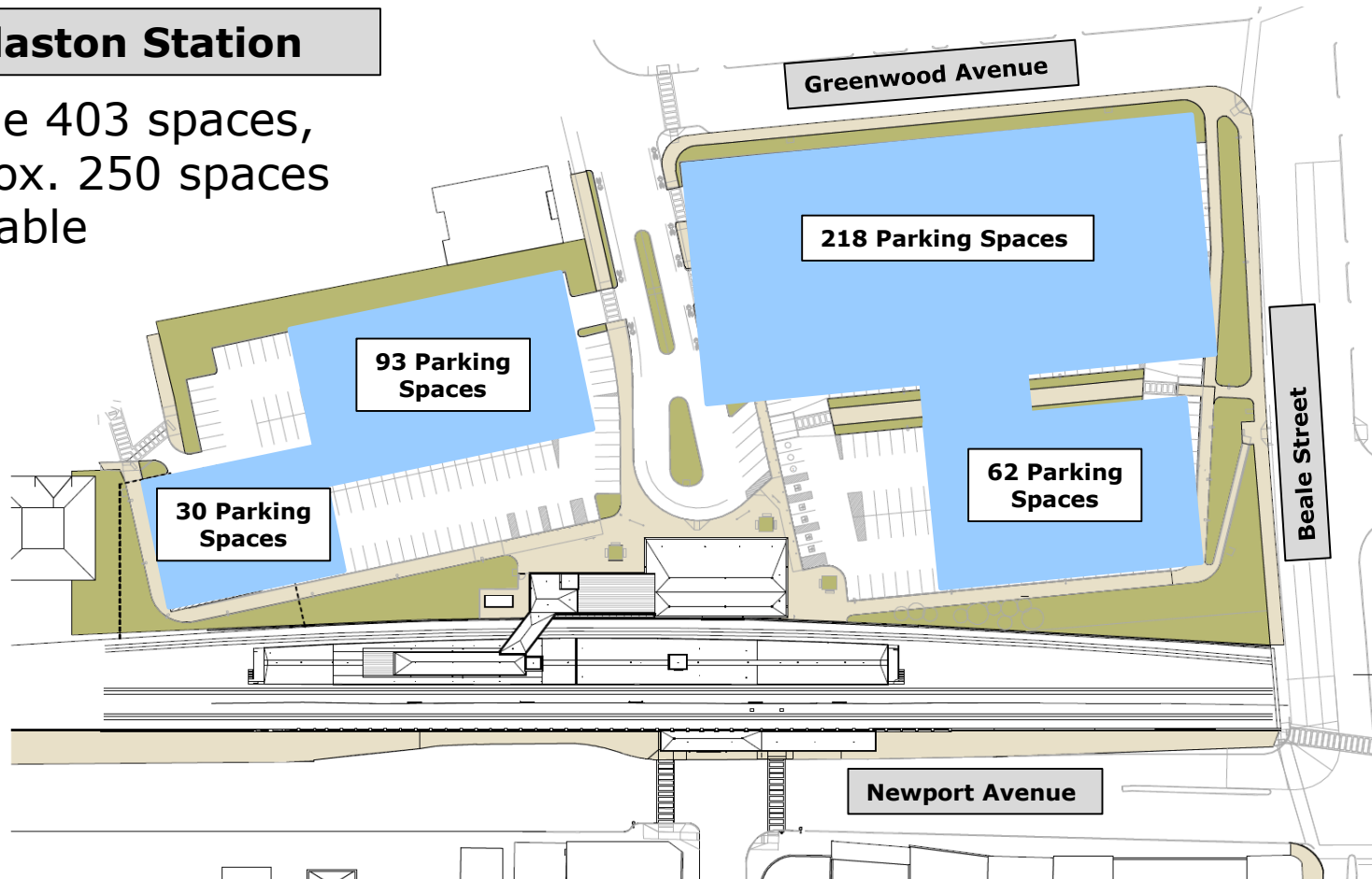
- 8 shuttles are running continuously throughout the day
- All customers are being accommodated
- Time between shuttles is approx. 6 minutes during AM and PM peak periods
- Time between Wollaston and NQ on the shuttle is approx. 10 minutes
- Time between Wollaston and QC on the shuttle is approx. 10 minutes



Customer Accommodation During Construction

Wollaston Station

Of the 403 spaces,
approx. 250 spaces
available





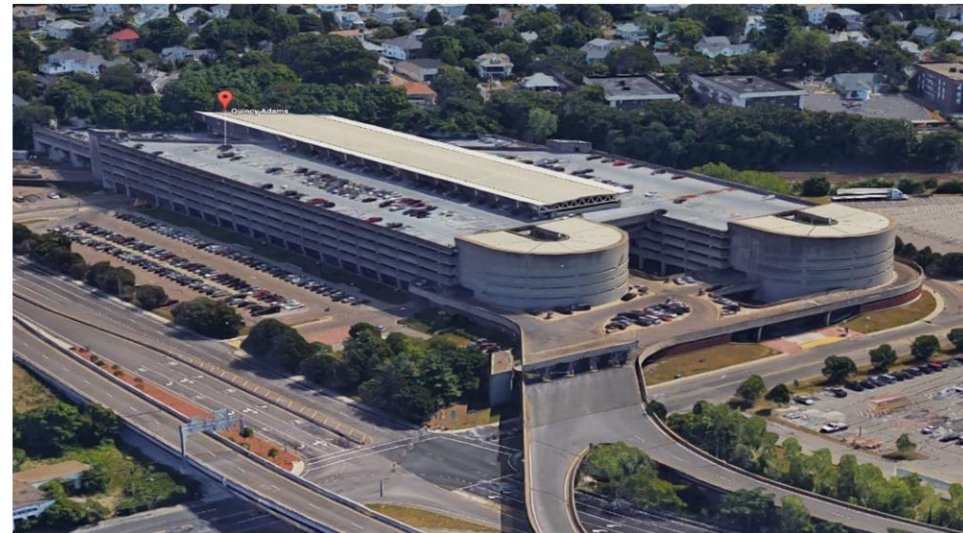
Customer Accommodation During Construction

Braintree Station Garage



- 313 added surface parking spaces
- Approx. 150 spaces available on a daily basis

Quincy Adams Station Garage



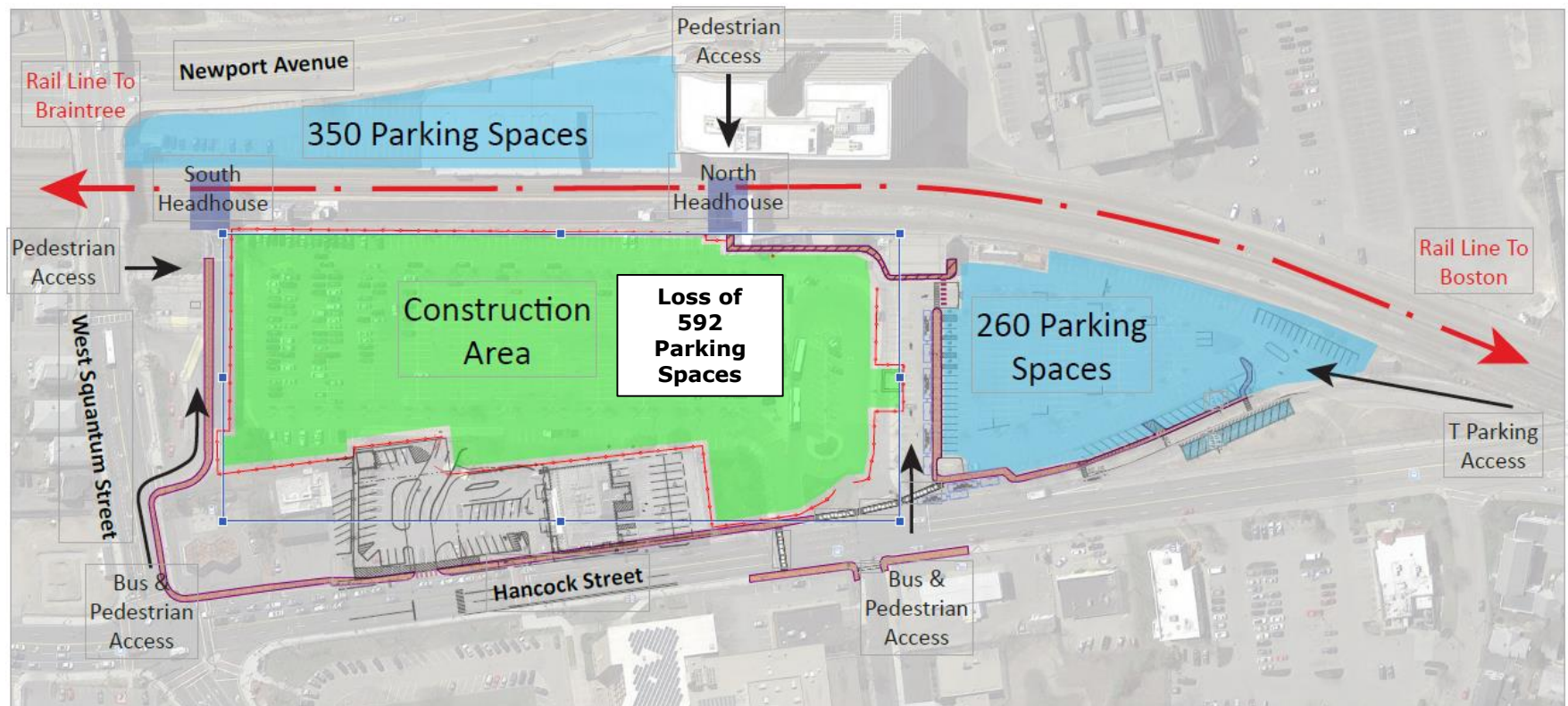
- Approx. 250 spaces available on a daily basis



Customer Accommodation During Construction

North Quincy Station

- 610 spaces provided during construction
- All spaces filled by approx. 7:30 AM





Public Engagement/Communication

The public outreach for these construction projects includes:

- Wollaston Community Advisory Committee (CAC) meets quarterly (most recent meeting held on December 12th)
- Update of activities listed at:
 - **mbta.com/projects/wollaston-station-improvements**
 - **mbta.com/projects/quincy-center-station-improvements**
 - **mbta.com/projects/south-shore-garages**
 - **mbta.com/projects/north-quincy-garage-and-development**
- Distribution of Informational flyers in three languages: English, Simplified Chinese and Vietnamese
- Email updates from Project Team sent to those who sign up to be on the distribution list



Engagement/Communication

- Project email addresses established by Project Team to respond directly to community concerns:
 - Wollaston@mbta.com
 - southshoregarages@mbta.com
 - NorthQuincyGarage@mbta.com

The three major categories of public interest thus far are:

- Parking
- Shuttle bus service
- Construction disruption

Public Meetings:

- Most recently North Quincy Garage Project (Feb. 6)



North Quincy Garage Public Outreach

January 22nd - Quincy Delegation Briefing

- Public meeting and project start dates confirmed

January 24th - Public meeting date and Project start date announced

- Press release, Multiple language windshield drops
- Mayor's office, City Clerk's office notified
- Launched NQ Garage project page:
www.mbta.com/projects/north-quincy-garage-and-development

February 6th – North Quincy Garage Project public meeting

Ongoing

- MBTA / QPD Social Media
- Wollaston CAC Meetings
- Project page updates
 - Email access to project team: NorthQuincyGarage@mbta.com
- Regular updates for Quincy Delegation, Mayor's Office and City Council
- Link to 2-25-19 City Council presentation and NQ Garage Project page for City Council webpage

Variable Message Sign (VMS) Boards for parking updates



Cabot Yard & Maintenance Facility Improvements - On Schedule, On Budget

LM Heavy/Lane Construction

Construction NTP: 08/02/18

Construction Substantial Completion:
Winter 2022

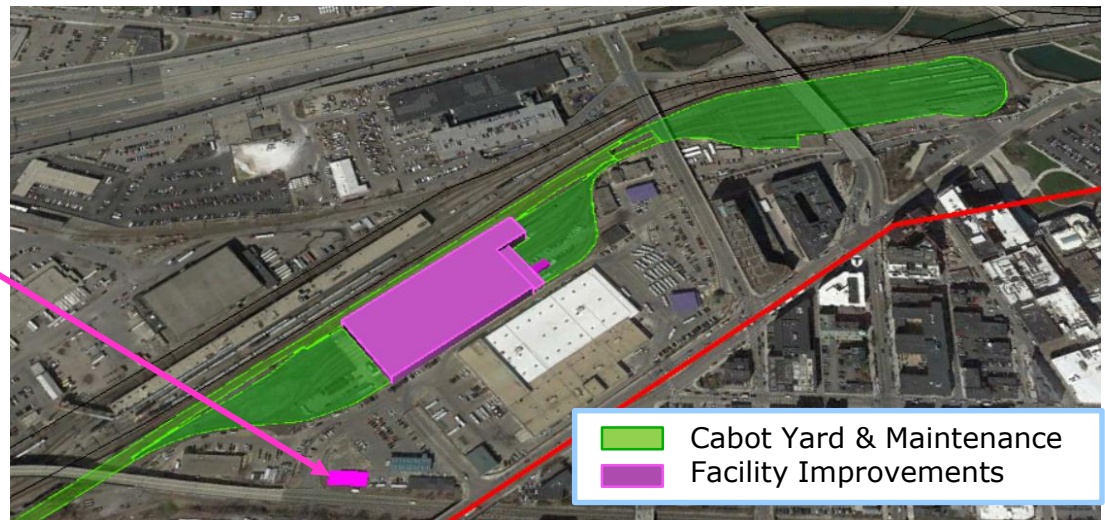
Construction Budget: \$213,817,000

Constr. Expenditures to Date: \$7,166,650

Constr. Percent Complete: 4%

Major Activities

- Foundation work for MBTA parts and equipment storage building.
- Relocation of MBTA materials within Maintenance Facility to allow interior work.
- Submittal and approval of special track components.





Signals Upgrades - On Schedule, On Budget

Barletta Heavy Division

Construction NTP: 11/30/18

Substantial Completion:

Red Line – Winter 2022

Orange Line – Summer 2022

Construction Budget: \$217,677,000

Construction Expenditures to Date: \$0

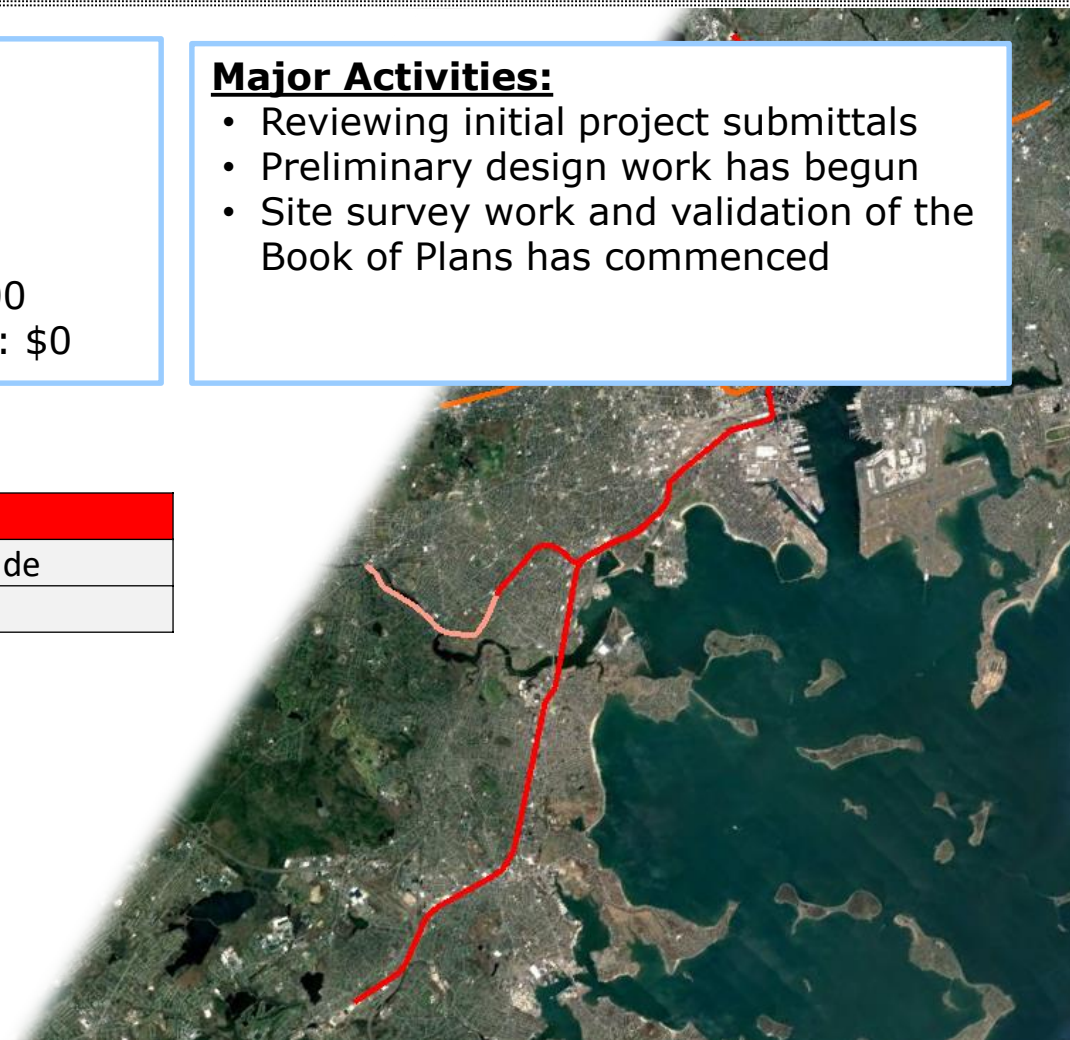
Major Activities:

- Reviewing initial project submittals
- Preliminary design work has begun
- Site survey work and validation of the Book of Plans has commenced

Red Line

RL Signaling and Train Control System Upgrade

RL Columbia Junction Phase II





Quincy Center Transit Oriented Development

- Property consists of approximately 275,000 square feet representing 210,000 square feet of air rights and approximately 65,000 square feet of land.
- MBTA issued a conditional Designation Letter to Bozzuto/Atlantic as the successful bidder for the disposition of air and ground rights.
 - Conditional: upon the satisfactory completion of due diligence items outlined in the Designation Letter by both parties.
- MBTA and Developer are in initial conversation concerning the Due Diligence commencement of the conditional items.



**Massachusetts Bay
Transportation Authority**

Questions and Answers

February 25, 2019

North Quincy - Hancock St Lot Signage

PAY TODAY

weekday rate	\$5.00
weekend rate	\$3.00

For more information
mbta.com/parking

Download the app, or online
paybyphone.com

LOCATION #4365

or call 866-234-7275

GET A BILL

weekday rate	\$6.00
weekend rate	\$4.00

Registered vehicle owners will
receive an invoice for a monthly bill
at the registered address.

Monthly permits
also available

For rates & additional information
mbta.com/parking

PARKING

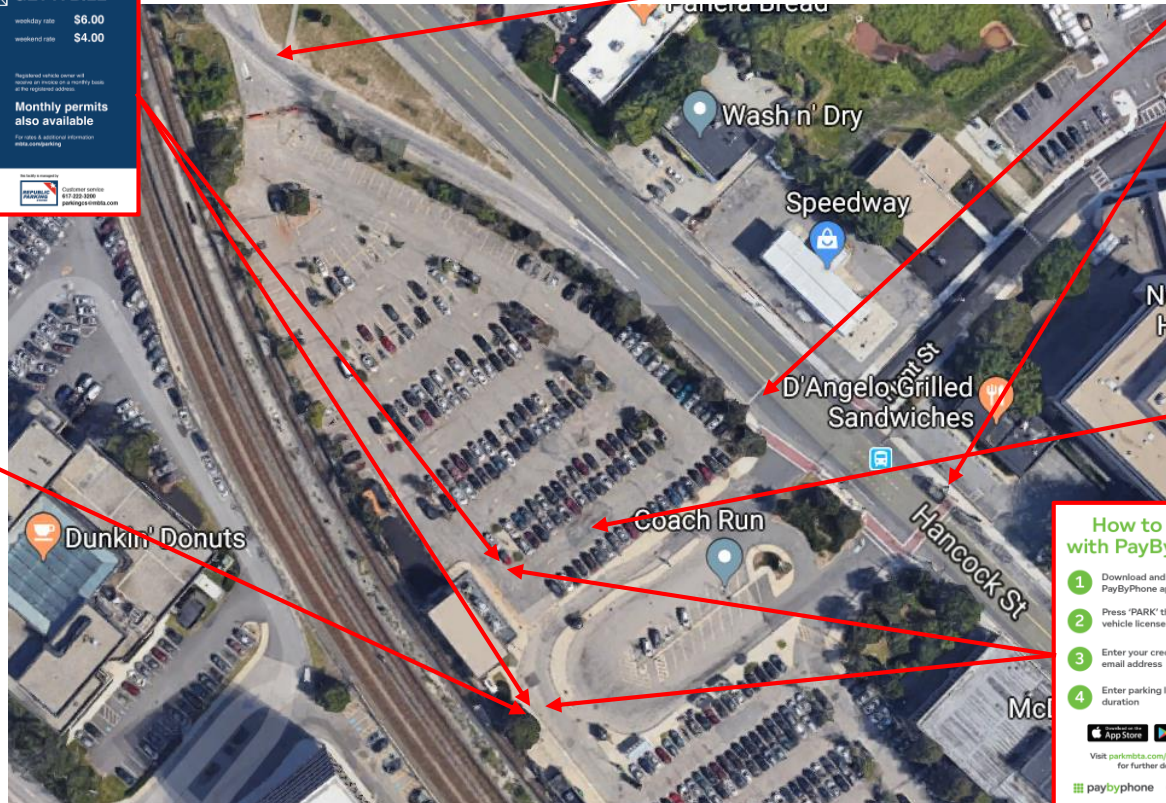
Payment methods accepted
VISA M C DISCOVER

Customer service
817-322-3550
parking@mbta.com


**Wollaston daily
parking reduced to**
\$2

Park at the Wollaston Station lot and
take the free shuttle to North Quincy.

Translated into
Vietnamese
and Simplified
Chinese




Lot Full

Follow @mbta for parking updates
Monday through Friday 8 AM to 5 PM

These are the
deploy locations
for when the lot is
full. RPS
responsible.

RED LINE

 **Parking
Reduced**

Beginning February 17

**NORTH QUINCY
STATION**

Parking will be reduced in
the Hancock St lot for the
construction of a new garage.
Customers may park at Wollaston
Station and take the connecting
free shuttle.



See the map on your phone
for the lot location at mbta.com/mbta.
Visit www.mbta.com/northquincy for
further details.


Translated into
Vietnamese
and Simplified
Chinese

**How to park
with PayByPhone**

- 1 Download and open the
PayByPhone app
- 2 Press "PARK" then enter your
vehicle license plate
- 3 Enter your credit card and
email address
- 4 Enter parking location and
duration

Visit parkmbta.com/paybyphone
for further details

paybyphone 



North Quincy - Newport Ave Signage

PAY TODAY

	weekday rate	weekend rate
weekday rate	\$5.00	\$3.00
weekend rate	\$6.00	\$4.00

For more information
mbta.com/parking

in trouble? Call Transit Police
617-222-1212

No overnight parking

download the app, or online
paybyphone.com

LOCATION #4365

or call 866-224-7275

PARKING

Payment methods accepted: VISA, MC, DISC, AMEX

Monthly permits also available

Registered vehicle owner and license are required on monthly basis at the registered address.

For rates & additional information
mbta.com/parking

Installed on the fence next to the head house/ stairs



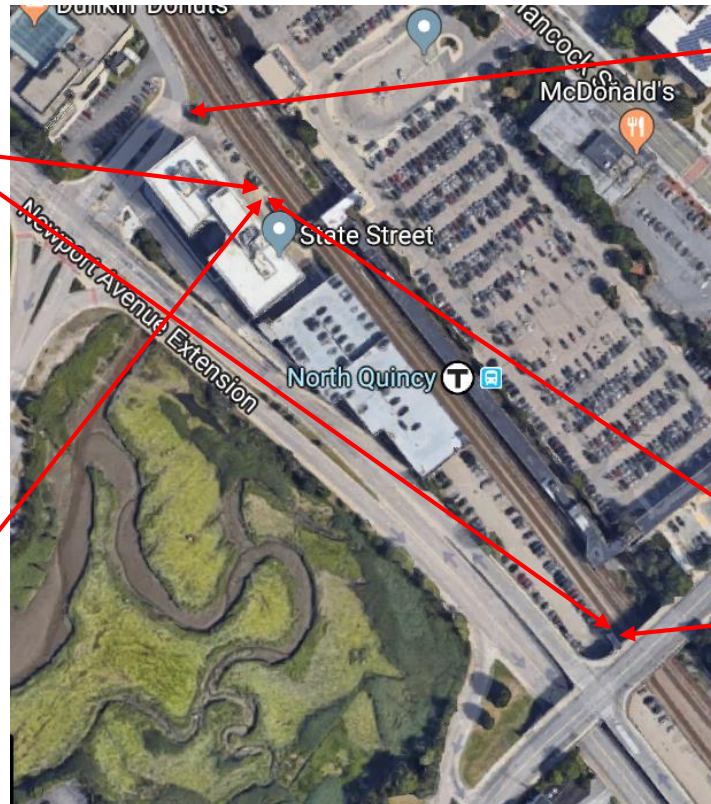
Wollaston daily parking reduced to

\$2

Park at the Wollaston Station lot and take the free shuttle to North Quincy.



Translated into Vietnamese and Simplified Chinese



Lot Full

Follow @mbta for parking updates
Monday through Friday 6 AM to 9 PM



These are the deploy locations for when the lot is full. RPS responsible.

How to park with PayByPhone

- 1 Download and open the PayByPhone app
- 2 Press 'PARK' then enter your vehicle license plate
- 3 Enter your credit card and email address
- 4 Enter parking location and duration



Visit park.mbta.com/paybyphone for further details



Installed on the fence next to the head house/ stairs



Variable Message Signs (VMS)



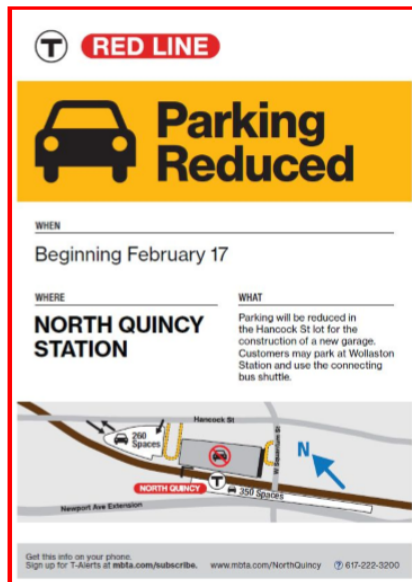
6 VMS similar to this will be placed strategically at intersections near North Quincy and Wollaston advising customers of the lot status.

Exact placement is being coordinated with the City.

The signs near North Quincy will direct customers to Wollaston if there is space available there.



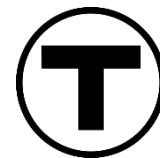
Customer Flyers




Distributed twice prior to closure, 2 and 1 weeks out




Distributed once after closure



Customer Flyers

 **RED LINE**

 **Parking Reduced**


WHEN
Beginning February 17

WHERE
NORTH QUINCY STATION


WHAT
Parking will be reduced in the Hancock St lot for the construction of a new garage. Customers may park at Wollaston Station and use the connecting bus shuttle.



Get this info on your phone.
Sign up for T-Alerts at mbta.com/subscribe. www.mbta.com/NorthQuincy 617-222-3200



Wollaston daily parking reduced to
\$2

Park at the Wollaston Station lot and take the free shuttle to North Quincy. 

Distributed twice prior to closure, 2 and 1 weeks out

Distributed once after closure




Website

Massachusetts Bay Transportation Authority EN Menu

Transforming the T > North Quincy Garage and Development

North Quincy Garage and Development

Updated on February 20, 2019



About the Project

Timeline: Ongoing
Status: Construction

Summary

A surface-level parking lot at North Quincy Station is being replaced with a new parking garage as part of a redevelopment project at North Quincy Station by Hancock Street Partners.

The project will be built in phases to minimize disruptions to parking and station access. Construction is scheduled to begin the week of February 17, 2019.

Project page:

www.mbta.com/NorthQuincy


Massachusetts Bay Transportation Authority EN Menu

Stations > North Quincy

NORTH QUINCY

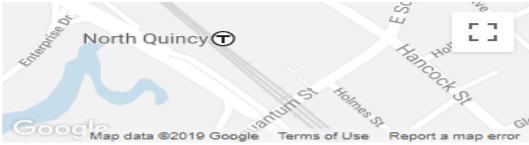
RL Bus Wheelchair Accessible P

Station Info Departures Alerts 2

**Parking Issue**

Parking has been reduced in the North Quincy Hancock Street Parking Lot to 260 parking spots due to construction of a new garage and mixed retail and residential use building.

Hancock St and Hunt St, Quincy, MA 02171



Parking

North Quincy Hancock Street Parking Lot

[Get directions to this parking facility](#)

Capacity

Total parking spaces: 252

Accessible spaces: 8

Type: Surface Lot

Station Page Banner:

<https://www.mbta.com/stops/place-nqncy>



Twitter

Advanced notification - several tweets sent in the weeks prior to closing



Follow



[#MBTA](#) [#RedLine](#) - North Quincy Hancock Street Parking Lot: Effective this Sunday, Feb 17, Hancock St lot will be reduced to 260 parking spots for construction. >600 spots will stay in 2 lots: 350 spots at Newport Ave lot & 260 spots at Hancock St lot. Info: [mbta.com/projects/north ...](http://mbta.com/projects/north...)

8:00 AM - 15 Feb 2019

Regular status updates for North Quincy and Wollaston lots from @MBTA starting Monday 2/25, similar to below:

[#Parking](#) Availability @ 9:30 AM

Alewife: 499 free spaces (77% full)
Beverly: 100 (75%)
Braintree: 157 (87%)
Quincy Adams: 763 (60%)
Route 128: 1493 (41%)
Salem: 301 (55%)
Wonderland: 477 (65%)
Woodland: 206 (60%)

9:30 AM - 22 Feb 2019



Pay-by-Phone App

The screenshot shows the 'Choose Duration' screen of the Pay-by-Phone app. At the top, the status bar shows 'Search', 'LTE', '9:44 AM', and '98%' battery. The app header has a back arrow and the title 'Choose Duration'. Below this, there are two input fields: the first for location, showing '4365 North Quincy Massachusetts Bay Transportation Authority' with a location pin icon and an edit icon; the second for license plate, showing 'DHQ6F8 MA' with a car icon and a dropdown arrow. Below these fields is a small image of a building. The main section is titled 'Enter length of stay' and contains a text input field with 'days' and two buttons: '1 days - \$5.00' and '2 days - \$8.00'. At the bottom, there is a 'Parking time limit' section stating 'Up to 14 days' and a notice: 'Starting Sunday February 17, reduced parking due to construction, please plan accordingly.'

Notice placed in Pay-by-Phone app

Note that we have no control over the design or placement of this in the app, as this is a third party provider.



Public Address Announcements at North Quincy and Quincy Center

“Construction of a new garage reduces parking at North Quincy. 400 spaces remain available at Wollaston for \$2 per day. Shuttles run from there to North Quincy and Quincy Center.”



Public address announcements at **North Quincy** and **Quincy Center**

"Construction of a new garage reduced parking at North Quincy. 400 spaces remain available at Wollaston for \$2 per day. Shuttles run from there to North Quincy and Quincy Center."