



**Request for Information**  
**Metropolitan Highway System**  
**Lighting Project**

**February 1, 2017**

**Project No: 608765**

***Responses requested no later than 12:00 p.m. (Eastern)  
on March 1, 2017***

## 1. GENERAL INFORMATION

### 1.1. Background

The Massachusetts Department of Transportation (**MassDOT**) wishes to modernize the lighting of portions of the Metropolitan Highway System (**MHS**), including replacement of the wireways, wireway lighting circuit conductors, tunnel lighting fixture assemblies (fixture housing, ballasts, lamps and lenses), sign lighting fixtures and lighting hanger support systems in the MHS tunnels and certain other MHS elements as set out in Appendix 1 (Proposed Lighting Project Map) (**Lighting Project**).

MassDOT is considering the engagement of a private sector partner to design, build, finance, operate and maintain (**DBFOM**) the Lighting Project.

### 1.2. Purpose of Request for Information

MassDOT is issuing this request for information (**RFI**) to receive responses to the inquiries included in this RFI from any interested party (**Respondents**). In order to maximize the ability for MassDOT to obtain input from as many interested parties as possible, firms are requested to combine where possible (e.g., a potential proposer team should combine and submit a single response instead of having team members submit separate responses). Submission of responses is not a prerequisite for participating in a future procurement.

### 1.3. Submittal of Responses

MassDOT requests that Respondents submit responses in electronic word format on a compact disc along with five hard copies to:

Bid Document Distribution Center  
MassDOT Highway Division  
10 Park Plaza - Suite 6260  
Boston, MA 02116  
Attn: Frank Kucharski, P. E., Construction Contracts Engineer

The envelope containing the Response should contain the following text: “Project No. 608765 – RFI MHS Lighting.”

Please specify the name and contact information for the Respondent’s primary point of contact in the event MassDOT wishes to provide further information to, seek clarification from, or contact the Respondent. There is no page limit on the response, but MassDOT requests that each response be as succinct as possible and not include marketing materials and related information intended to establish the Respondent’s overall experience and qualifications. Furthermore, MassDOT does not require Respondents to answer each and every question in Section 5, but

encourages Respondents to answer only those questions where it brings a unique or specific perspective.

MassDOT requests responses no later than **12:00 p.m. (Eastern) on March 1, 2017**, but may consider responses if received after that date.

All inquiries regarding this RFI or the Lighting Project must be submitted by email and shall be directed to [massdot-specifications@dot.state.ma.us](mailto:massdot-specifications@dot.state.ma.us). Place “Project No. 608765 – RFI MHS Lighting” in the subject line. Please do not directly contact other MassDOT staff or members of the Public-Private Partnership Infrastructure Oversight Commission.

#### **1.4. One-on-One Meetings**

MassDOT may hold one-on-one meetings to gain industry input on the Lighting Project and specifically on the procurement options identified in Section 5, including perceived advantages and disadvantages associated with those options. Entities capable of leading a Lighting Project team (or potential proposer teams) may request a one-on-one meeting with MassDOT.

Decisions on offering a one-on-one meeting slot, as well as the time and date of such slot, shall be in MassDOT’s sole discretion and MassDOT does not guarantee that any requesting entity will receive a one-on-one meeting. MassDOT anticipates it will conduct one-on-one meetings in person or by conference call during the week of **March 20, 2017** depending on the nature and number of responses received.

MassDOT intends to respond to one-on-one meeting requests by close of business on **March 10, 2017**. Confirmation of one-on-one meetings will be sent via email to the Respondent’s contact person identified in the RFI response.

#### **1.5. Reserved Rights**

No decisions have been made regarding the scope of the Lighting Project or whether MassDOT will proceed with the Lighting Project at all. Issuance of this RFI, and receipt of any response, does not obligate MassDOT to pursue any particular course of action and is without prejudice to any rights and remedies available to MassDOT under applicable law. Respondents acknowledge that any information submitted in response to this RFI is subject to disclosure under the Massachusetts Public Records Law, Massachusetts General Laws Chapter 66, section 10, and the applicable regulations at 950 CMR 32.00 (Public Records Access). As such, the Respondent should not provide any information in response to this RFI that it deems confidential and/or proprietary. MassDOT shall have the right to use such information and ideas set forth in responses to this RFI without restriction.

## **2. LIGHTING PROJECT DESCRIPTION**

### **2.1. Overview, Goals, and Details**

The Lighting Project is a proposed initiative of MassDOT to modernize the lighting of the tunnels and certain other elements of the MHS, including replacement of the wireways, wireway lighting circuit conductors, tunnel lighting fixture assemblies (fixture housing, ballasts, lamps and lenses), sign lighting fixtures and lighting hanger support systems.

MassDOT intends the Lighting Project to comprise the design, procurement and installation of the lighting system for the MHS tunnels and other MHS highway elements, which includes the fixtures, associated supports, and wiring within all MHS tunnels, all tunnel cross passages, egress stairs, utility rooms, low point pump stations, storm water pump stations and supply and exhaust air plenum lighting within the tunnels.

The existing lighting systems MassDOT intends to include in the Lighting Project and the approximate number of fixtures in each location are set out in Appendix 1 (Proposed Lighting Project Map). Once complete, the lighting system must meet or exceed the current RP-8 Highway Lighting Standard and RP-22 Tunnel Lighting Standard, as applicable, and have the capability for remote monitoring by the selected private sector partner (**Project Company**).

MassDOT intends that Project Company may be responsible for financing and will be responsible for operation and maintenance of the lighting system over a long term operating period.

### **2.2. Preliminary Schedule**

If MassDOT decides to proceed, the detailed procurement schedule for the Lighting Project will be provided with any RFQ issued by MassDOT and will be subject to the procurement strategy and approach selected. MassDOT's current proposed schedule is to issue the RFQ for the Lighting Project in June, 2017 and a final RFP in October, 2017.

### **2.3. Potential Sources of Funding**

No decisions regarding how the Lighting Project will be funded have been made. However, MassDOT anticipates that several funding sources could exist for the Lighting Project including, but not limited to, Central Artery/Tunnel Project Repair and Maintenance Trust Fund revenues, energy savings, MHS revenues, federal apportionments and private sector funding.

### **2.4. Eligibility of Participants**

If MassDOT proceeds with the Lighting Project, it will publish Organizational Conflict of Interest Guidance for the Lighting Project and make determinations on the eligibility of individual contractors and consultants in accordance therewith.

## 2.5. Additional Information

For additional information about the Lighting Project, see [www.COMMBUYS.com](http://www.COMMBUYS.com).

## 3. RELATIONSHIP TO CURRENT PILOT PROGRAM

MassDOT is currently conducting a pilot program to test different lighting technologies in both a laboratory setting and in the operational environment of the MHS tunnels that were constructed as a part of the Central Artery/Tunnel Project (see Metropolitan Highway System Project YM606734) (**Pilot Program**). MassDOT is considering several options regarding the relationship between the Pilot Program and the Lighting Project as detailed in Section 5.

## 4. PROCUREMENT PROCESS INFORMATION

Should MassDOT decide to proceed with procurement for the Lighting Project, MassDOT intends:

- 4.1. To pre-qualify potential proposers through a request for qualifications (**RFQ**);
- 4.2. To use the RFQ phase to shortlist proposers that best demonstrate that they have the financial ability, qualifications and experience necessary to complete the Lighting Project;
- 4.3. To issue a request for proposals (**RFP**) to all shortlisted proposers, including a form of project agreement, and to issue addenda as necessary;
- 4.4. That the RFP will require proposers to make management, technical and financial submissions that comply with and demonstrate full acceptance of the form of project agreement terms. MassDOT may structure the RFP to permit the financial proposals to be backed by a fully committed financing plan; and
- 4.5. To use a “best value” evaluation approach to award the contract to the proposer consistent with its authority under Massachusetts General Laws Chapter 6C, sections 62-73. Best value evaluation factors and weightings remain to be determined but potentially will include such criteria as technical competency, technical approach, strength of management team, long-term performance, lifecycle cost, price, risk analysis and/or schedule for Lighting Project delivery and completion.

A proposal bond or letter of credit may be required with submission of Proposals.

## 5. QUESTIONS AND INFORMATION SOUGHT

- 5.1. Please describe: (a) your firm or proposed team; (b) your firm or proposed team’s relevant experience for the Lighting Project; and (c) the roles of proposed team members or the role your firm may wish to play in a DBFOM team for the Lighting Project.

- 5.2. MassDOT is currently considering a number of alternatives with respect to the Lighting Project, including, but not limited to:
- 5.2.1. Option 1: Requiring the Project Company to implement the lighting technology selected as part of the Pilot Program.
  - 5.2.2. Option 2: Requiring the Project Company to implement the lighting technology selected as part of the Pilot Program or an equivalent product subject to MassDOT's approval.
  - 5.2.3. Option 3: Providing the information and testing data from the Pilot Program to proposers for the Lighting Project and developing a performance based specification from which the Project Company would design and procure any lighting technology in accordance with the provisions of the project agreement entered into for the Lighting Project.

In each of the above options and any other options MassDOT elects to pursue, MassDOT intends to transfer long term operational and maintenance risk, together with the risk of the lighting technology meeting the specification to the Project Company. Please provide comment on the advantages and disadvantages of each of the above options or any variations you would suggest.

- 5.3. Please identify what, if any, information could be provided with respect to the Pilot Program as a reference document which may assist proposers to properly scope and price the Lighting Project for the purpose of submitting fully committed proposals to an RFP.
- 5.4. MassDOT intends the geographical scope of the Lighting Project to include all MHS tunnels and certain other MHS highway elements as detailed in Appendix 1 (Proposed Project Lighting Map). Please provide comment on the advantages and disadvantages of this proposed geographical scope.
- 5.5. MassDOT intends the functional scope of the Lighting Project to include replacement and long term operation and maintenance of wireways, wireway lighting circuit conductors, tunnel lighting fixture assemblies (fixture housing, ballasts, lamps and lenses), sign lighting fixtures and lighting hanger support systems within all MHS tunnels and other MHS highway elements as detailed in Appendix 1 (Proposed Project Lighting Map). Please provide comment on the advantages and disadvantages of this proposed functional scope. Please identify any additional elements, which, if delivered by the Project Company, would bring additional value to MassDOT.

- 5.6. MassDOT has included a variety of highway lighting elements in this procurement as a means to maximize efficiency, savings and economies of scale. Please comment on the ideal geographical and functional scope of the Lighting Project to assist MassDOT in achieving these objectives.
- 5.7. Given MassDOT's ongoing MHS maintenance obligations that will necessitate traffic management and lane closures, please discuss the optimal phasing/staging for the Lighting Project so as to minimize impact to the traveling public. Please comment on whether a lane rental program should be used for the Lighting Project.
- 5.8. Some of the elements being considered for the Lighting Project, such as the Sumner and Callahan tunnels, may undergo significant renovation within the next several years. Please comment on the optimal phasing and coordination of the work for those projects with work required for the Lighting Project.
- 5.9. Given the proposed Lighting Project scope of work, does the useful life of wireways, wireway lighting circuit conductors, tunnel lighting fixture assemblies (fixture housing, ballasts, lamps and lenses), sign lighting fixtures and lighting hanger support systems and the applicable operations and maintenance schedules suggest an optimal duration of the Lighting Project's operations and maintenance term?
- 5.10. Please comment on the challenges that might be faced by the Project Company if MassDOT was to prohibit the placement of lights on any tunnel ceiling.
- 5.11. Please comment on the challenges that might be faced by the Project Company if MassDOT was to require the placement of lights only on tunnel walls.
- 5.12. Please comment on what permits might be required for the Lighting Project and which entity (MassDOT or the Project Company) should obtain which particular permit. Please explain the rationale for the positions taken.
- 5.13. What inventory or other information with respect to the existing tunnel lighting system and the Pilot Program would assist proposers to submit a fully committed proposal based on the Lighting Project's proposed scope of work?
- 5.14. What do you think would be the optimal approach for allocation of technology risk during the term of the Lighting Project, including handback. Please also describe any technological advancements that could be incorporated by Proposers which may increase the operating performance or effectiveness of the lighting system.

- 5.15. Please comment on the worksite access that will be necessary to perform the initial installation of wireways, wireway lighting circuit conductors, tunnel lighting fixture assemblies (fixture housing, ballasts, lamps and lenses), sign lighting fixtures and lighting hanger support systems, as well as the ongoing operations and maintenance through the term of the Lighting Project.
- 5.16. Please discuss energy savings programs (such as MassSave) that may be relevant to the Lighting Project and how the Lighting Project could best take advantage of such programs. Please provide comment on the advantages and disadvantages of pursuing such programs.
- 5.17. Please provide information on any additional grant or financing options available for the proposed delivery model identified for the Lighting Project other than those identified in Section 2.3.
- 5.18. Please describe your firm's interest and ability to guarantee energy savings that will result from the Lighting Project as a component of the availability payment to be made to the Project Company. Please also describe any proposed financial mechanisms for delivering savings and/or what additional information might be needed in order to effectively respond to a procurement that included this aspect.
- 5.19. Please offer any additional comments or suggestions regarding the Lighting Project and/or the procurement process including potential value adds for the Lighting Project DBFOM delivery method.





**Appendix 1 – Proposed Lighting Project Map**

