



**Massachusetts Bay  
Transportation Authority**

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**MBTA Contract No. W46CN04:  
South Shore Parking Garage Repairs**

**Public Meetings:**

**August 6, 2018 – Braintree**

**August 8, 2018 – Quincy**



## Agenda

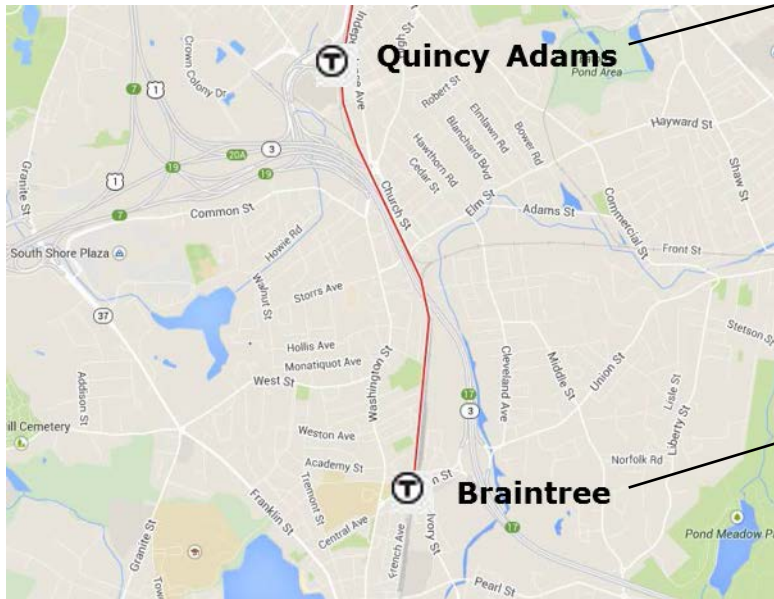
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- Introduction
  - Construction Award & Milestones
  - Construction Phasing & Replacement Parking
  - Braintree Garage Construction Scope
  - Quincy Adams Garage Construction Scope
  - Quincy Adams Elevator Project
  - Public Outreach
  - Questions & Comments
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## Introduction – Project Overview

Full repair and rehabilitation of the Red Line's Braintree and Quincy Adams parking garages





## Introduction – Project Objectives & Benefits

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- Maintain the garages in a “State of Good Repair” by focusing on repairs, rehabilitation, replacement and improvements.
- 40 year extension of service life at each facility.
- Improved customer safety and customer experience.
- End of service life replacement and upgrades to building elements/systems to improve garage function
- Improved pedestrian and traffic circulation.
- Improved accessibility.
- Improved pedestrian and vehicle wayfinding signage.





## Introduction – Braintree Garage Locus Map



Messina Lot

Braintree  
Garage

Ivory St Lot





## Introduction – Quincy Adams Garage Locus Map





## Construction Award & Milestones

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- Contract awarded on March 12, 2018 to McCourt/Consigli Joint Venture 1 for \$64,300,290.
  - Approximate total bid amount for Braintree Garage: \$29M.
  - Approximate total bid amount for Quincy Adams Garage: \$35M.
- Notice to Proceed was issued on May 15, 2018.
- Substantial Completion is anticipated for October 29, 2021.
- Final Completion is anticipated for December 13, 2021.





## Construction Phasing

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- Both garages will remain open throughout construction.
- Maintain parking, as well as pedestrian and vehicle flow, around work/protection zones so that the garages and the stations they serve remain functional for the duration of the project.
- Allow for the efficient progression of work to facilitate cost efficiency and adherence to a schedule.
- Phasing based on limiting the total project parking space impact to a maximum of 300 spaces (total between both garages) out of service, during weekdays, at any one time.
- Replacement parking will be provided.





## Replacement Parking

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- A total of approximately 400 replacement parking spaces will be provided adjacent to Braintree Garage and at Quincy Adams Garage:
  - 313 additional surface parking spaces next to and across from Braintree Garage. (205 at Messina Lot, and 108 at Ivory Street Lot).
  - 88 additional parking spaces at Quincy Adams Garage (26 additional surface spots in North Lot, 28 surface spots in Atrium, 26 garage spots in North Drum Ramp, and 8 surface spots behind the garage).



## Braintree Garage – Construction Scope

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- Structural Repairs.
- Utility Repairs and Improvements: Plumbing; Electrical, Lighting, & Fire Alarm; Fire Protection; and Security & CCTV.
- Traffic Circulation Improvements and New Wayfinding.
- Parking Layout Improvements.
- Accessibility Improvements and New Wayfinding.
- Stairwell Code Compliance Upgrades.
- New Lobby with New Redundant Elevators and Stairwell.
- New Parking Service Office.



## Braintree Garage – Structural Repairs

### Concrete Repairs

Beams

Columns

Floor Decks

Precast Tees

Walls





## Braintree Garage – Structural Repairs (continued)

Expansion Joint Replacement

Sealant Joint Replacement

Open Parking Decks to Receive a Polyurethane Waterproofing Traffic Membrane Coating

Covered Parking Decks to Receive a Penetrating-Corrosion Inhibiting Sealer







## Braintree Garage – Utility Repairs and Improvements

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- **Plumbing:** Remove and replace all garage drains, sanitary waste piping and storm water piping systems within the garage.
- **Electrical:** New lighting and fire alarm system. Emergency lighting upgrades.
- **Fire Protection:** Improvements to system including standpipes and valves.
- **Security & CCTV System:** Additional cameras added at vehicle entrances and exits, and pedestrian entrances to stairwells.



## Braintree Garage – Traffic Circulation at Station Entrance



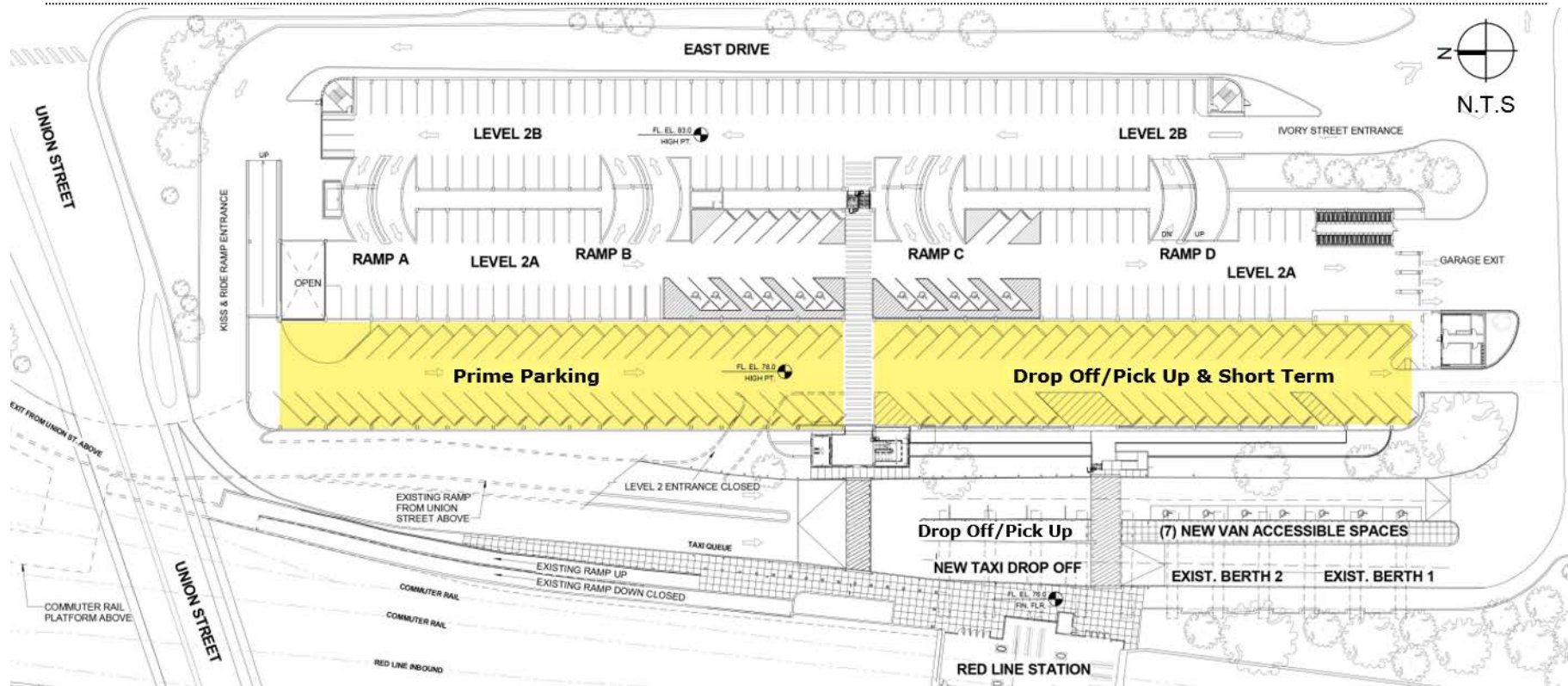
Current Busway

Current Drive Lane





## Braintree Garage – Traffic Circulation Improvements in Garage

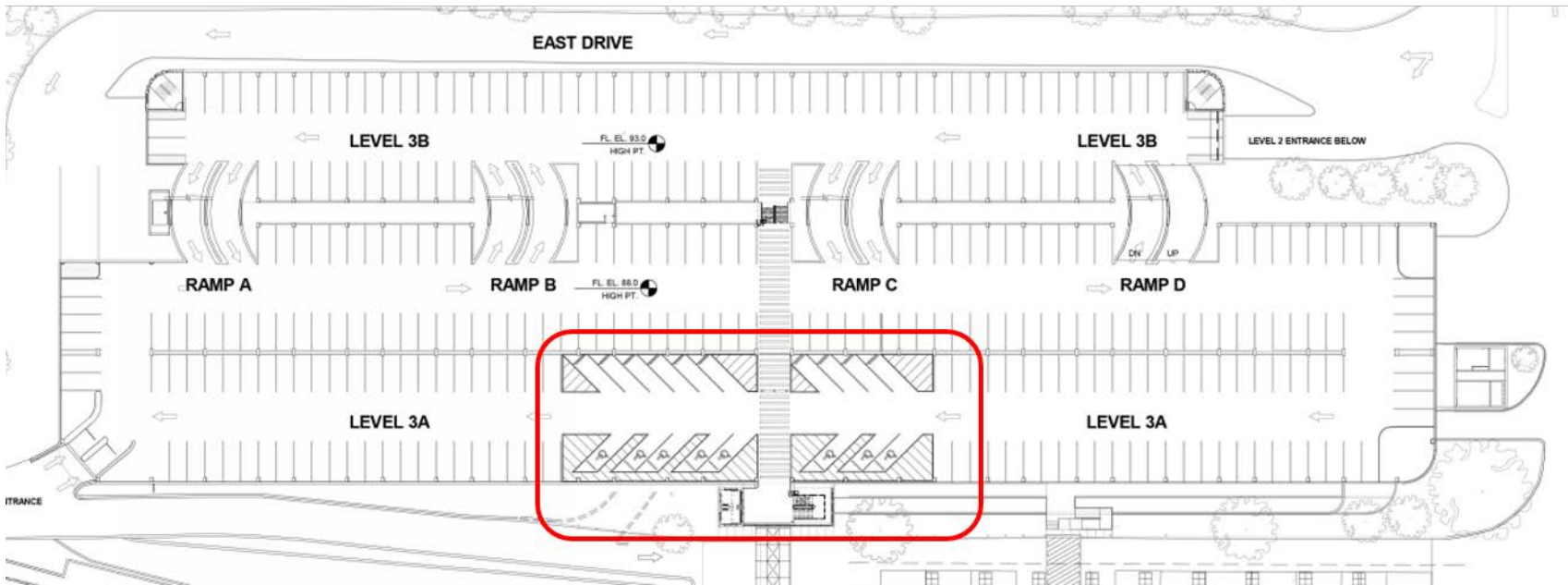


- Improved Drop Off/Pick Up & Short-Term parking layout to reduce traffic congestion.
- New wayfinding and traffic signage at all levels.
- Angled parking spaces provided for Prime Parking and Drop Off/Pick Up areas.
- Parallel-oriented parking spaces eliminated within Drop Off/Pick Up Area.
- New busway and station entrance canopy roofs.



## Braintree Garage – Accessibility Improvements

### Accessible parking spaces provided on each level

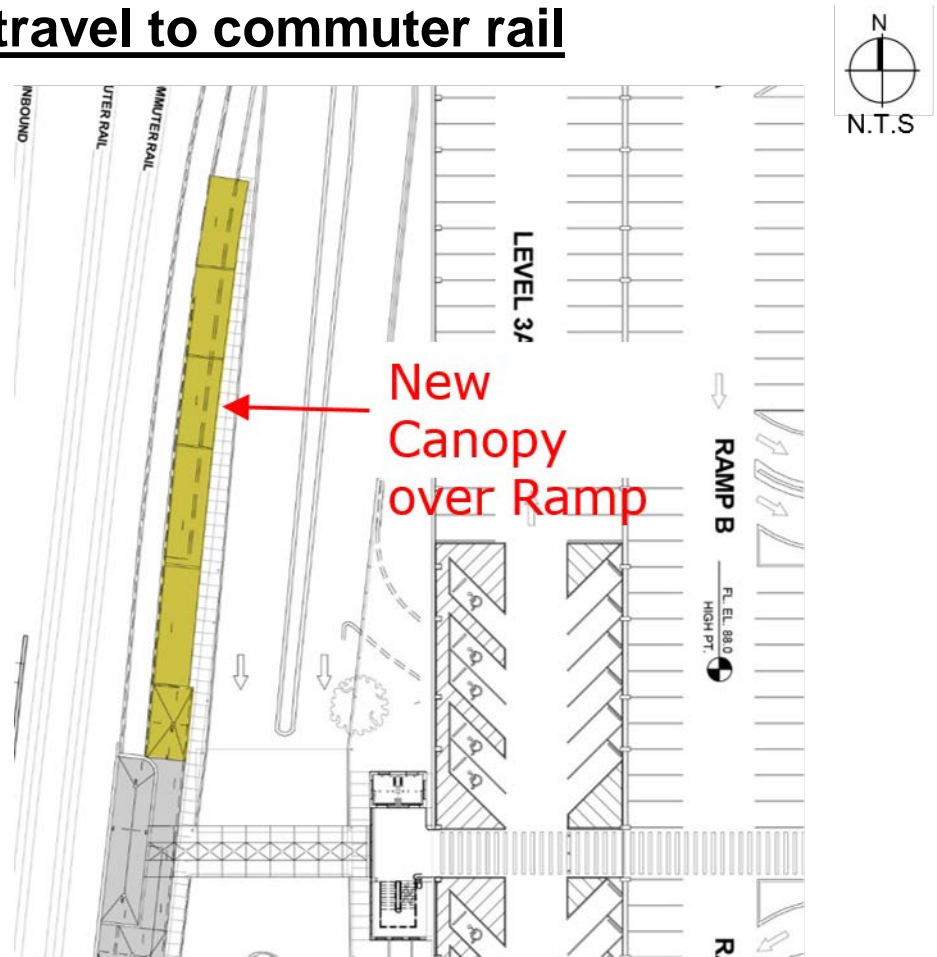






## Braintree Garage – Accessibility Improvements (continued)

### Improved universal path of travel to commuter rail





## Braintree Garage – Pedestrian Bridge



2008 Condition

- Existing pedestrian bridge will be demolished as part of this repair project and replaced with a canopy.

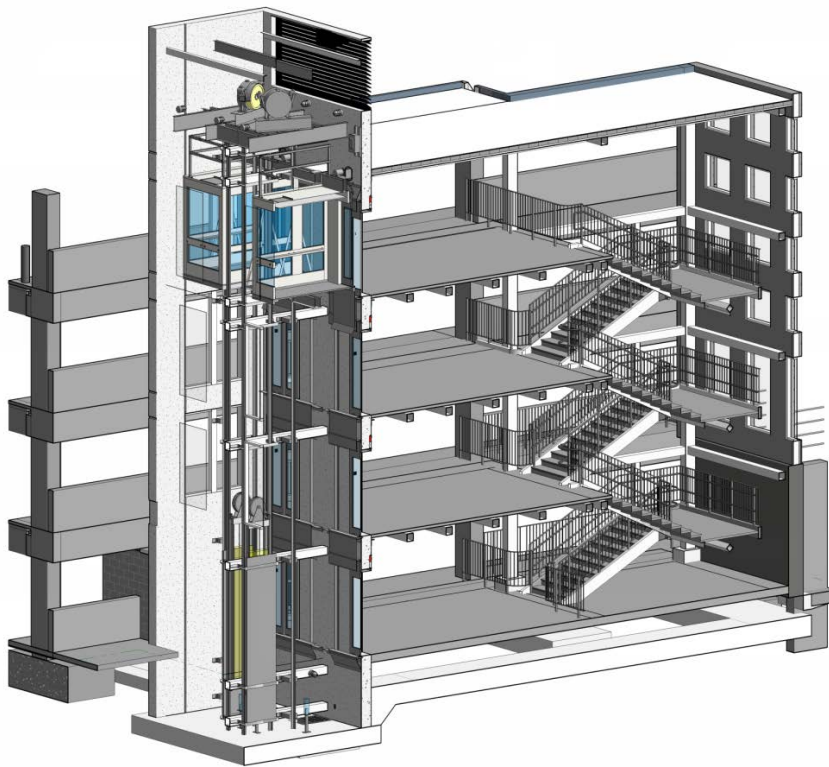
- Bridge was closed February 2017 due to deteriorated condition.



2016 Condition



## Braintree Garage – New Garage Lobby



- Universal path of travel that is equal for all user groups.
- Centralized redundant elevators.
- New aluminum tread/riser stair system with code compliant railings.

① CUT-AWAY SECTION AXON VIEW OF HOISTWAY

Scale  
N.T.S





## Braintree Garage – New Garage Lobby & Pedestrian Crossing

- Weather protection improvements for all customer circulation pathways and waiting areas.
- Covered at-grade crossing to station and commuter rail ramp connection.
- Raised pedestrian connection to Station (no curb ramps).







## Quincy Adams Garage – Construction Scope

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- Structural Repairs.
- Utility Repairs and Improvements: Plumbing; Electrical, Lighting, & Fire Alarm; Fire Protection; and Security & CCTV.
- Traffic Circulation Improvements and New Wayfinding.
- Parking Layout Improvements.
- Accessibility Improvements and New Wayfinding.
- Stairwell Code Compliance Upgrades.
- Centre Street Bridge Repairs.
- Atrium Repairs and Improvements to Roof and Stairs.
- Renovated Parking Service Office.



## Quincy Adams Garage – Structural Repairs

### Concrete Repairs

- Beams
- Columns
- Floor Decks
- Precast Tees
- Walls



### Structural Repairs

- Expansion Joint
- Clean Facades
- Open Parking:  
Waterproofing  
Membrane Coating
- Covered Parking:  
Penetrating-Corrosion  
Inhibiting Sealer





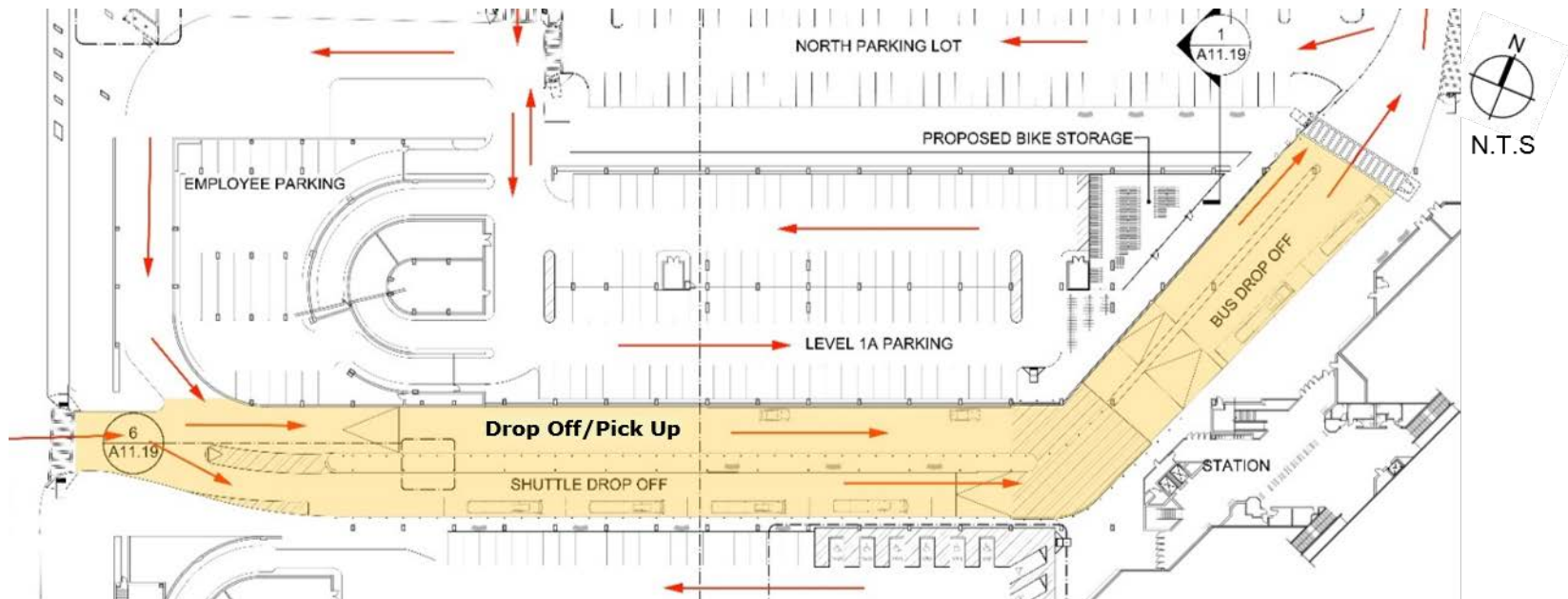
## Quincy Adams Garage – Utility Repairs and Improvements

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- **Plumbing:** Remove and replace all garage drains; and sanitary waste piping and storm water piping systems to 18” above grade.
- **Electrical:** New lighting and fire alarm system. Emergency lighting upgrades.
- **Fire Protection:** Improvements to system including standpipes and valves.
- **Security & CCTV System:** Additional cameras added at vehicle entrances and exits, and pedestrian entrances to stairwells.



## Quincy Adams Garage – Traffic Circulation Improvements



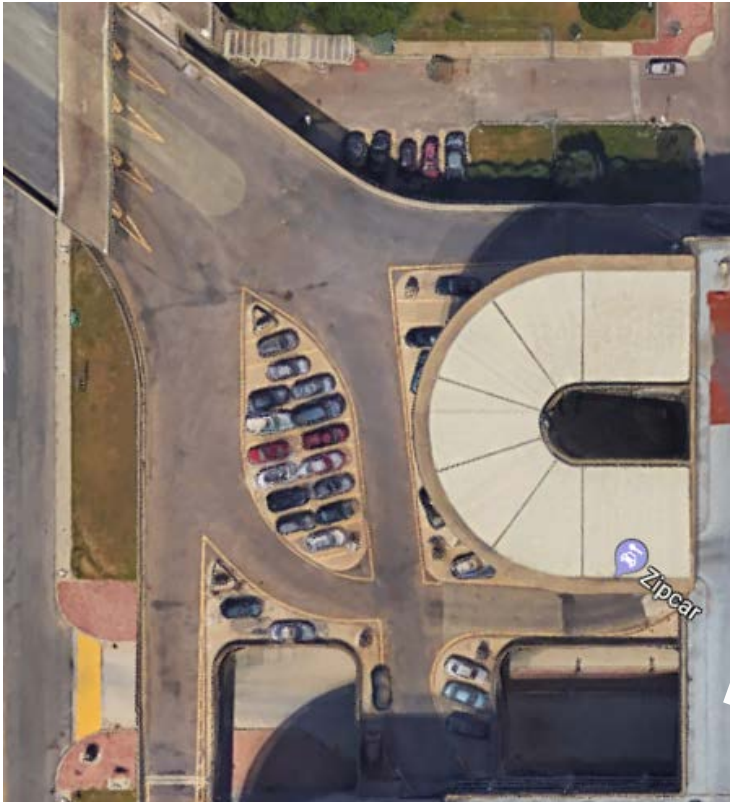
- Improved Drop Off / Pick-up area to reduce traffic congestion.
- New pedestrian wayfinding and traffic signage at all levels.
- Improved parking layout and pedestrian crossings on the 2<sup>nd</sup> level.
- Enclosed bicycle parking.



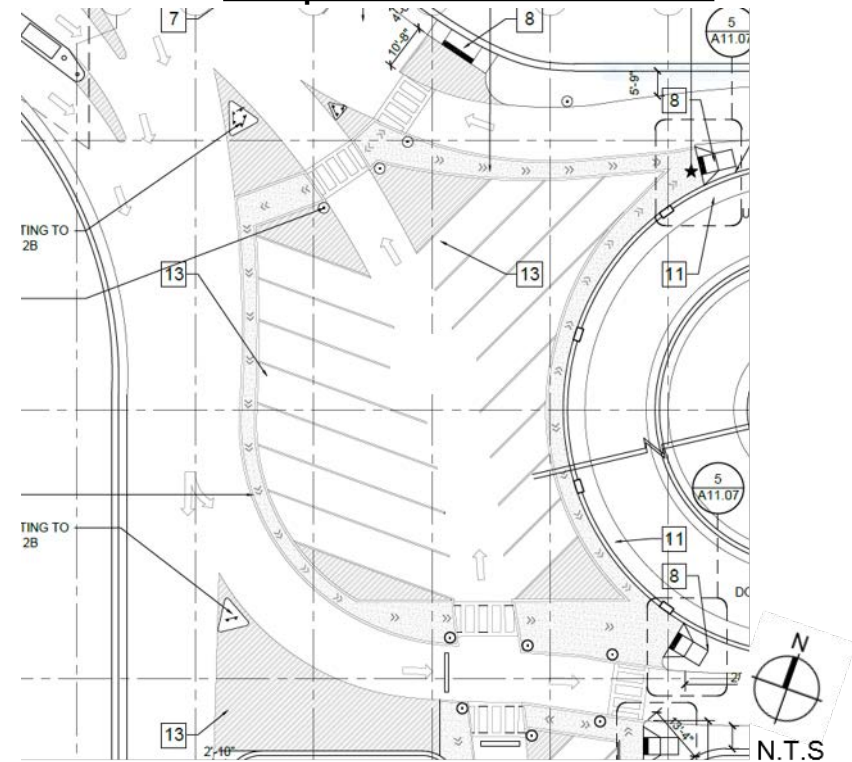


# Quincy Adams Garage – Improved Parking & Pedestrian Access Level 2

## Existing Conditions



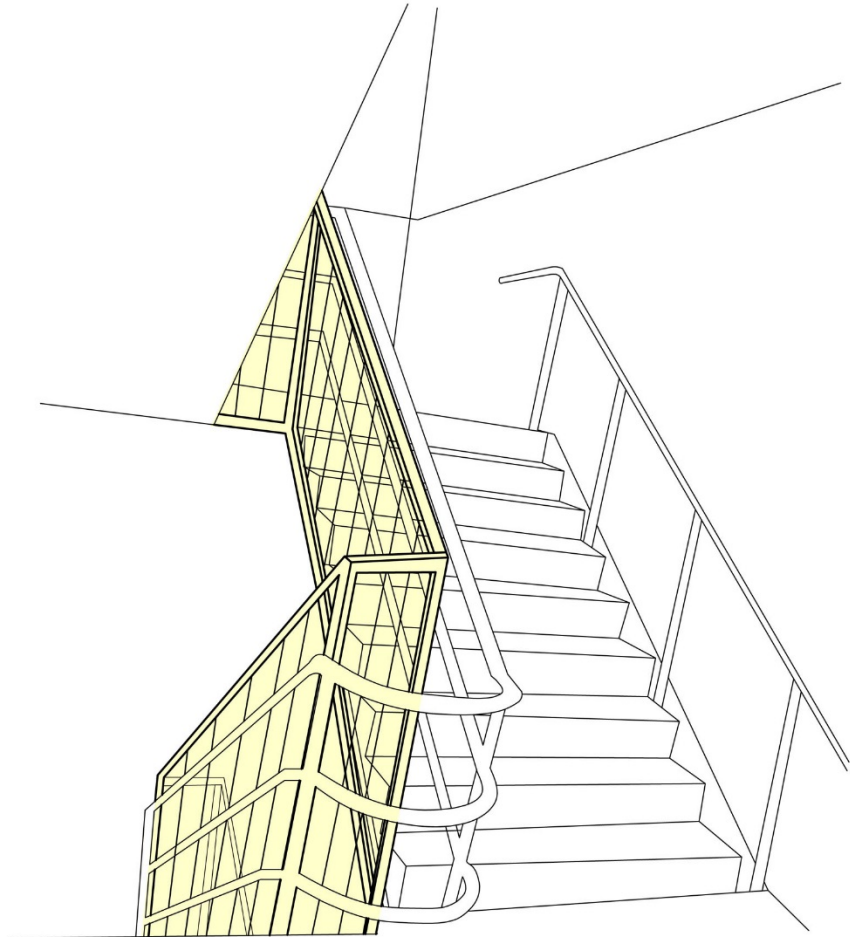
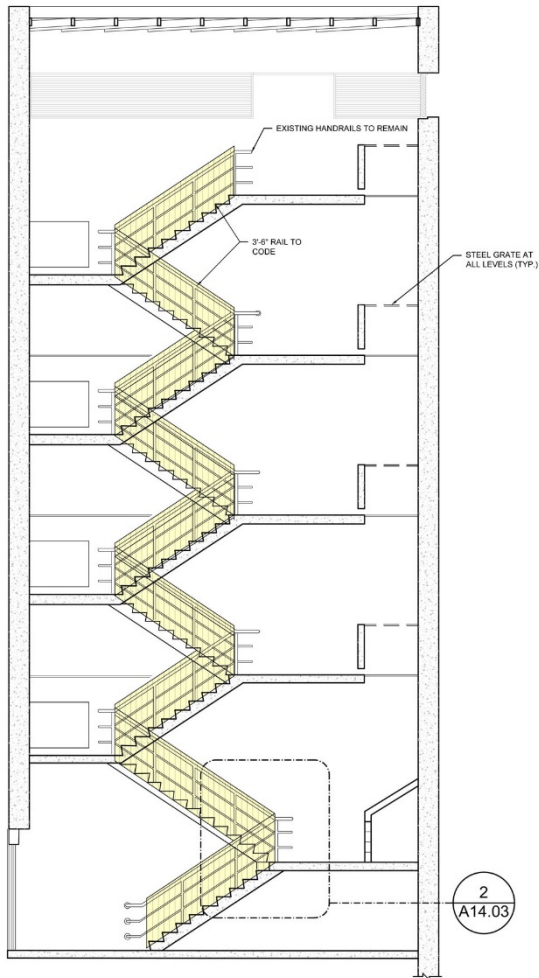
## Proposed Conditions



- New traffic and pedestrian wayfinding signage.
- Elimination of raised curbs to improve snow plowing operations.
- Improved pedestrian travel path to and from garage.



# Quincy Adams Garage – Stairwell Egress Code Compliance



N.T.S



## Quincy Adams Garage – Centre Street Bridge Repairs

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Replace Pavement

Replace Waterproofing Membrane

Replace Expansion Joints

Concrete Pier and Steel  
Superstructure Repairs

Work to be performed during  
overnight periods. Two weekend  
shutdowns are anticipated to  
perform pavement and  
waterproofing replacement.







## Quincy Adams Garage – Atrium Repairs & Improvements



- New compliant fiberglass roof over atrium.
- New roof gutter and leader system.
- New aluminum stair tread-riser system.
- Replace existing stair/escalator metal panel enclosure with non-corrosive materials.
- Atrium escalator to remain in service.
- Stairs and cross bridges to be closed in a phased approach.



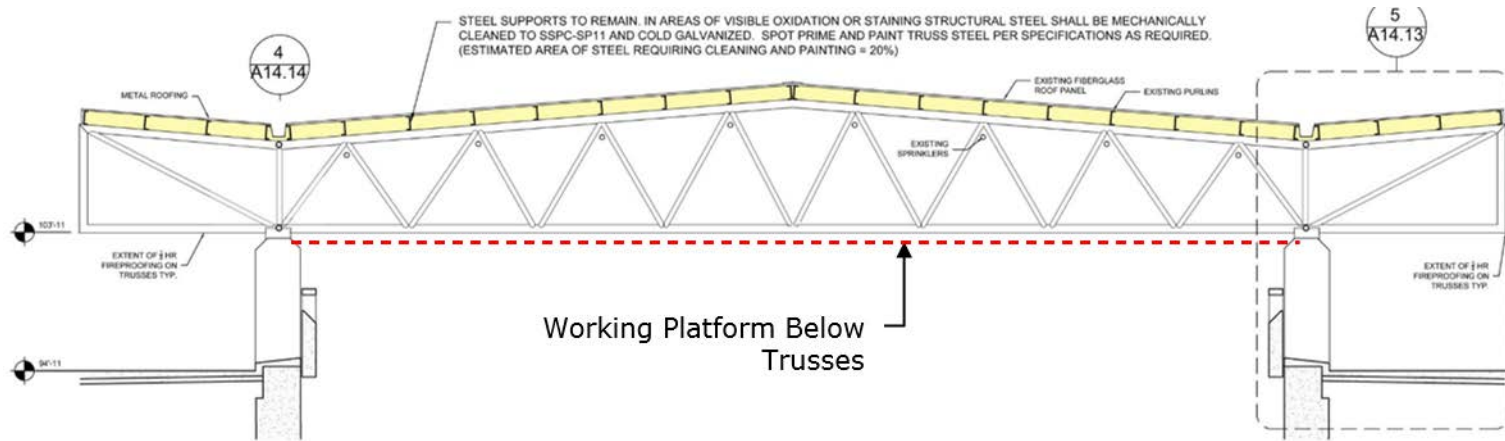


## Quincy Adams Garage – Atrium Stair Renovations

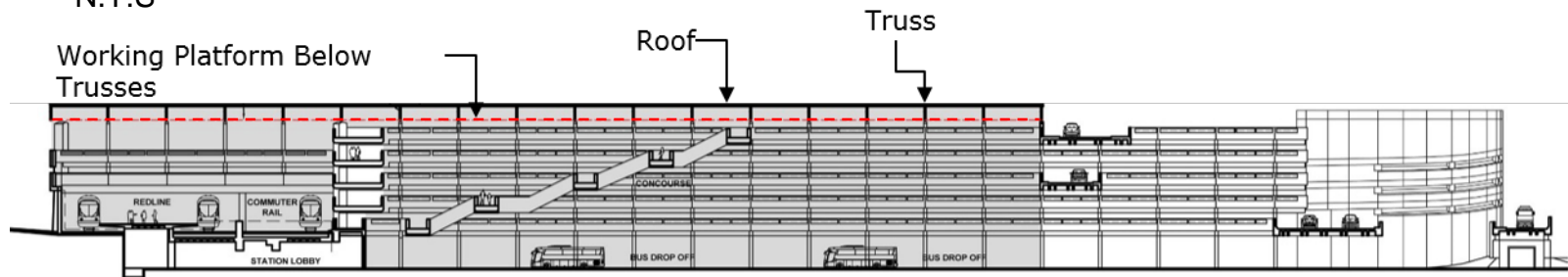




# Quincy Adams Garage – Atrium Roof Replacement



Concourse Truss Section at Roof Level  
N.T.S



Concourse Section  
N.T.S





## Quincy Adams Garage – Atrium Roof Replacement (continued)



Suspended Staging Platform Example





## Quincy Adams Elevator Project (Separate Construction Contract)



Garage Elevators 806/807 at Lobby



Elevator 805 at Platform

- Construction contract value: \$10.5M.
- Notice to proceed anticipated for August 2018.
- Final completion anticipated for March 2021.
- Provide redundant elevator to platform, & replace 3 existing elevators.
- Phase construction to replace one redundant elevator at a time.
- Each replacement elevator will be out of service for approximately 10 months.



Platform Elevator 805 at Lobby





## Public Outreach

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- Braintree and Quincy Public Meetings on 8/6/18 and 8/8/18.
- MBTA Project Website is live: [www.mbta.com/projects/south-shore-garages](http://www.mbta.com/projects/south-shore-garages).
- MBTA Project Email is setup: [southshoregarages@MBTA.com](mailto:southshoregarages@MBTA.com); email updates sent to those who register.
- MBTA Hotline: 617-222-3200.
- Website to be updated (upcoming construction activities, parking restrictions, photos, etc.).
- Working with MBTA Customer Experience/Technology for updates, notifications, electronic board info.
- Flyer notification on vehicles during construction (parking restrictions, register for emails, etc.), as well as Variable Message Boards.



**Thank You**

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**Questions and Comments**