

MINUTES OF THE MEETING
of the
MASSACHUSETTS CONVENTION CENTER AUTHORITY
DEVELOPMENT & CONSTRUCTION COMMITTEE
NOVEMBER 16, 2023

A meeting of the Development & Construction Committee of the Massachusetts Convention Center Authority ("Authority") was convened on November 16, 2023 in Meeting Room 200 at the Hynes Convention Center, 900 Boylston Street, Boston, Massachusetts 02115 via Microsoft Teams Meeting or phone: Dial-in-Number 1-857-702-2232; Conference ID: 119505089#.

Committee Members in attendance at the Hynes Convention Center were: Meg Mainzer-Cohen, Xiomara Albán DeLobato and Michael Flaherty.

Committee Member in attendance remotely via Microsoft Teams Meeting or telephone was: Chris Pappas.

Staff members in attendance at the Hynes Convention Center were: David Gibbons, Michael Esmond, John Donahue, Dave Silk, Nate Little, Robert Noonan and Mark O'Leary.

Staff members in attendance remotely via Microsoft Teams Meeting or telephone were: Mike Rodino, Devin Taylor and Christine Pulgini.

I. ROLL CALL

Chair Mainzer-Cohen called the meeting at 10:06 a.m., at which time a quorum was established by a roll call.

Roll-Call Vote:

Meg Mainzer-Cohen	Present.
Xiomara Albán DeLobato	Present.
Michael Flaherty	Present.
Chris Pappas	Present.

II. APPROVAL OF MINUTES

Upon motion duly made and seconded, the minutes of the May 18, 2023 Committee Meeting were unanimously approved by roll call vote.

Roll-Call Vote:

Meg Mainzer-Cohen	Yes.
Xiomara Albán DeLobato	Yes.
Michael Flaherty	Yes.
Chris Pappas	Yes.

III. APPROVAL OF MINUTES

Upon motion duly made and seconded, the minutes of the October 19, 2023 Committee Meeting were unanimously approved by roll call vote.

Roll-Call Vote:

Meg Mainzer-Cohen	Yes.
Xiomara Albán DeLobato	Yes.
Michael Flaherty	Yes.
Chris Pappas	Yes.

IV. BOARD VOTE: BCEC NORTH LOBBY CAFÉ

John Donahue, Chief of Operations and Capital Projects and Brendan Flynn, Director of Purchasing jointly presented the following vote to the Committee.

The Massachusetts Convention Authority in response to its' clients' needs and to enhance its amenities, has determined to bring forth through its Capital Replacement Program a project to construct a new Main Lobby Café, No Name Café, requiring modifications to the existing construction within the Boston Convention and Exhibition Center. All procurement guidelines were followed according to MGL Statutes.

The Massachusetts Convention Center Authority developed construction documents for public procurement in accordance with the State's construction bid law, M.G.L. c. 149. The following Contractor Bids were received on November 2, 2023.

Contractor	Contractor Price
GenCon, Inc.	\$2,846,482.85
APC Development Group, Inc.	\$2,848,647.00
Excell Construction Corporation	\$2,886,850.00
G.V.W., Inc.	\$3,109,055.00
Page Building Company	\$3,200,000.00
Northern Contracting Corporation	\$3,458,200.00

The M.G.L. c. 149 bid law requires an award to the lowest responsible and eligible bidder – GenCon, Inc.

A vote of the Development & Construction Committee to recommend to authorize a contract for GenCon, Inc., for BCEC North Lobby Cafe, would take the following form:

VOTED: **The Development & Construction Committee of the Massachusetts Convention Center Authority recommends that the full Board adopt the following vote:**

VOTE: **The Massachusetts Convention Center Authority hereby votes to authorize the Executive Director to execute a construction contract with GenCon, Inc., for the Boston Convention and Exhibition Center – North Lobby Café in the amount of Two Million Eight Hundred Forty-Six Thousand, Four Hundred Eighty-Two Dollars and Eighty-Five Cents (\$2,846,482.85) per documents dated September 8, 2023.**

Roll-Call Vote:

Meg Mainzer-Cohen	Yes.
Xiomara Albán DeLobato	Yes.
Michael Flaherty	Yes.
Chris Pappas	Yes.

V. OLD BUSINESS

There was no old business.

VI. NEW BUSINESS

- John Donahue gave a presentation and requested a vote for a Construction Project Award to GenCon Inc., the project would completely renovate, refresh, and enhance food offerings in the main lobby of the BCEC. This location will be further enhanced by a rebranding as the No Name, complete with a story of the old No Name Restaurant, a landmark Boston Seafood Restaurant. Committee voted to recommend to the Board.
- Michael Doyle of CHM Warnick gave an update on the current effort of formulating a 5-year Master Plan for the Springfield Facility. The plan will evaluate profitability of the facility, improvements to MMC's economic impact regionally as well as locally and the

costs associated with any recommendations. The Team anticipates having a further update for the Board in January of 24'.

- John Donahue also provided an update on the status of efforts pertaining to the Hynes. The current Critical Mechanical and Electrical Project is progressing with the awarded Construction Management Team of Barr and Barr, as they are efforting early equipment procurements. Additionally, he reported that the Deferred Maintenance and Code Compliance Report from the Design Team of STV, Inc, will be submitted to the Authority for review in December. The report shall be the basis of a 5-year plan for necessary compliance projects with sequencing within the current construction periods established and projected costs.
- Deirdre Manning and Indrit Metaj presented on the Authority's intended use of its agreement with Power Options, to pursue a solar agreement for the flat rubber roof sections of the BCEC. The update presented stated that the Authority would engage Select-Solar through Power Options to begin engineering calculations of solar arrays with the possibility of battery storage. The intended benefits are greater resiliency, lower utility pricing and the incorporation of the design elements into the upcoming roof replacement project.

VII. ADJOURNMENT

Upon a motion duly made and seconded, Chair Meg Mainzer-Cohen conducted a Roll-Call vote to adjourn the meeting.

Roll-Call Vote:

Meg Mainzer-Cohen	Yes.
Xiomara Albán DeLobato	Yes.
Michael Flaherty	Yes.
Chris Pappas	Yes.

The meeting adjourned at 10:41 am.

ATTEST:



Christine A. Pulgini
Associate General Counsel

Dated: 1/22/2024