



Development & Construction Committee

Thursday – May 18, 2023
9:00 a.m. – 10:00 a.m.
Boston Convention & Exhibition Center
415 Summer Street
Boston, MA 02210
Meeting Room 052A

Pursuant to the Massachusetts Open Meeting Law, G.L. c. 30A, §§ 18-25, notice is hereby given of a meeting of the Massachusetts Convention Center Authority's Development & Construction Committee.

The meeting will take place VIA MICROSOFT TEAMS [Click here to join the meeting](#) OR JOIN BY PHONE:
DIAL-IN NUMBER: [+1-857-702-2232](tel:+18577022232)
Phone Conference ID: 805 106 248#

AGENDA

- I. Roll Call
- II. Review and Adoption of Minutes of April 13, 2023
- III. Vertical Concrete Repair [VOTE]
- IV. Hynes Update CM at Risk [VOTE]
- V. Springfield Garage Budget [VOTE]
- VI. BCEC LED Lighting Retrofits [VOTE]
- VII. Old Business
- VIII. New Business
- IX. Adjournment



BCEC Vertical Concrete Repair

Development & Construction Committee Meeting

May 18, 2023

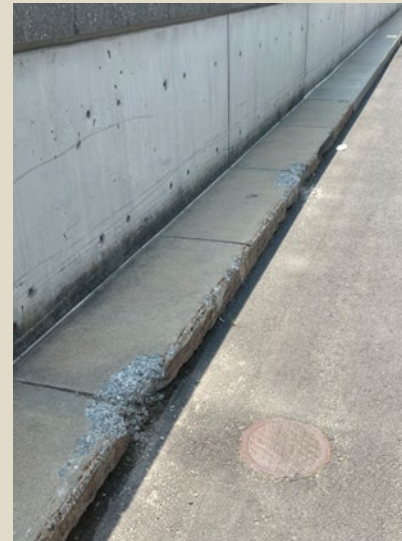
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BCEC Vertical Concrete Repair

Summary of the Project:

This project includes, but is not necessarily limited to, the repair of deteriorated and spalled concrete along the parapet walls located at the East and West roadways and ramps on level 1 of the BCEC with no interruption to building operations.



BCEC Vertical Concrete Repair

Summary of the Procurement:

The project was advertised and bid under the terms of M.G.L. c. 149.

Date of Documents: March 17, 2023

Date of Advertisement: March 29, 2022

Date of Bid Opening: April 26, 2023



BCEC Vertical Concrete Repair

Contractor Bids:

Contractor	Contractor Price
Acme Waterproofing, Inc.	\$297,960
Blinderman Construction	\$363,230
NEL Corporation	\$464,075

The lowest responsible and eligible bidder is Acme Waterproofing, Inc., in accordance with bids received on April 26, 2023 per documents dated March 17, 2023.

Vote: BCEC Vertical Concrete Repair

The M.G.L. c. 149 bid law requires award to the lowest responsible and eligible bidder, which in this case is, Acme Waterproofing, Inc.

A vote to implement the Development & Construction Committee's recommendation to authorize a contract for Acme Waterproofing, Inc., for the Boston Convention and Exhibition Center Vertical Concrete Repair, would take the following form:

VOTE: 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 Acme Waterproofing, Inc., for the Boston Convention and Exhibition Center – Vertical Concrete Repair in the amount of Two Hundred Ninety-Seven Thousand Nine Hundred Sixty Dollars (\$297,960) per documents dated March 08, 2023.

Vote: BCEC Vertical Concrete Repair

This project includes, but is not necessarily limited to, the repair of deteriorated and spalled concrete along the parapet walls located at the East and West roadways and ramps on level 1 of the BCEC. The project has been developed to minimize impacts to building operations.

The Massachusetts Convention Center Authority developed construction documents dated March 8, 2023, for public procurement in accordance with the State's construction bid law, M.G.L. c. 149. The following General Bids were received on Wednesday, April 26th, 2023:

Contractor	Contractor Price
Acme Waterproofing, Inc.	\$297,960
Blinderman Construction	\$363,230
NEL Corporation	\$464,075

The M.G.L. c. 149 bid law requires award to the lowest responsible and eligible bidder, which in this case is Acme Waterproofing, Inc.

A vote to implement the Development & Construction Committee's recommendation to authorize a contract for Acme Waterproofing, Inc., for the Boston Convention and Exhibit Center – Vertical Concrete Repair would take the following form:

VOTE: 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 Acme Waterproofing, Inc., for the for the BCEC – Vertical Concrete Repair in the amount of Two Hundred Ninety-Seven Thousand Nine Hundred Sixty Dollars (\$297,960) per documents dated March 08, 2023.



CM at-Risk Services for the Hynes Air Handling Units & Switchgears Upgrades

Development and Construction Committee

May 18, 2023

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CM at-Risk Services for the Hynes AHUs/Switchgears Upgrades

MCCA wishes to procure the Hynes AHUs and Switchgear Upgrades Project by utilizing the Construction Manager at-Risk Delivery Method, following the requirements of Chapter 149A of the Massachusetts General Laws and with approval given to MCCA by the Office of the Inspector General of the Commonwealth of Massachusetts.

Construction Manager at-Risk (“CM at-Risk”) is a delivery method which entails commitment by the selected Construction Manager (“CM”) to deliver the project within a Guaranteed Maximum Price (“GMP”) which is based on the construction documents and specifications. MCCA previously pursued this delivery method for The Hynes/MTA Tunnel Ceiling Removal & Replacement Project in 2012, The Hynes MEP Project in 2018, and the New Springfield Parking Garage Project in 2022.

The CM at-Risk provides professional services and acts as a consultant to the Authority/Owner in the design development and construction phases of the project. The CM must manage and control construction costs not exceed the agreed upon GMP.

CM at-Risk Services for the Hynes AHUs/Switchgears Upgrades

Per statute in order to proceed with the CM at-Risk delivery method, the following must occur:

- A project must have an estimated cost of at least \$5 million; and
- The Owner must have an Owner's Project Manager: Arcadis U.S., Inc; and
- The Owner must procure a Designer; STV Inc.,; and
- The Owner must receive authorization by the MCCA Board of Directors to enter into a CM at-Risk Contract; and
- Approval to use the delivery method must be obtained from the Commonwealth of Massachusetts Office of the Inspector General.

CM at-Risk Services for the Hynes AHUs/Switchgears Upgrades

Scope of the Hynes AHUs and Switchgears Upgrades:

- The facility has a total of 27 Air Handler Units (AHUs) serving all major spaces in the building which are reaching the end of their useful life. In addition, the facility has two transformer vaults, serving a total of 11 switchboards which are ~35 years old with replacement parts no longer manufactured.
- The proposed 7-phased approach will be to replace internal parts of the AHUs and the current control systems, as well as completely replace the switchboards, starting in June 2024 through October 2028.
- The proposed upgrades to the facility will ensure that the building continues to operate in an efficient manner in the future.
- Using the CM at-Risk procurement method, to maintain the tight construction schedule and facilitate the construction & coordination of the complex effort, the MCCA will realize improved operational efficiencies & control, and overall performance necessary to support the Hynes Convention Center.

CM at-Risk Services for the Hynes AHUs/Switchgears Upgrades



Vote: CM at-Risk Services for the Hynes AHUs/Switchgears Upgrades

VOTE: The MCCA Development and Construction Committee recommends the Board adopt the following vote:

VOTE: The Massachusetts Convention Center Authority hereby votes to authorize the Executive Director to execute a submission per Ch 149A, a Construction Management at-Risk Services Application for approval to the Office of the Inspector General of the Commonwealth of Massachusetts, for the Hynes AHUs/Switchgears Upgrades Construction Management at-Risk Services.

Vote – CM at-Risk Services for the Hynes AHUs/Switchgears Upgrades Project

As owner of the Hynes Convention Center, the Massachusetts Convention Center Authority has conducted an assessment of the existing Air Handler Units (AHUs), current control systems, and existing Electrical Switchboard infrastructure, and has determined that the best approach to conducting the upgrades is through a phased approach. The Authority has evaluated the requirements of the project, taking into consideration such items as the operational impacts on the Hynes Convention Center, its patrons, and the existing event schedule.

Due to the complexity of a tight urban footprint, the accelerated schedule requirements, and the project's estimated value, the Authority believes that the MGL. c. 149A procurement process would facilitate this project best. The Authority has initiated efforts to begin this MGL. c. 149A process, inclusive of having an Owner's Project Management Team selected, as well as a fully procured Design Team to lead this effort, with conceptual design level of documents. The proposed 7-phased approach will be to replace internal parts of the AHUs and the current control systems, as well as completely replace the switchboards, starting in June 2024 through October 2028.

A determination to pursue Construction Management at Risk Services was recommended to the MCCA by its Designer and Owners Project Management Teams. In accordance with the State's construction bid law, MGL. c. 149A, the Authority is eligible per submission and approval from the Inspector General of the Commonwealth of Mass to utilize the Construction Management at Risk Services. The submission requires the Authority to have a project in excess of \$5,000,000 dollars, to obtain an Owner's Project Manager, to have a Designer selected and to obtain authorization from its governing body, the MCCA Board.

A vote to implement the Development and Construction Committee's recommendation to authorize the Construction Management At-Risk Services, would take the following form:

VOTE: 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 submission per Ch149A, a Construction Management At-Risk Services Application for approval to the Office of the Inspector General of the Commonwealth of Massachusetts, for the Hynes AHUs/Switchgears Upgrades Project Construction Management At-Risk Services.



Budget Authorization New Springfield Carpark Project

Development and Construction Committee

May 18, 2023

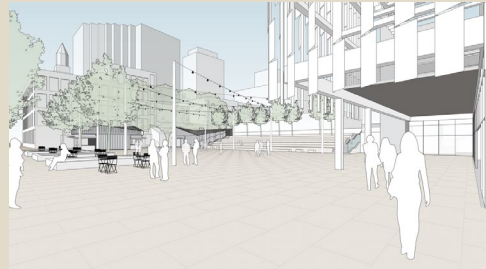
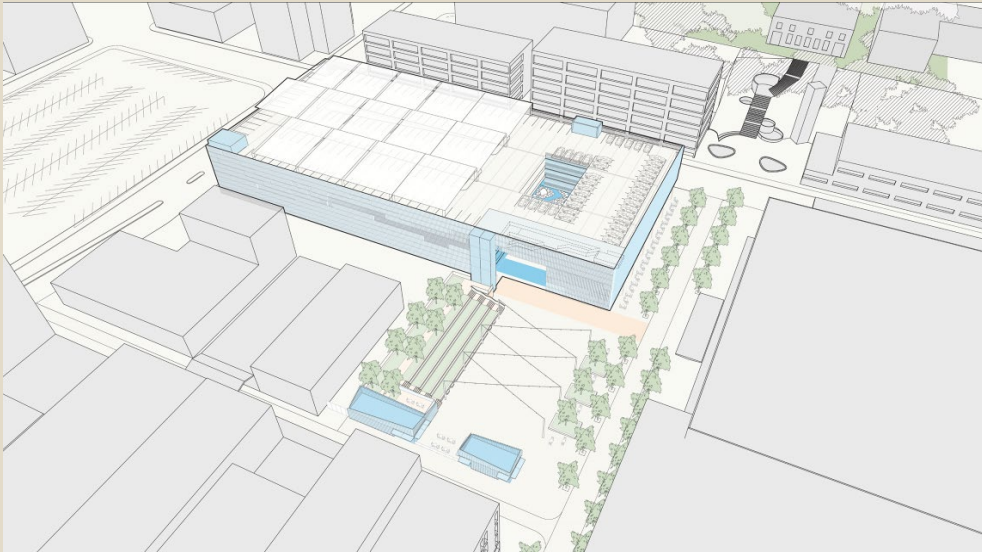
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Budget Authorization New Springfield Carpark Project



Budget Authorization New Springfield Carpark Project



Budget Authorization

New Springfield Carpark Project

Project Background:

- Develop a modern parking facility, with a capacity of approximately 800 parking spaces with a retail component, to include sustainable design features, electric vehicle charging stations and bicycle storage along with an outdoor event space and street scaping along Bruce Landon Way to support the MassMutual Center and its operations and the community.
- The proposed effort is being conducted in two phases.
- **Phase 1** – Demolish the existing garage facility utilizing CH 149 procurement (General Contractor); completed summer of 2022.
- **Phase 2** – Construct a new facility utilizing CH149A (CM at-Risk); Daniel O’Connell Sons awarded contract in October of 2022. Guarantee Maximum Price(GMP) still being developed.
- The CM at-Risk, Ch 149A procurement method allows the MCCA to engage a contractor early in the design process to work collaboratively with the design team to produce a design that is both efficient and cost effective. It allows as portions of the design are complete, that early sub-contract packages may be bid to assist with schedule compression and cost certainty.

Budget Authorization

New Springfield Carpark Project

- The MCCA Board approved an initial budget authorization in October of 2022 for the Springfield Carpark Project with its vote to engage Daniel O'Connell Sons Inc., at Forty-Five Million Dollars (\$45,000,000).
- This approval was based on preliminary design levels, initial design estimates and was necessary per the Ch 149A statute to engage the Construction Management Firm.
- With further levels of design development and the construction management firm's expertise to cost materials and labor requirements, the MCCA is seeking approval of an additional Ten Million Dollars (\$10,000,000) towards the previous project budget authorization to allow a final Guarantee Maximum Price (GMP) to be set.

Vote: Budget Authorization New Springfield Carpark Project

VOTE: The MCCA Development and Construction Committee recommends the Board adopt the following vote:

VOTE: The Massachusetts Convention Center Authority hereby authorizes an additional ten million dollars (\$10,000,000) to the previous authorization of forty-five million dollars (\$45,000,000) to allow the Executive Director to negotiate a Guaranteed Maximum Price (GMP) with Daniel O'Connell Sons for service relating to the construction of the new Springfield Convention Carpark Project as required by statute, Ch149A.

Vote: Budget Authorization New Springfield Convention Center Carpark Project

Per statute as set forth in M.G.L. c. 149A, the Construction Manager for the CM at-Risk Construction Services, for the Springfield Convention Carpark Project must provide estimated costs as the design develops within the process to achieve a Guaranteed Maximum Price (GMP).

Based on the final design development package, the current economic and business climate as well as uncertainty of supply chain reliability, the Construction Manager has provided cost estimates that present beyond the current project's budget authorization. Having considered significant value engineering deductions or alterations to maintain budget that would change the overall operational and esthetic features of the project in a negative manner, the Authority is recommending an additional budget supplement authorization of ten million dollars to the previous authorization of forty-five million. This authorization will allow the current design to have Sub-trades be bid on with provisions to maintain budget certainty and will allow the Construction Manager to set a Guaranteed Maximum Price (GMP) for the project.

A vote to implement the Development and Construction Committee's recommendation to authorize the budget supplement, would take the following form:

VOTE: 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 authorizes an additional ten million dollars (\$10,000,000) to the previous authorization of forty-five million dollars (\$45,000,000) to allow the Executive Director to negotiate a Guaranteed Maximum Price (GMP) with Daniel O'Connell Sons for service relating to the construction of the new Springfield Convention Carpark Project per statute Ch 149A.



BCEC LED Lighting Retrofits

Development and Construction Committee
May 18, 2023

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LED Lighting Conversion

- Recent projects at the BCG and the BCEC have completed the conversion of all induction lighting to LED.
- Conversions of metal halide and fluorescent lighting are ongoing
- Recent Lighting Projects

Building	Location	Existing Technology	number of fixtures	Total kWh/year saved
BCG	drive lanes	fluorescent	544	297,417
Hynes	multiple	Metal halide/fluorescent	246	279,777

- Recent Utility Incentives
 - BCG \$65,832
 - Hynes \$17,880

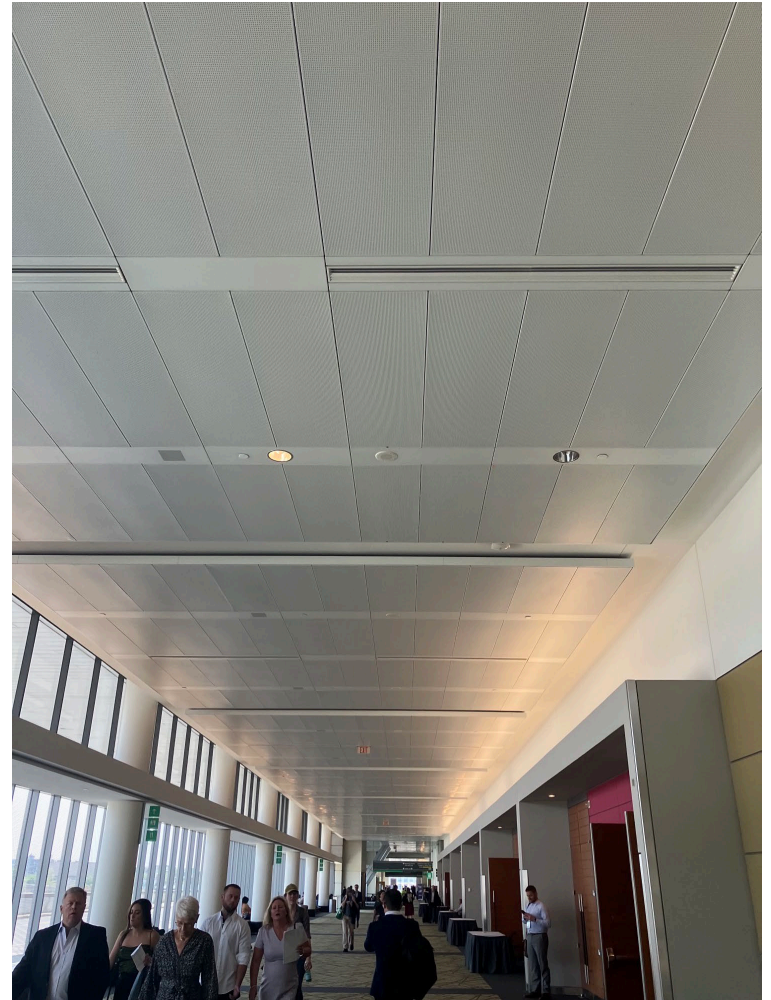
BCEC Meeting Room Lighting

- Conversion to LED addresses a maintenance concern – obsolete/failing ballasts
- Lighting will eliminate maintenance time needed for changing compact fluorescent light bulbs
- LED lighting has a higher color rendition index, improving the quality of light.
- 697 28 Watt LED Retrofit
- 71,038 kWh conserved annually



BCEC Prefunction Lighting

- Prefunction area lighting retrofits began in 2021
- Quality of lighting will be improved while lowering maintenance costs.
- 786 - 8" Recessed cans
- 112,153 kWh conserved annually



Vote: LED Fixture Retrofits

The Massachusetts Convention Center Authority's ("Authority") is looking to retrofit compact fluorescent (CFL) can fixtures at the Boston Convention & Exhibition Center ("BCEC"). The existing fixtures date to the construction of the facility. The conversion to LED will reduce maintenance costs while providing improved color rendition.

The first project would retrofit 697 fixtures in meeting rooms throughout the BCEC where the ballasts are obsolete and can no longer be purchased when they fail. The ballasts removed will be retained for use until all the meeting room fixtures have been replaced. The net cost of the project after an Eversource authorized incentive of \$8,364 would be \$291,186.42. This project is expected to conserve 71,038 kWh annually with a projected reduction of \$14,200 in electricity costs.

The second project would continue the replacement of CFL can fixtures in prefunction areas which began in 2021. 786 fixtures will be retrofitted with LED technology conserving an estimated 112,153 kWh annually while reducing electricity costs by \$22,430. The net cost of the project after an Eversource authorized incentive of \$15,720 would be \$283,463.18.

A vote to implement the Development and Construction Committee's recommendation to authorize the Executive Director to enter into two purchase orders in the amounts of \$291,186.42 and \$283,463.18 would take the following form:

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

VOTE: **The Massachusetts Convention Center Authority hereby authorizes the Executive Director to enter into two purchase orders in the amounts of \$291,186.42 and \$283,463.18 for LED retrofits at the BCEC.**

Vote: BCEC LED Fixture Retrofits

The Massachusetts Convention Center Authority's ("Authority") is looking to retrofit compact fluorescent (CFL) can fixtures at the Boston Convention & Exhibition Center ("BCEC"). The existing fixtures date to the construction of the facility. The conversion to LED will reduce maintenance costs while providing improved color rendition.

The first project would retrofit 697 fixtures in meeting rooms throughout the BCEC where the ballasts are obsolete and can no longer be purchased when they fail. The ballasts removed will be retained for use until all the meeting room fixtures have been replaced. The net cost of the project after an Eversource authorized incentive of \$8,364 would be \$291,186.42. This project is expected to conserve 71,038 kWh annually with a projected reduction of \$14,200 in electricity costs.

The second project would continue the replacement of CFL can fixtures in prefunction areas which began in 2021. 786 fixtures will be retrofitted with LED technology conserving an estimated 112,153 kWh annually while reducing electricity costs by \$22,430. The net cost of the project after an Eversource authorized incentive of \$15,720 would be \$283,463.18.

A vote to implement the Development and Construction Committee's recommendation to authorize the Executive Director to enter into two purchase orders in the amounts of \$291,186.42 and \$283,463.18 would take the following form:

VOTE: **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 authorizes the Executive Director to enter into two purchase orders in the amounts of \$291,186.42 and \$283,463.18 for LED retrofits at the BCEC.**