



Development & Construction Committee

Thursday – November 16, 2023

10:00 a.m. – 10:30 a.m.

Hynes Convention Center

900 Boylston Street

Boston, MA 02115

Meeting Room 200

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:+1-857-702-2232)

Phone Conference ID: 119 505 089#

AGENDA

- I. Roll Call
- II. Review and Adoption of Minutes of May 18, 2023
- III. Review and Adoption of Minutes of October 19, 2023
- IV. BCEC North Lobby Café [VOTE]
- V. Old Business
- VI. New Business
 - a. Springfield and Hynes Update
 - b. BCEC Solar Panel and Roof Project Update
- VII. Adjournment



BCEC North Lobby Café

Development & Construction Committee

November 16, 2023

**MASSACHUSETTS
CONVENTION CENTER
AUTHORITY**

Signature
BOSTON™

BCEC North Lobby Café

Summary of the Project:

This project continues the MCCA's commitment to provide expanded food service and better overall customer service by introducing the

No Name Cafe

This location will offer enhanced selections in a highly efficient manner.



History of “No Name”

The iconic No Name restaurant was a Boston institution and in operation for over 100 years, opening in 1917 and closing its doors in 2019. Located on the historic Fish Pier, less than a half mile from the Boston Convention & Exhibition Center (BCEC), No Name initially catered towards the fisherman who worked at the pier before growing into a full-service restaurant. As the South Boston Waterfront continues to transform, the Fish Pier is still the hub for the city’s fishing industry, and in 2017 was listed on the National Register of Historic Places.



Summary of the Procurement

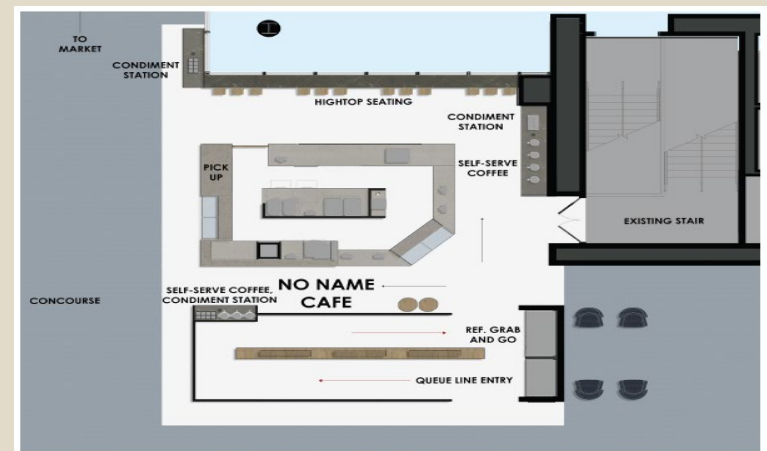
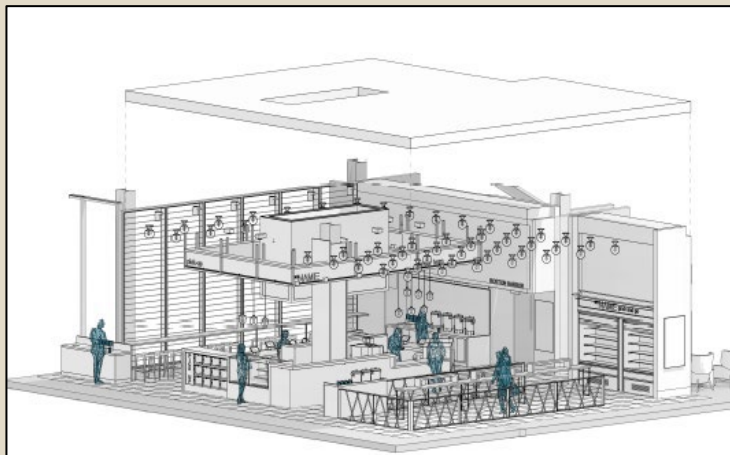
The project was advertised and bid under the terms of MGL. c 149.

Date of Documents: September 8, 2023

Date of Advertisement: September 20, 2023

Date of Filed Sub-Bid Opening: October 19, 2023

Date of Bid Opening: November 2, 2023



Contractor Bids

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

The lowest eligible bidder is GenCon,Inc., in accordance with bids received on November 2, 2023, per documents dated September 8, 2023.

Procurement

- MCCA established a Supplier Diverse Initiative and Efforts specific to the R04 BCEC North Lobby Café per DCAMM recommendation.
- MCCA Procurement provided outreach to supplier diverse contractors alerting them of this upcoming project.
- Prior to bid, General Contractors were made aware of contract goals.
- Gencon's proposed sub-contractor partnerships with Supplier Diverse firms for this project:
 - WBE = 12.47% (Exceeds Goal of 8.8%)
 - MBE = 14.63% (Exceeds Goal of 4.2%)

VOTE: BCEC North Lobby Café

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

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

A vote of the Development & Construction Committee to recommend to authorize a contract for GenCon, Inc., for the Boston Convention and Exhibition Center North Lobby Café, would take the following form:

VOTE: The Development and Construction Committee of the Massachusetts Convention Center Authority recommends to the Full Board the following:

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 addition 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.

VOTE: BCEC North Lobby Café

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:

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 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.

∴ MassMutual Center

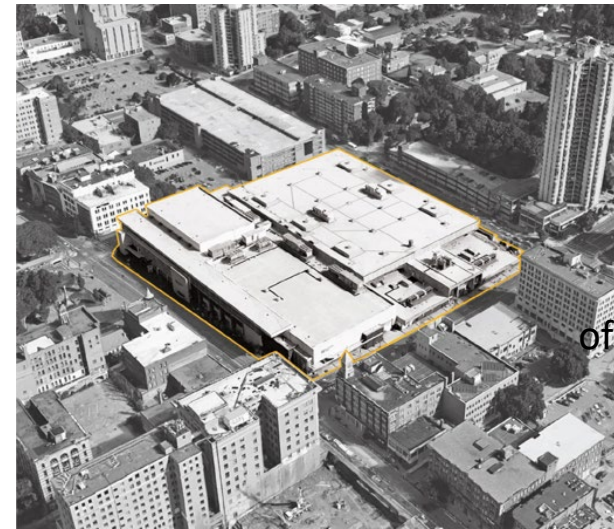


**5-Year Strategic Master Plan –
Progress Update
November 2023**

Objective

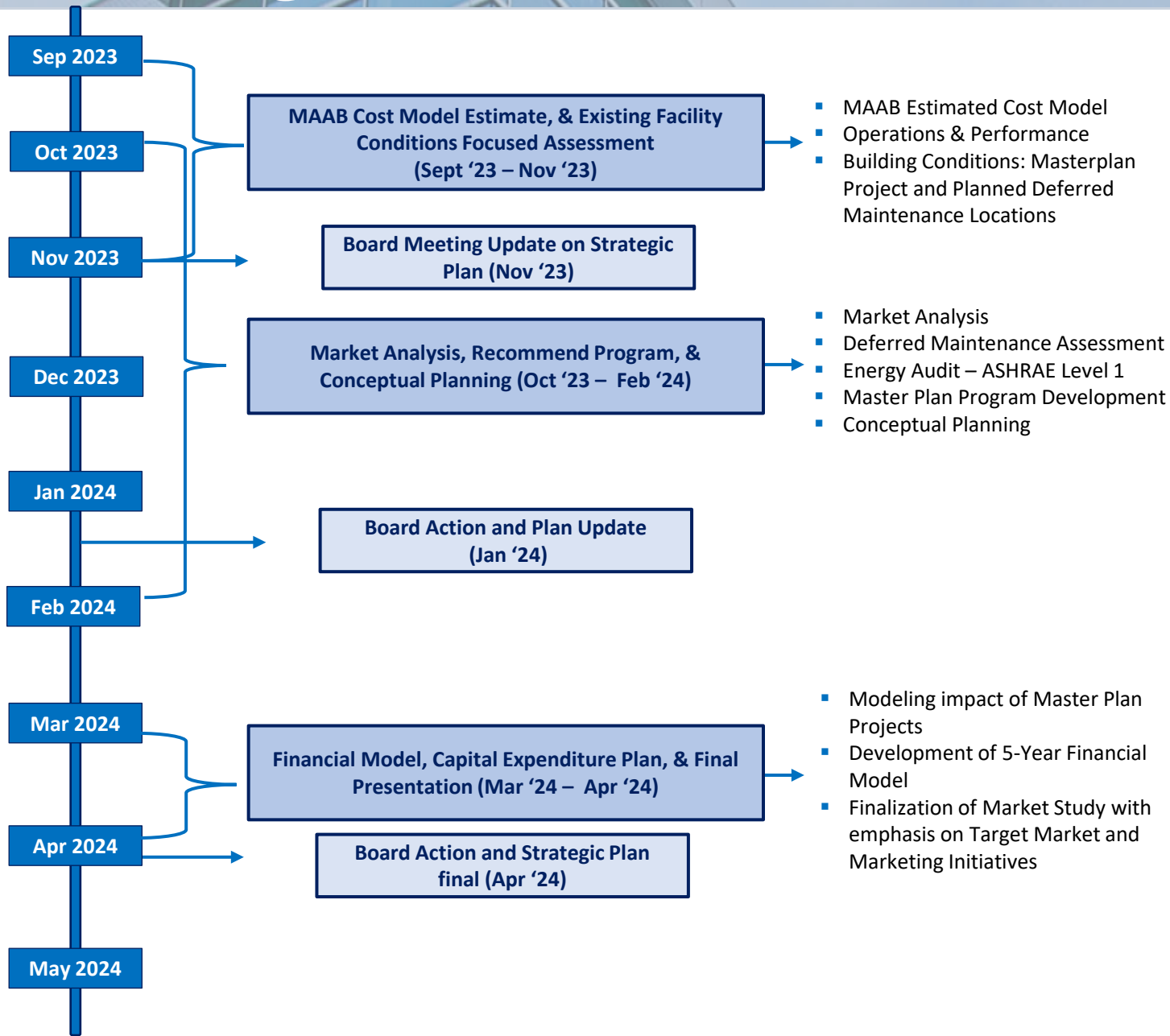
Objective

- The intent of developing a **5-Year Strategic Master Plan** is to establish an approach for the property to improve efficiency, minimize costs, increase revenue/profitability of the facility, as well as promote/improve the MassMutual Center (MMC) economic impact on the local and regional economy, aligned with key stakeholders and MCCA's objectives.
- Evaluate the economic impact to the market and costs of achieving improved results and to prioritize capital investments.
- Focusing on recommendations for potential programming, mitigation of planned deferred maintenance items, and the reduction of energy consumption, the objective is to provide a comprehensive, strategic, and detailed scope work that outlines the 5-year development plan for the MMC.



MCCA, MMC along with The City of Springfield are fully aligned to develop adjacent properties, update local wayfinding, create new guest experiences that will benefit MMC competitively.

Strategic Master Plan Schedule



PROJECT TEAM

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JOHNSON
CONSULTING

CHMWarnick
HOTEL, ASSET, PLANNING, BUSINESS ADVISORS

Team Focus

- Drive Economic Impact
- Maintain Alignment with City Vision for the District
- Targeting Capital Investments that Enhance Revenue Opportunities
 - Reviewing Deferred Projects ranging from \$8M to \$12M
 - Evaluating Master Plan Projects > \$40M (26 projects)
 - Evaluating additional 8 Master Plan Projects – no cost assigned to-date
- Leverage Best in Class Management Practices
- Establishing Metrics of Success



Next Steps

- Finalize local interviews with all Stakeholders
- Refine and Prioritize Master Plan Projects
- Complete Assessment of Deferred Maintenance work
- Develop ROI modeling for Master Plan Projects
- Build Implementation Plan that minimizes business interruption
- Build 5-Year Financial Projections reflecting Master Plan Projects

MCCA Board Schedule

November – Update on Master Plan Initiative

January - Board Action on select Strategic Plan Projects

April – Final Report and Board Action on select Projects

A photograph of the MassMutual Center building at dusk. The building features a prominent glass-enclosed upper section and a sign that reads "MassMutual Center". The scene includes street lamps and a historic building in the background under a blue twilight sky.

Thank you!



BCEC Solar Panel Installation and Roof Membrane Replacement

Development & Construction Committee

November 16, 2023

**MASSACHUSETTS
CONVENTION CENTER
AUTHORITY**

Signature
BOSTON™

Summary of the Project

PowerOptions allows non-profit/public sector organizations to participate in competitively bid energy procurements as well as solar and battery storage systems.

Solect Energy, based in Hopkinton, is the PowerOptions Consortium RFP Award winner.

- Solar and storage provider to towns, schools, state agencies, and non-profits in MA, CT, and RI

Summary of the Project

Preliminary design provides for over 1 MW of solar power along with 1 MW of battery storage at the BCEC.

- System would produce approximately 1.6 million kWh annually and the battery would be dispatched to help maintain electric grid reliability in New England providing a revenue stream to the MCCA

Option to own and receive direct payments from the US Treasury in lieu of tax credits which would require a Purchase Power Agreement (PPA) using a 3rd party.

Next Steps

Sign non-binding letter of intent with Solect Energy.

- Electrical engineering, utility applications, state incentive applications

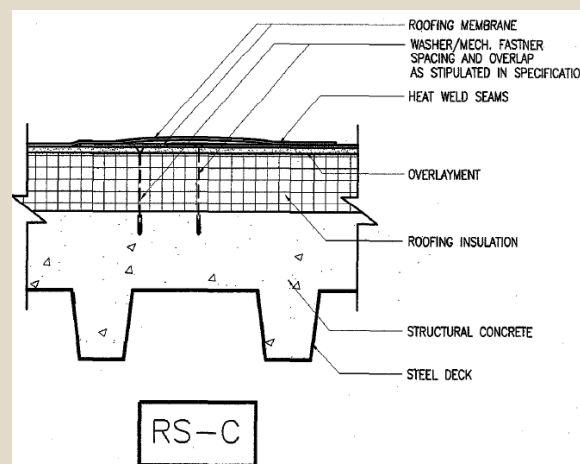
Decide on contract process with Select Energy (PPA & lease, or ownership).

Pre-construction meetings, and coordination with facility operations.

Roof replacement project planning & construction happens concurrently.

Membrane Roof Background

- Existing TPO roof membrane original to BCEC construction in 2004
- Membrane system consists of cover board and 3.5" of rigid insulation
- There are 44 individual low-sloped roof areas, totaling ~497,000 square feet of TPO membrane



SGH Engagement Timeline

- MCCA engaged House Doctor Simpson Gumpertz & Heger Inc. (SGH) in October 2022 to provide investigative report
- SGH conducted site visit investigations in February, March, April 2023
- SGH provided report findings in August 2023



SGH Report Findings

- Typical life span of TPO membrane is 20 years
- Moisture observed within roof assembly, indicative of leaking and signs of failure
- Roof membrane delaminated, wrinkled, and patched in many areas
- Softening of insulation impacting thermal resistance and vulnerable to punctures
- Existing wood fiberboard inferior insulation with low thermal strength
- Draining issues due to inadequate sloping
- Problematic flashing details contributing to ponding and leaks, including at existing skylights

SGH Recommendations

- Remove and replace the existing roofing systems down to the structural decks.
- Replace roofing system with single-ply membrane, 0.5-inch cover board, polyisocyanurate (PIR) thermal insulation.
- Improving drainage with new tapered insulation design
- Improving roof access by adding more built-in ladders
- Improving fall protection by adding non-penetrating guards around parapets and skylights

SGH Phasing Recommendation and Next Steps

- The size of the roof membrane will require a phased approach over multiple years
- To coordinate with the PV panels installation, Phases 1 and 2 should be completed by Nov. 2024 and Oct. 2025 respectively
- Start the design process for Phases 1 and 2

