

MINUTES OF THE MEETING
of the
MASSACHUSETTS CONVENTION CENTER AUTHORITY
DEVELOPMENT & CONSTRUCTION COMMITTEE
FEBRUARY 15, 2024

A meeting of the Development & Construction Committee of the Massachusetts Convention Center Authority (“Authority”) was convened on February 15, 2024 in Meeting Room 201 at the Boston Convention & Exhibition Center, 415 Summer Street, Boston, Massachusetts 02210 via Microsoft Teams Meeting or phone: Dial-in-Number 1-857-702-2232; Conference ID: 221907400#.

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

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

Staff members in attendance at the Boston Convention & Exhibition Center were: Gloria Larson, Chris Donato, Michael Esmond, John Donahue, Dave Silk, Robert Noonan, Brendan Flynn, and Mark O’Leary.

Staff member in attendance remotely via Microsoft Teams Meeting or telephone was: Jeannemarie Joyce.

I. ROLL CALL

Chair Mainzer-Cohen called the meeting at 9:39 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 January 18, 2024 Development Committee Meeting were unanimously approved by roll call vote.

Roll-Call Vote:

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

III. BOARD VOTE: NORTH LOBBY DOORS

The Massachusetts Convention Authority in response to its clients' needs and to enhance its security and egress possibilities has determined to bring forth through its Capital Replacement Program a project to modify the North Lobby Doors 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 Authority conducted extensive outreach and discussions with multiple contractors prior to receipt of bids. The following Contractor Bids were received on January 3, 2024.

Contractor	Contractor Price
Your Electrical Solution, Inc.	\$376,000.00

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

A vote of the Development & Construction Committee to recommend to the full Board to authorize a contract for Your Electrical Solution., Inc., for BCEC North Lobby Doors, 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 Your Electrical Solution, Inc., for the BCEC North Lobby Doors in the amount of Three Hundred Seventy-Six Thousand Dollars (\$376,000.00) per documents dated November 6, 2023.

Roll-Call Vote:

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

IV. HYNES UPDATE

Mr. Donahue presented the following update to the Committee.

The MCCA initiated an assessment of the Hynes in 2022 and 2023 to identify critical systems for occupancy including main HVAC units and main electrical panels. The assessment revised deferred maintenance reports with an emphasis on compliance. In the fall of 2023, the Board approved a fifty-million-dollar budget for critical systems projects. The MCCA will schedule nine short closures over a five-year period to conduct perform the work.

Next steps include continued design development for Critical Replacement Program (CRP) recommended projects and obtaining Board approval of the budget for short-term and long-term projects.

V. MMC Update

Mr. Donahue presented the following update to the Committee.

The MCCA is scheduled to install the last piece of precast at the Convention Center Carpark on February 20, 2024. The outer structure of the garage will then be complete and ready for installation of internal components such as electrical and parking equipment. We are tentatively scheduled to open the garage in December 2024. The opening of the garage is largely dependent on when Eversource will provide power to the garage. The plaza is scheduled to be open in the spring of 2025.

The development of a five-year operational and capital improvement plan for the MMC is underway. Progress documents for this plan are anticipated for March 2024.

VI. OLD BUSINESS

There was no old business.

VII. NEW BUSINESS

There was no new business.

VIII. ADJOURNMENT

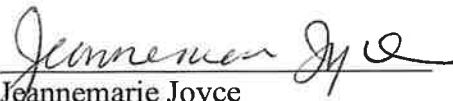
Upon a motion duly made and seconded, Chair Meg Mainzer-Cohen conducted a Roll-Call vote to adjourn the meeting.

Roll-Call Vote:

Meg Mainzer-Cohen	Yes.
Xiomara Albán DeLobato	No Response.
Michael Flaherty	Yes.
Chris Pappas	Yes.

The meeting adjourned at 9:55 a.m.

ATTEST:


Jeannemarie Joyce
Assistant General Counsel

Dated: 3/14/24