



## **Development & Construction Committee**

Thursday – February 15, 2024  
9:30 a.m. – 10:00 a.m.  
Boston Convention & Exhibition Center  
415 Summer Street  
Boston, MA 02210  
Board Room 201

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: 221 907 400#

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### **AGENDA**

- I. Roll Call
- II. Review and Adoption of Minutes of January 18, 2024
- III. BCEC North Lobby Doors [VOTE]
- IV. Hynes Update
- V. MMC Update
- VI. Old Business
- VII. New Business
- VIII. Adjournment



# BCEC North Lobby Doors

Development & Construction Committee

February 15, 2024

**MASSACHUSETTS  
CONVENTION CENTER  
AUTHORITY**

*Signature*  
**BOSTON™**

# Summary of the Project

This Project entails connecting electro-magnetic locks to the existing doors at the main entrance. Motion sensors will be added to the interior side of each door to automatically unlock the doors and from the security control center, the security team will have full system control. The existing door structures will remain the same.



# Summary of the Procurement

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

Date of Documents:	November 6, 2023
Date of Advertisement:	October 25, 2023
Date of Prime Bid Opening:	January 3, 2024

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.



# Contractor Bids

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

The lowest eligible bidder is Your Electrical Solution, Inc., in accordance with bids received on January 3, 2024, per documents dated November 6, 2023.

Your Electrical Solution, Inc. proposed sub-contractor partnerships with Supplier Diverse firms for this project:

WBE = 14% (Exceeds Goal of 9.3%) increased from 4.4%

MBE = 0% (Does not meet Goal of 4.7%)\*

\*Your Electrical Solution, Inc has committed to continue trying to meet the DEI goals by the end of the project



# **VOTE: BCEC North Lobby Doors**

The Massachusetts Convention Authority in response to its' clients needs and to enhance its amenities/security, has determined to bring forth through it's Capital Replacement Program a project to modify the North Lobby Doors in the existing structure 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, Your Electrical Solution, Inc.

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

## **VOTE: BCEC 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.

<b>Contractor</b>	<b>Contractor Price</b>
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.**



# Hynes Deferred Maintenance and Code Compliance Update

Development and Construction Committee Meeting

February 15, 2024

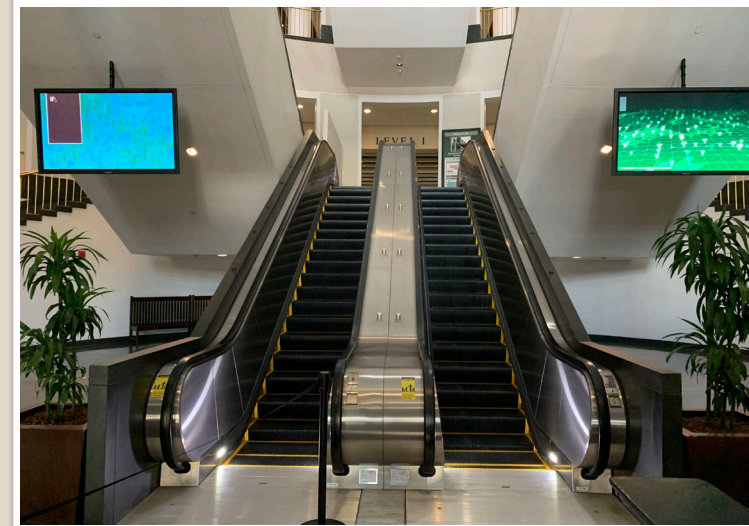
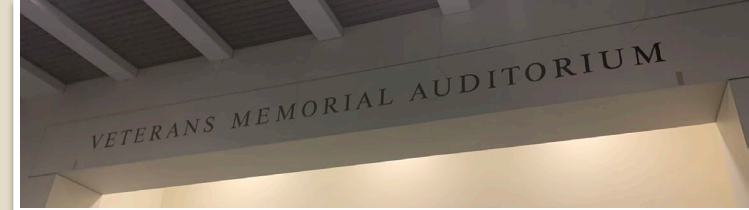
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AUTHORITY**

*Signature*  
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# Background and Process Underway

- **MCCA Initiated Hynes Assessment 2022/2023**
  - Identify Critical Systems for Occupancy
    - a) (Main HVAC Units and Main Electrical Panels)
  - Detail and Revise Deferred Maintenance Reports (w/emphasis on Compliance)
    - a) Capital Replacement Program and Updated Code Analysis (CRP)
  - Develop Schedule utilizing open event calendar dates
- **MCCA Board Approval, Fall 2023**
  - \$50 Million Dollar Budget for Critical Systems Project
  - Schedule of (9) short term closures over (5) year period, 2024 -2029
- **Update MCCA Board on Hynes CRP Status, February 2024**



# Capital Replacement Program Report

- Contents of Report for Capital Replacement Program (CRP)

- CRP 1.0 Site
- CRP 2.0 Structure
- **CRP 3.0 Building Envelope\***
- CRP 4.0 Architectural Interior Systems
- **CRP 5.0 HVAC Systems\***
- **CRP 6.0 Electrical Service\***
- CRP 7.0 Plumbing
- CRP 8.0 Fire Protection
- CRP 9.0 Vertical Transportation
- CRP 10.0 Information Technology Systems
- **CRP 11.0 Accessibility & Code Deficiencies\***

*\* Emphasis on these categories within the report*

^ 10-year Cost Projections included

# 5-year project schedule integrated



# Key Building Systems – 2023 – 2028+

- **CRP 3.0 Building Envelope**
  - Ballroom EPDM Roof
  - Original Skylight and New Insulated Glazing Units
  - Exterior Glass and Glazing
- **CRP 5.0 HVAC Systems**
  - Air Handling Units – in Design
  - Heating and Ventilation Units
  - Electric steam boilers
  - Steam Heat Exchangers
  - Building Management System
- **CRP 6.0 Electrical Service**
  - Normal Distribution – in Design
  - Lighting Control System
  - Emergency Generator

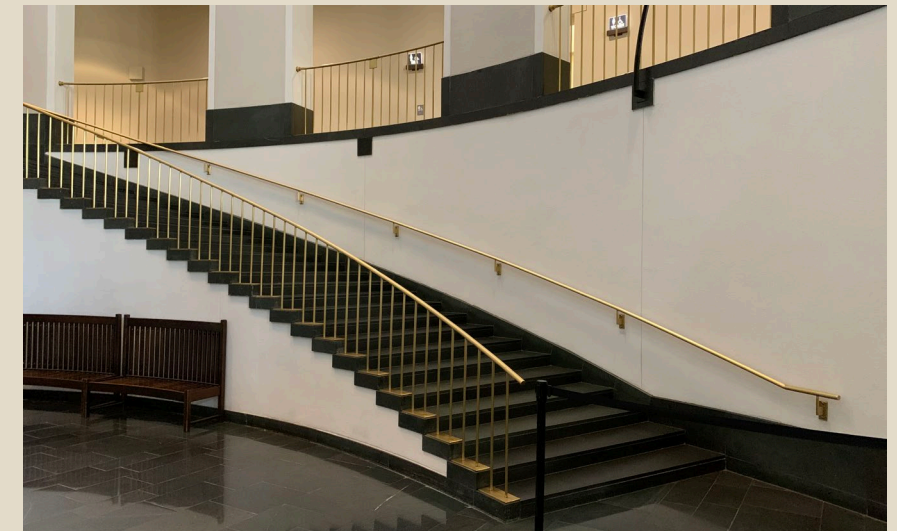




# Regulatory Replacement - Accessibility Code

- **CRP 11.0 Accessibility & Code Deficiencies**

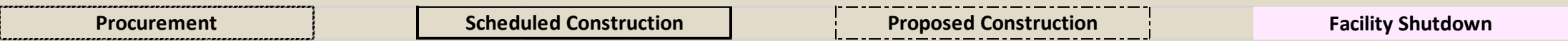
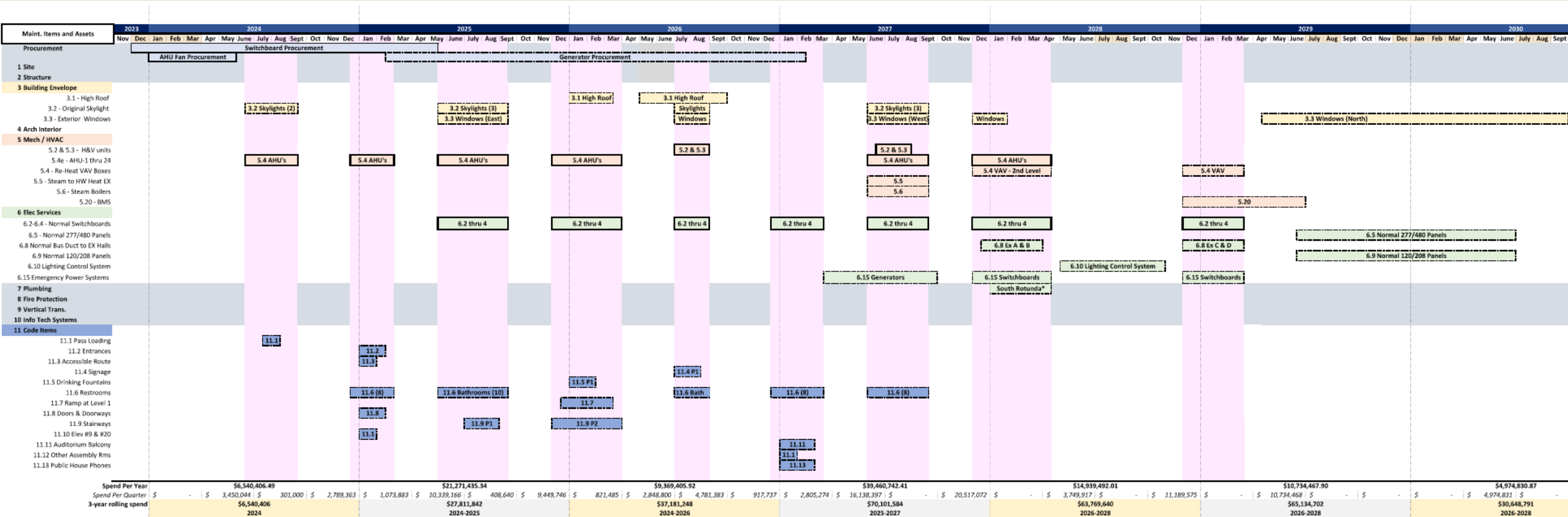
- Passenger Loading Zone
- Entrances
- Accessible Route
- Signage
- Drinking Fountains
- Restroom Accessories
- Ramp at Level 1
- Doors and Doorways
- Stairways
- Elevator #9 and #20
- Level 3 Auditorium Balcony
- Assistive Listening Devices
- Closed Circuit “House” Phones





# Deferred and Regulatory Schedule

- 2023-2029 Proposed Plan of Specific Projects Utilizing Construction Schedule (AHU & Switchboards)



# Capital Replacement Program Report

Proposed Plan	# CRP Items	Projected Construction Total Value
Complete by 2024	10	\$8 million
Complete by 2028	31	\$70 to 80 million
Complete by 2030	48	\$100 to 130 million
<i>Post-2030 &gt; Remaining</i>	<i>45 systems + 30 architectural</i>	<i>\$40 to \$60 million building systems + \$45 million architectural upgrades</i>

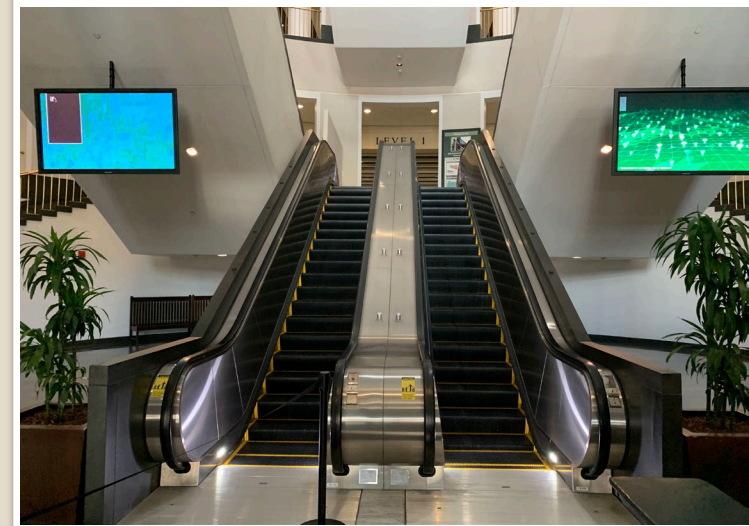
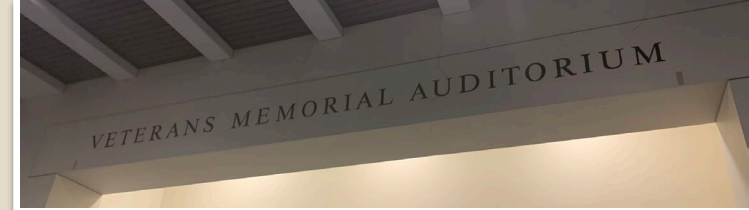
		# CRP Items	Cost
Per the CRP	Full Replacement Costs	210	\$270 Million *

5 Year Capital Replacement Program projected to provide 10 years of reliability to operations

\* Full Costs Projected in 2024 Dollars

# Next Steps

- Continue Design Development of CRP Recommended Projects
- Update Board and Committees at Future Meetings
  - Design Development and Cost Refinement of Hynes CRP
- Future Board Approvals
  - Construction Management Services for Hynes CRP
  - Budget Approval Short and Long-term for Hynes CRP







# Springfield Project Updates

## Development and Construction Committee

### February 15, 2024

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# Convention Center Carpark

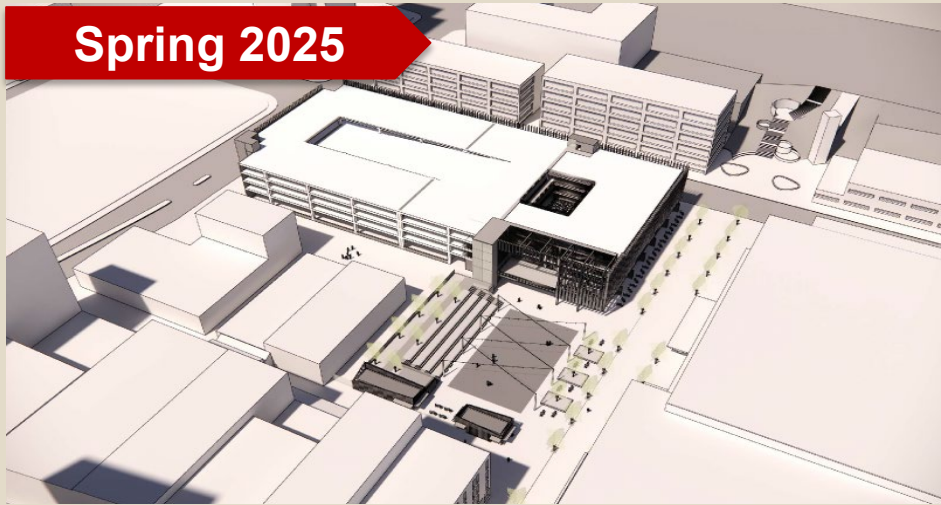
Feb 6, 2023



Jan 25, 2024



Spring 2025



# Carpark Update & MMC Master Plan

## Convention Center Carpark

- *Last Piece of Precast is scheduled to go up 2/20*
- *Carpark Operator on Board*
- *Reviewing Internal Operations Plan*
- *Continuing work w/Eversource on Electrical Service*
- *On schedule to open*
  - *Carpark December 2024*
  - *Plaza Spring 2025*

## MMC Master Plan

- *Development under way of (5) Year Operational and Capital Improvement Plan*
  - *Current Conditions & Deferred Maintenance, Competitive Market Analysis, Conceptual Planning, Energy Audits*
- *Progress Documents anticipated in March to MCCA*

