

Development & Construction Committee

Thursday – September 16, 2021

9:00 a.m. – 10:00 a.m.

MassMutual Center

1277 Main Street

Springfield, MA 01103

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](#)

Phone Conference ID: 792 944 592#

AGENDA

- I. Roll Call
- II. BCEC Fire Alarm Upgrades [Vote]
- III. BCEC New Vertical Core [Vote]
- IV. Owner's Project Management Fee Authorization [Vote]
- V. BCEC Exhibition Hall Lighting [Vote]
- VI. Springfield Projects Update
- VII. Digital Signage Update
- VIII. Old Business
- IX. New Business
- X. Adjournment



BCEC Fire Alarm Upgrades N25

Development & Construction Committee

September 16, 2021

**MASSACHUSETTS
CONVENTION CENTER
AUTHORITY**

Signature
BOSTON™

BCEC – Fire Alarm Upgrades

Summary of the Project:

This project consists of the replacement and upgrade of existing fire alarm systems at the Boston Convention and Exhibition Center. The project includes the installation of new software and ensures that there is a seamless transition of the existing fire alarm system to the new one, with no interruption in building operations.



BCEC – Fire Alarm Upgrades

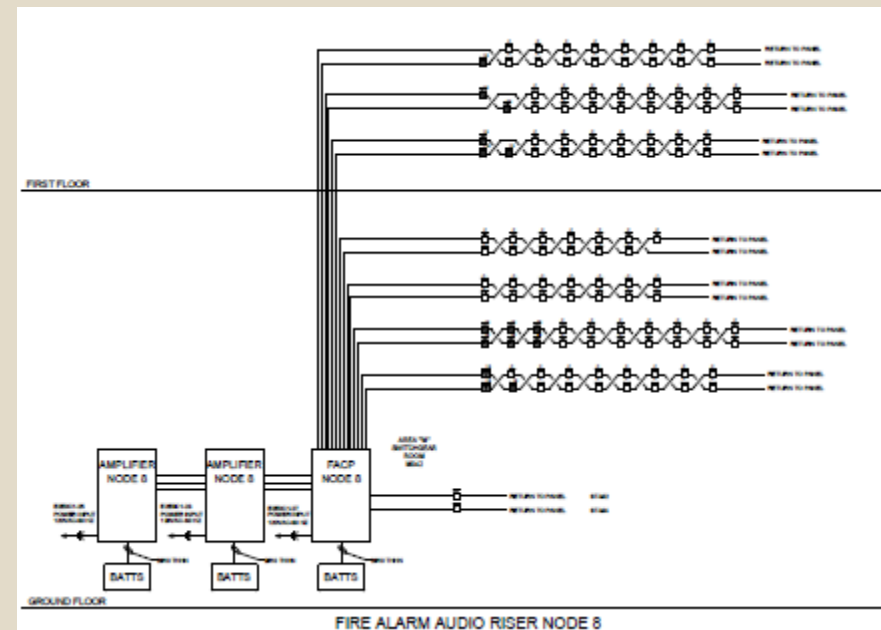
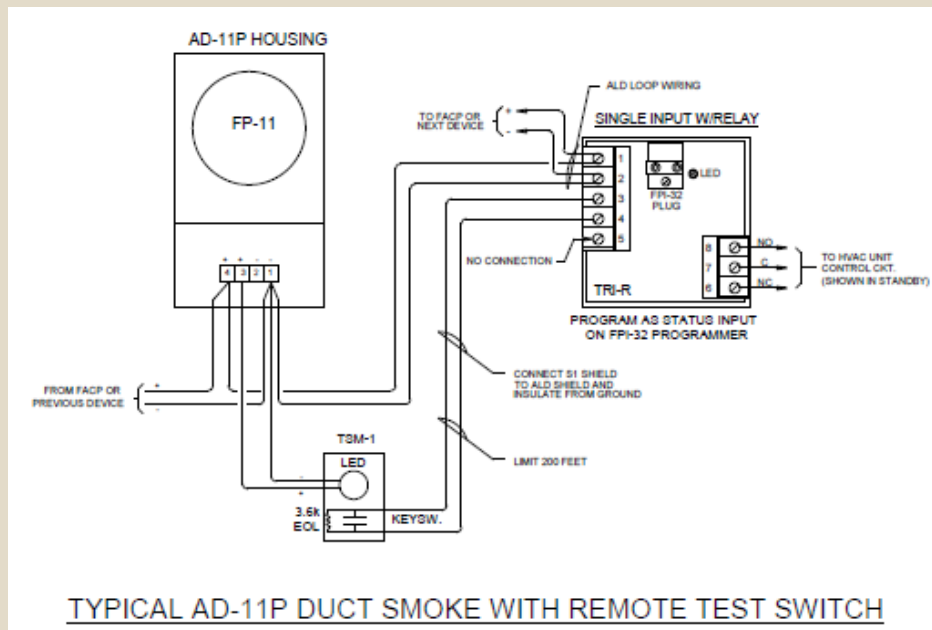
Summary of the Procurement:

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

Date of Documents: June 2021

Date of Advertisement: July 14, 2021

Date of Bid Opening: August 27, 2021



BCEC – Fire Alarm Upgrades

Contractor Bids:

Contractor	Contractor Price
Lynnwell Associates, Inc.	\$4,497,400
Your Electrical Solutions, Inc.	\$4,574,000
LeVangie Electric Co. Inc.	\$4,620,000
JF White Contracting Co.	\$4,999,413

The lowest responsible and eligible bidder is Lynnwell Associates, Inc., and in accordance with bids received on August 27, 2021, per documents dated June 2021. Arcadis, with collaboration from Kleinfelder and Bala, confirmed Lynnwell's eligibility based on a bid review meeting conducted after bid openings, on September 8, 2021.

Vote – BCEC Fire Alarm Upgrades

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

A vote to implement the Development & Construction Committee's recommendation to authorize a contract for Lynnwell Associates, Inc., for the BCEC Fire Alarm Upgrades, 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 Lynnwell Associates, Inc., for the Boston Convention & Exhibition Center – Fire Alarm Upgrades, in the amount of Four Million Four Hundred Ninety-Seven Thousand Four Hundred Dollars (\$4,497,400) per documents dated June 2021.**

Draft

Vote: Boston Convention & Exhibition Center – Fire Alarm Upgrades

This project consists of the replacement and upgrade of existing fire alarm systems at the Boston Convention and Exhibition Center. The project includes the installation of new software and ensures that there is a seamless transition of the existing fire alarm system to the new one, with no interruption in building operations.

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 General Bids were received on Friday, August 27, 2021:

Contractor	Contractor Price
Lynnwell Associates, Inc.	\$4,497,400
Your Electrical Solutions, Inc.	\$4,574,000
LeVangie Electric Co. Inc.	\$4,620,000
JF White Contracting Co.	\$4,999,413

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

A vote to implement the Development & Construction Committee's recommendation to authorize a contract for Lynnwell Associates, Inc., for the BCEC Fire Alarm Upgrades, 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 Lynnwell Associates, Inc., for the Boston Convention & Exhibition Center – Fire Alarm Upgrades, in the amount of Four Million Four Hundred Ninety-Seven Thousand Four Hundred Dollars (\$ 4,497,400) per documents dated June 2021.



BCEC New Vertical Core

Development & Construction Committee

September 16, 2021

**MASSACHUSETTS
CONVENTION CENTER
AUTHORITY**

Signature
BOSTON™

BCEC – New Vertical Core

Summary of the Project:

This project consists of the renovation and expansion of the existing Boston Convention and Exposition Center Level 0 Lobby located at New Fargo Street, to include improved elevator service in anticipation of increased pedestrian traffic. This public amenity will enhance the connection from the Seaport Omni Hotel and other nearby destinations in the Seaport District neighborhood to the BCEC and Lawn on D.



BCEC – New Vertical Core

Summary of the Procurement:

The project was advertised and bid under the terms of MGL. c. 30.

Date of Documents: June 11, 2021

Date of Advertisement: June 23, 2021

Date of Bid Opening: September 2, 2021



BCEC – New Vertical Core

Contractor Bids:

Contractor	Contractor Price
Page Building Construction	\$6,275,000

The lowest responsible and eligible bidder is Page Building Construction, in accordance with bids received on September 2, 2021 per documents dated June 11, 2021.

Vote – BCEC New Vertical Core

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

A vote to implement the Development & Construction Committee's recommendation to authorize a contract for New Vertical Core, 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 Page Building Construction, for the BCEC- New Vertical Core in the amount of Six Million Two Hundred Seventy-Five Thousand Dollars (\$6,275,000) per documents dated June 11, 2021.**

Draft

Vote: Boston Convention & Exhibition Center – New Vertical Core

This project consists of the renovation and expansion of the existing the Boston Convention and Exposition Center Level 0 Lobby located at New Fargo Street, to include improved elevator service in anticipation of increased pedestrian traffic. This public amenity will enhance the connection from the Seaport Omni Hotel and other nearby destinations in the Seaport District neighborhood to the BCEC and Lawn on D.

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 General Bids were received on Thursday, September 2, 2021:

Contractor	Contractor Price
Page Building Construction	\$6,275,000

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

A vote to implement the Development & Construction Committee's recommendation to authorize a contract for New Vertical Core, 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 Page Building Construction, for the BCEC- New Vertical Core in the amount of Six Million Two Hundred Seventy-Five Thousand Dollars (\$6,275,000) per documents dated June 11, 2021.



Owner's Project Management Services Amendment

Development and Construction Committee

September 16, 2021

**MASSACHUSETTS
CONVENTION CENTER
AUTHORITY**

Signature
BOSTON™

Comparison of Project Years

FY 2018 – ARCADIS on board for 7 months of MCCA FY18 Plan

30 major projects managed*

Arcadis Staff: (5) full-time and (3) part-time employees

FY 2019

40 major projects managed* – **first half of FY 2019**

Arcadis Staff: (8) full-time and (4) part-time employees

52 major projects managed* – **by second half of FY 2019**

Arcadis Staff: (10) full-time and (3) part-time employees

FY 2020

58 major projects managed*

Arcadis Staff: (10) full-time and (4) part-time employees

* (developed, designed or constructed)



Current Fiscal Year Services

FY 2021

35 budgeted projects managed*

Arcadis Staff: (3) full-time and (1) part-time employees

FY 2022

37 projects projected to be managed*

27 new projects with 10 carry-over projects in final phase or closeout

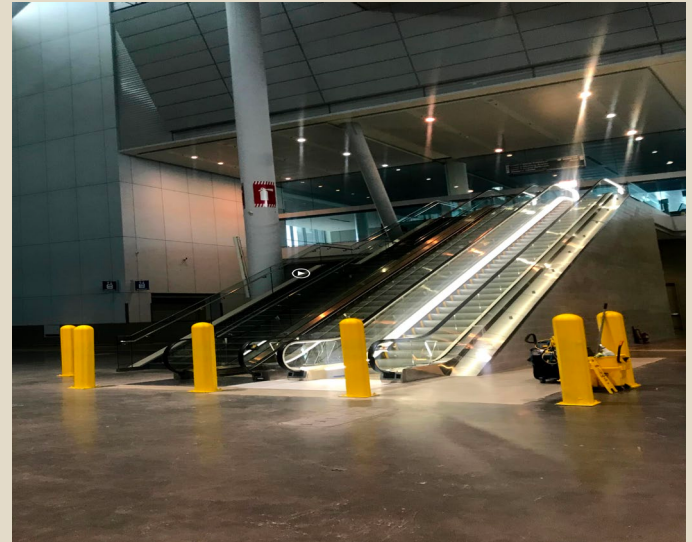
Arcadis Staff: projecting (4) full-time and (1) part-time employees

Continued Services to be provided:

manage design, procurement, schedules, budgeting, financial controls, construction, commissioning, training and turnover, stakeholder engagement;

Additional services available:

CAD Creation, Third Party Cost Estimating, Deferred Maintenance Planning.



Vote - Owner's Project Management Services Amendment

As a result of the Authority's need to supplement its construction project management resources, and the requirement that owner's project management services be utilized on construction projects valued in excess of \$1.5 million, the Authority advertised a Request for Proposals for Owner's Project Management services in June 2017 and awarded a Contract for Owner's Project Management Services to Arcadis US ("Arcadis") for a term of three years with two, one-year renewal options at the Authority's sole discretion, The Board authorized the Executive Director to enter in to a contract with Arcadis and further authorized an amount not to exceed \$1,321,697.00 for the seven (7) month term of the first year of the contract.

Each subsequent June of 2018 of 2019 and 2020 as the Capital Budget for the upcoming fiscal year is finalized, the authorized Capital Project list is assessed for resources needed and Arcadis establishes a fee schedule.

After analysis of the FY2022 capital construction program, current staffing requirements, and status of both existing and new capital projects, an expense budget of \$ 1,408,170.00 was negotiated requiring an additional authorization and a 5th contract amendment to provide the required services for the next contract term and Fiscal Year 2022.

Vote - Owner's Project Management Services Amendment

At a recent meeting of the MCCA Development and Construction Committee, after a presentation of the proposed consultant's fees and the basis for such, the Committee voted to recommend that the Board authorize the Executive Director to amend the contract with Arcadis to perform Owner Project Management Services for the period of July 1, 2021, through June 30, 2022, by an amount not to exceed \$1,408,170.00 plus Authority approved expenses.

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

VOTE: **That the Massachusetts Convention Center Authority hereby authorizes the Executive Director to amend the contract with Arcadis US for Owner Project Management Services in an amount not to exceed One Million Four Hundred Eight Thousand One Hundred and Seventy Dollars (\$1,408,170.00) plus Authority approved reasonable expenses.**

Vote – Owner’s Project Management Services Amendment

As a result of the Authority’s need to supplement its construction project management resources, and the requirement that owner’s project management services be utilized on construction projects valued in excess of \$1.5 million, the Authority advertised a Request for Proposals for Owner's Project Management services in June 2017 and awarded a Contract for Owner’s Project Management Services to Arcadis US (“Arcadis”) for a term of three years with two, one-year renewal options at the Authority’s sole discretion, The Board authorized the Executive Director to enter into a contract with Arcadis and further authorized an amount not to exceed \$1,321,697.00 for the seven (7) month term of the first year of the contract.

Each subsequent June of 2018, of 2019, of 2020 and 2021 as the Capital Budget for the upcoming fiscal year is finalized, the authorized Capital Project list is assessed for resources needed and Arcadis establishes a fee schedule.

After analysis of the FY2022 capital construction program, current staffing requirements, and status of both existing and new capital projects, an expense budget of \$ 1,408,170.00 was negotiated requiring an additional authorization and a 5th contract amendment to provide the required services for the next contract term and Fiscal Year 2022.

At a recent meeting of the MCCA Development and Construction Committee, after a presentation of the proposed consultant’s fees and the basis for such, the Committee voted to recommend that the Board authorize the Executive Director to amend the contract with Arcadis to perform Owner Project Management Services for the period of July 1, 2021, through June 30, 2022, by an amount not to exceed \$1,408,170.00 plus Authority approved expenses.

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

VOTE: That the Massachusetts Convention Center Authority hereby authorizes the Executive Director to amend the contract with Arcadis US for Owner Project Management Services in an amount not to exceed One Million Four Hundred Eight Thousand One Hundred and Seventy Dollars (\$1,408,170.00) plus Authority approved reasonable expenses.

Draft

Vote: BCEC Exhibit Hall Lighting Purchase

The Massachusetts Convention Center Authority (“MCCA”), in accordance M.G.L Chapter 7, § 22 allows state agencies and local jurisdictions to purchase supplies using a contract already procured by in state or out-of-state “public procurement unit” if the contract terms state that the contract is open to Commonwealth governmental bodies and the supplies were procured in a manner that constitutes “fair and open competition”.

COMMBUYS was created by a state law to provide programs and services for the purchasing, delivering, and handling of, and the contracting for, supplies, equipment and other property for the various Commonwealth departments, offices, and commissions.

Through COMMBUYS, a purchase agreement shall be signed between the MCCA and the “lowest eligible electrical supply” vendor, for the acquisition of Cooper Metalux BMK LED, 70,000 & 36,000 lumen light fixtures for the BCEC Exhibit Halls in an amount not to exceed \$600,000.00.

The use of this COMMBUYS offers the MCCA direct access to the product which meet all performance criteria per the specifications, the longest warranty, as well as the eligibility of a Utility Incentive.

A vote to implement the Development and Construction Committee’s recommendation to authorize the Executive Director to engage into an agreement for the BCEC Exhibit Halls Lighting Purchase, 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 engage into an agreement with the lowest eligible electrical supplier per the terms of the COMMBUYS Agreement for the purchase of Cooper Metaluz BMK LED, 70,000 & 36,000 lumen light fixtures for BCEC in the amount not to exceed Six Hundred Thousand Dollars, (\$600,000.00).



Springfield Projects Update

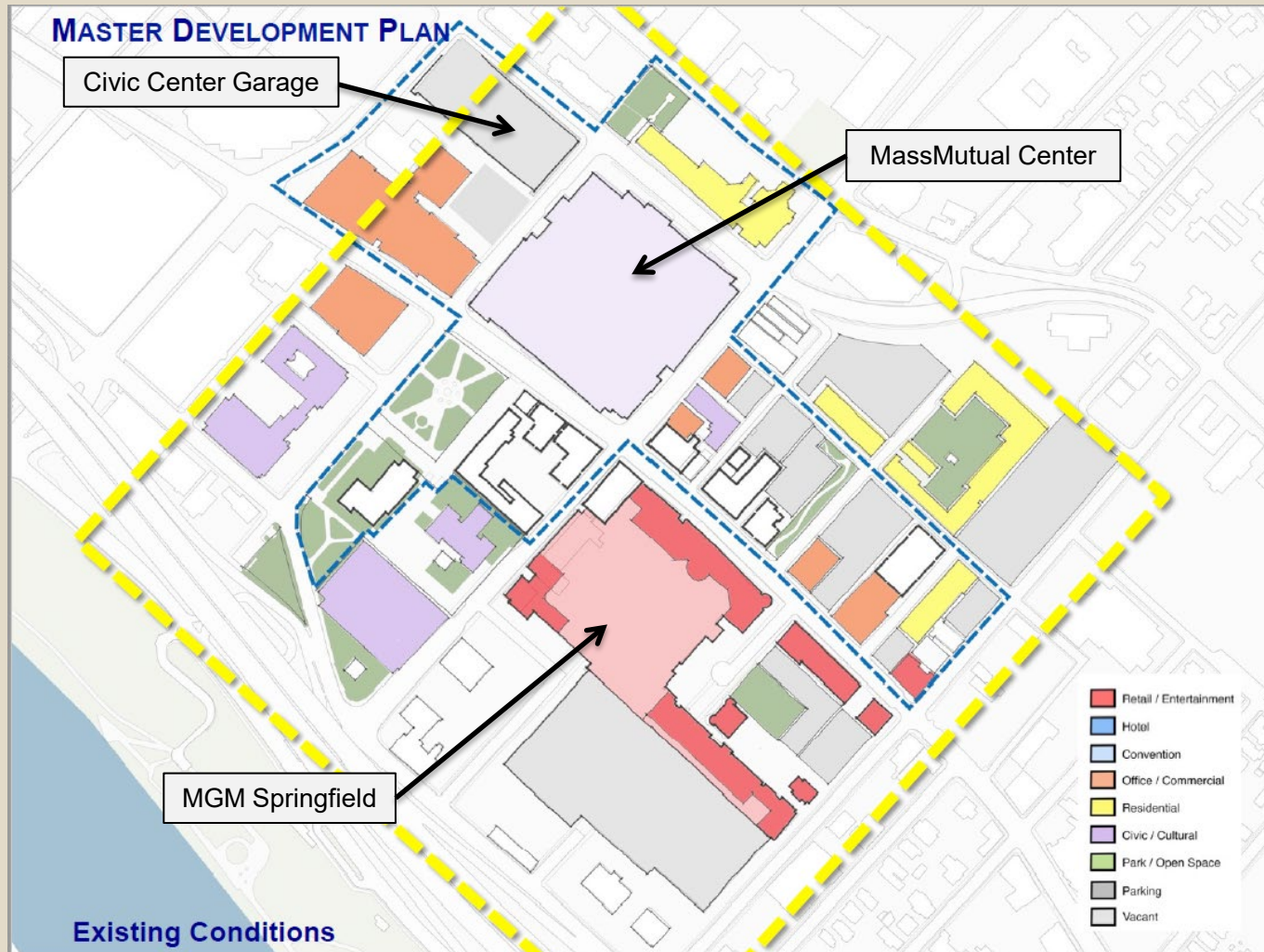
Development & Construction Committee

September 16, 2021

**MASSACHUSETTS
CONVENTION CENTER
AUTHORITY**

Signature
BOSTON™

Coordination with City of Springfield



Springfield Civic Center Garage

- RFP for design issued- September 08, 2021
- New facility to include
 - 900-1,000 parking spaces
 - 11,000 square feet of retail space along Bruce Landon Way
 - Connection to MassMutual Center
 - Modern Transportation Center Amenities
- Construction mitigation – Improved Arena Access
 - Accessible parking
 - Stair 7 access

Springfield Civic Center Garage

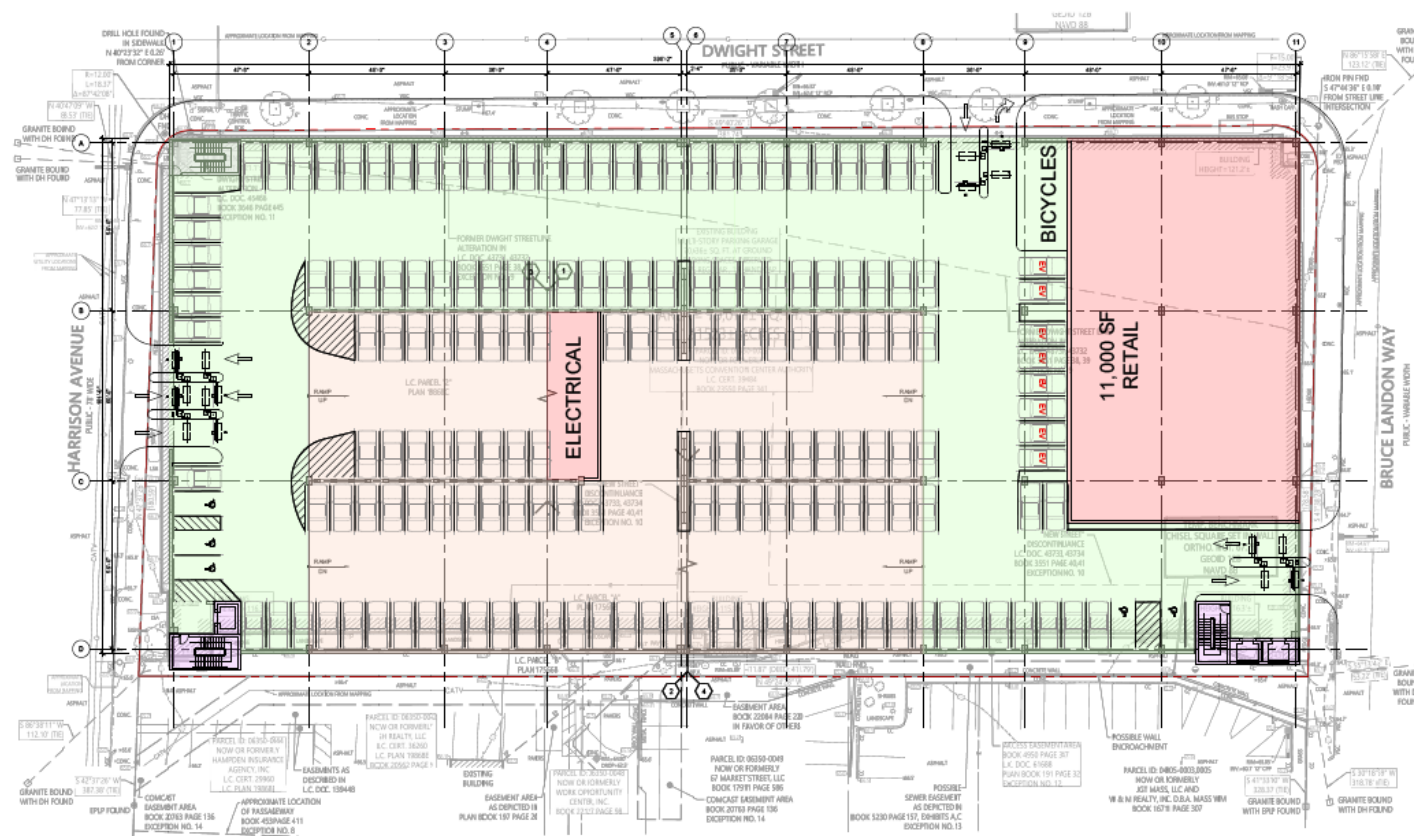
- 900-1,000 parking spaces
 - Designed to meet both commuter and event parking needs.
- 11,000 square feet of retail space along Bruce Landon Way
- Connection to MassMutual Center
- Modern Transportation Center Amenities
 - EV Charging Stations
 - Bicycle Racks
 - Updated PARCS System with the ability to integrate with online reservation parking systems and event ticketing websites
 - License plate recognition technology
 - Pay on foot kiosks to limit the need to pay in lanes
- Design of the garage should allow for traffic to flow freely inside and outside of the garage.
 - Plan calls for multiple entry and exit lanes, with the primary entrance on Harrison Avenue- this would separate vehicular traffic from the pedestrians on Bruce Landon Way.
 - Interior is laid out to prevent traffic jams when all attendees leave arena events at the same time.

CCG Next Steps

- Issue RFP for Design Firm- September 8, 2021
 - Pre-Bid- 9/23/21
 - Questions Due- 9/29/21
 - Proposals Due- 10/20/21
- Tentative Future Schedule
 - Designer selection and board vote- November 2021
 - Demolition begins- May 2022
 - Demolition complete- August 2022
 - Construction starts-September 2022
 - Construction complete- October 2023

CIVIC CENTER TRANSPORTATION CENTER / GARAGE FEASIBILITY STUDY SPRINGFIELD, MA

OPTION 1 GROUND TIER 171 SPACES



	ADA	EV	Full	Total
Ground	5	8	158	171
Level 2	5	4	189	198
Level 3	6	4	234	244
Level 4	6	4	234	244
Roof - X Over			14	14
	22	20	829	871

	ADA		Full	Total
Ground	5	8	158	171
Level 2	5	4	189	198
Level 3	6	4	234	244
Level 4	6	4	234	244
Level 5	0	4	203	207
	22	24	1018	1064

LEGEND



Scale: 1" = 20'-0"
OPT1-L2

2021-06-07 / 16-003228.00

Other Capital Projects

Project Title	Project Phase
Infrastructure	
Roof Repairs	Construction
Compressor Replacement	Design
Radio Infrastructure	Initiation
Arena AHU Refurbishment	Design
Aesthetic	
Carpet Replacement	Design
Digital Marquee	Design
Arena Content Management System	Initiation



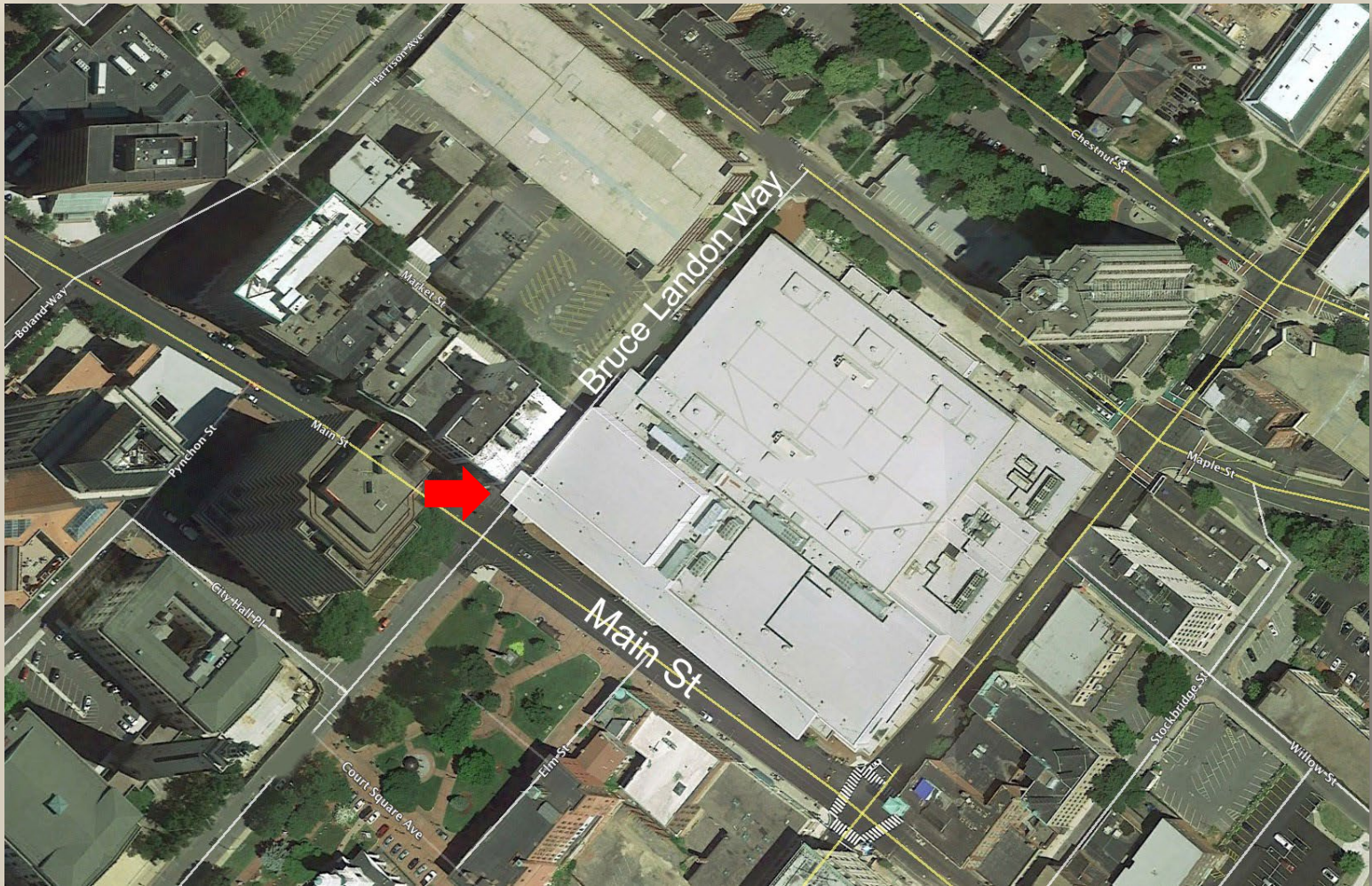
MassMutual Center Marquee

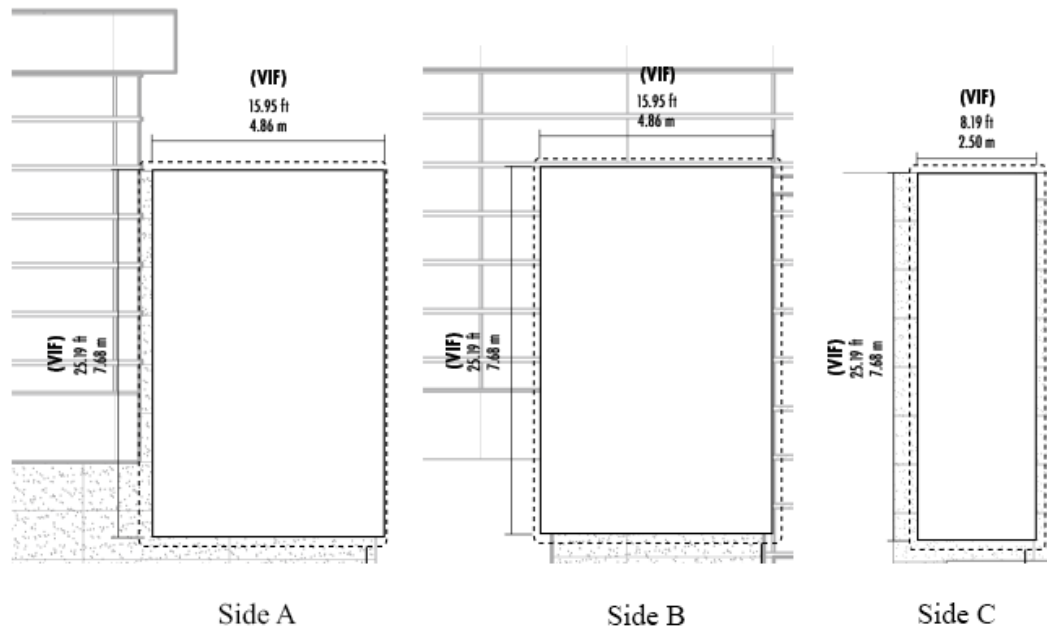
Development & Construction Committee

September 16, 2021

**MASSACHUSETTS
CONVENTION CENTER
AUTHORITY**

Signature
BOSTON™













Questions?