

Development & Construction Committee

Thursday – September 15, 2022

9:30 a.m. – 10:00 a.m.

Hynes Convention Center

900 Boylston Street

Boston, MA 02115

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: 965 334 916#

AGENDA

- I. Roll Call
- II. Review and Adoption of Minutes of June 16, 2022
- III. Hynes Fire Protection and Plumbing [VOTE]
- IV. Cypher Street Soil Remediation [VOTE]
- V. Authorize the Executive Director to Execute Activity and Use Limitation for the 371-401 D Street Lot [VOTE]
- VI. Old Business
- VII. New Business
- VIII. Adjournment



Hynes Convention Center

Fire Protection and Plumbing (Q05)

Development & Construction Committee

September 15, 2022

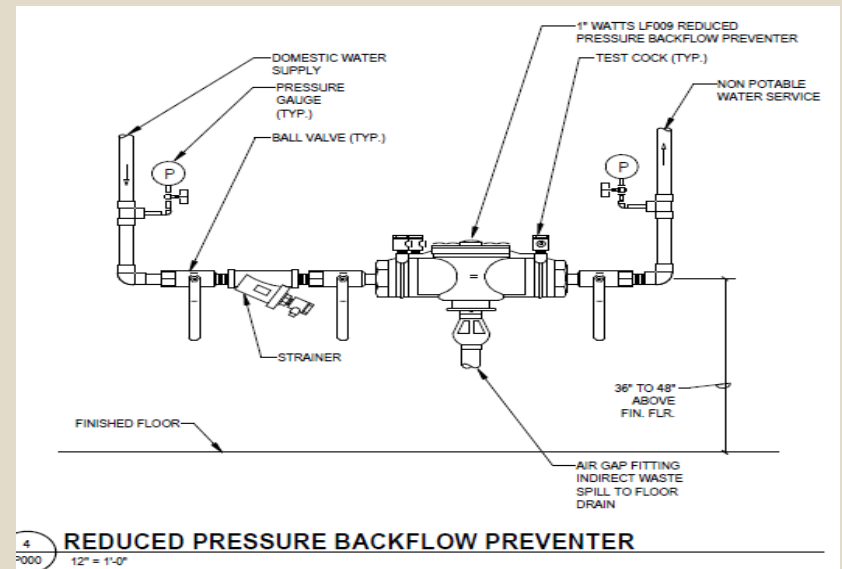
**MASSACHUSETTS
CONVENTION CENTER
AUTHORITY**

Signature
BOSTON™

Hynes – Fire Protection and Plumbing

Summary of the Project:

This project consists of the replacement and upgrade of components of the existing Plumbing, Electrical and Fire Protection (FP) systems, at the Hynes Convention Center, including replacing the fire pump and new Variable Frequency Drives (VFD).



Hynes – Fire Protection and Plumbing

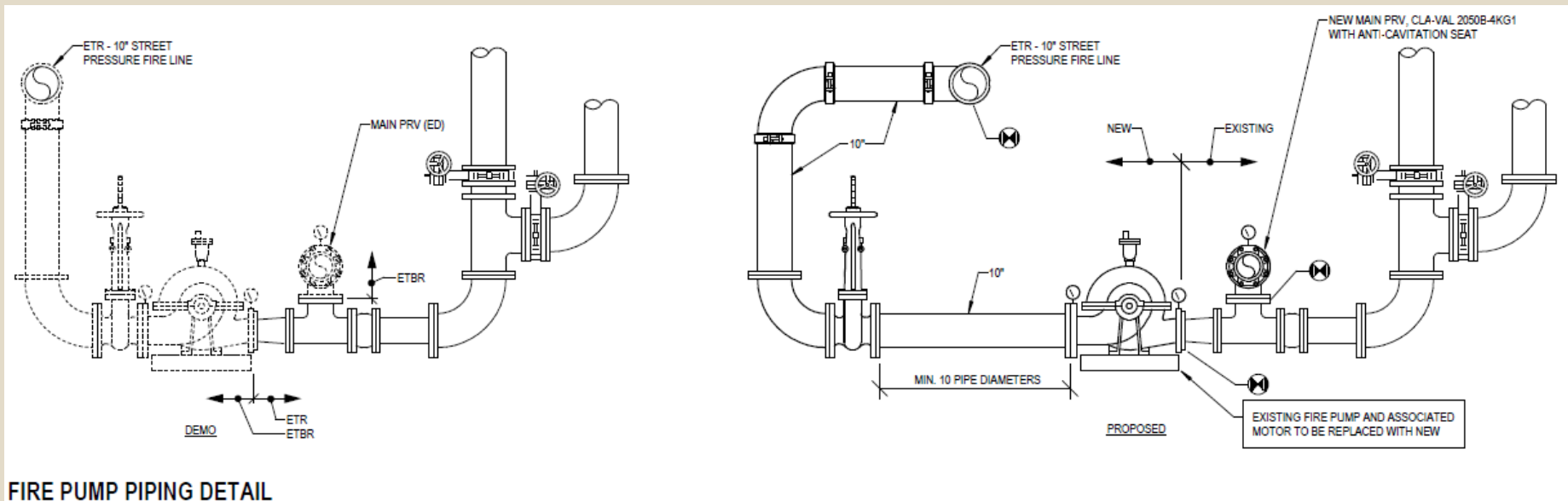
Summary of the Procurement:

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

Date of Documents: June 20, 2022

Date of Advertisement: June 22, 2022

Date of Bid Opening: July 20, 2022



FIRE PUMP PIPING DETAIL

Hynes – Fire Protection and Plumbing

Contractor Bids:

Contractor	Contractor Price
William M. Collins Co., Inc.	\$ 634,500
J.C. Cannistraro, LLC	\$ 643,852

The lowest responsible and eligible bidder is William M. Collins CO., Inc. due to their thorough understanding of the project at the Hynes, and previous experience with Fire Protection, and in accordance with bids received on July 20, 2022, per documents dated June 20, 2022. William M. Collins Co., Inc., was contacted by the Authority and confirmed their eligibility based on bid review conducted after bid openings.

Vote: Hynes – Fire Protection and Plumbing

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

A vote to implement the Development & Construction Committee's recommendation to authorize a contract for William M. Collins Co., Inc., for the Hynes Fire Protection and Plumbing, 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 William M. Collins Co., Inc., for the Hynes Convention Center – Fire Protection and Plumbing, in the amount of Six Hundred Thirty-Four Thousand Five Hundred Dollars (\$ 634,500) per documents dated July 20, 2022.

Vote: Hynes Convention Center – Fire Protection and Plumbing (Q05)

This project consists of replacement and upgrade of existing components of the Plumbing, Electrical and Fire Protection (FP) systems, at the Hynes Convention Center, including replacing the fire pump and new Variable Frequency Drives (VFD).

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 Wednesday, July 20, 2022:

Contractor	Contractor Price
William M. Collins Co., Inc.	\$ 634,500
J.C. Cannistraro, LLC	\$ 643,852

The M.G.L. c. 149 bid law requires award to the lowest responsible and eligible bidder, which in this case is William M. Collins Co., Inc., due to their thorough understanding of the project and previous experience with Fire Protection. The Authority conducted bid reviews for two bidders and confirmed William M. Collins Co., Inc., qualification as lowest responsible and eligible bidder.

A vote to implement the Development & Construction Committee's recommendation to authorize a contract for William M. Collins Co., Inc., for the Hynes Convention Center – Fire Protection and Plumbing, 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 William M. Collins Co., Inc., for the Hynes Convention Center – Fire Protection and Plumbing, in the amount of Six Hundred Thirty-Four Thousand Five Hundred Dollars (\$ 634,500) per documents dated July 20, 2022.



Boston Convention and Exhibit Center

Cypher Street Soil Remediation (P72)

Development & Construction Committee

September 15, 2022

**MASSACHUSETTS
CONVENTION CENTER
AUTHORITY**

Signature
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BCEC – Cypher Street Soil Remediation

Summary of the Project:

The Authority through its due diligence for ground water monitoring discovered petroleum several years ago. In accordance with Mass DEP requirements, the Authority has developed a plan of remediation. This project includes providing all labor, materials, remediation processes and equipment for the petroleum soil remediation at Cypher Street, in Boston, which will be open to traffic and operating during construction. The work will be performed in accordance with the requirements of the Toxic Substances Control Act (TSCA) and the Massachusetts Contingency Plan (MCP).



BCEC – Cypher Street Soil Remediation

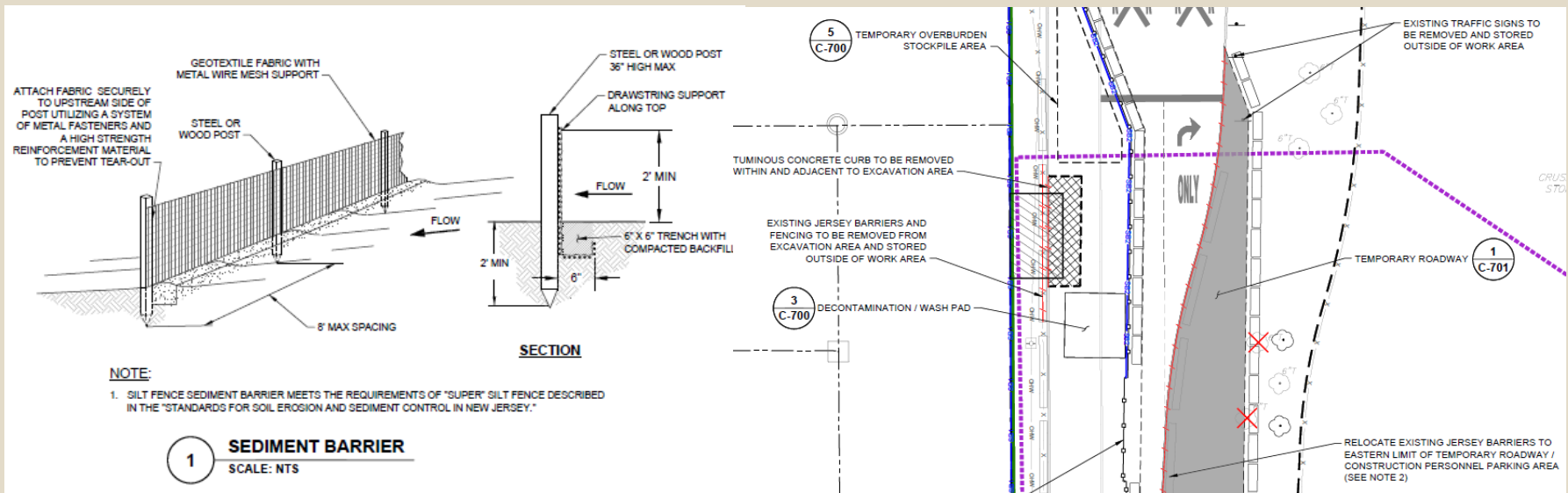
Summary of the Procurement:

The project was advertised and bid under the terms of M.G.L. c 30.

Date of Documents: August 18, 2022

Date of Advertisement: August 24, 2022

Date of Bid Opening: September 08, 2022



BCEC – Cypher Street Soil Remediation

Contractor Bids:

Contractor	Contractor Price
McCourt Construction Co., Inc.	\$ 900,755
Earthwork Industries, Inc.	\$ 1,048,455

The lowest responsible and eligible bidder is McCourt Construction Co., Inc. due to their thorough understanding of the project, previous experience with soil remediation, and in accordance with bids received on September 08, 2022, per documents dated August 2022. McCourt Construction Co., Inc., was contacted by Arcadis and confirmed their eligibility based on bid review conducted after bid openings.

Vote: BCEC – Cypher Street Soil Remediation

The M.G.L. c. 30 bid law requires award to the lowest responsible and eligible bidder, which in this case is McCourt Construction Co., Inc.

A vote to implement the Development & Construction Committee's recommendation to authorize a contract for McCourt Construction Co., Inc., for the BCEC Cypher Street Soil Remediation, 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 McCourt Construction Co., Inc., for the Boston Convention and Exhibit Center – Cypher Street Soil Remediation, in the amount of Nine Hundred Thousand Seven Hundred Fifty-Five Dollars (\$ 900,755) per documents dated September 08, 2022.

Vote: Boston Convention and Exhibit Center – Cypher Street Soil Remediation (P72)

This project includes providing all labor, materials, remediation processes and equipment for the soil remediation of petroleum discovered beneath a small section of Cypher Street, owned by the Authority, which will be open to traffic and operating during construction. The work will be performed in accordance with the requirements of the Toxic Substances Control Act (TSCA) and the Massachusetts Contingency Plan (MCP) and will be conducted as to allow the street to remain open to traffic and operational during construction.

The Massachusetts Convention Center Authority developed construction documents for public procurement in accordance with the State's construction bid law, M.G.L. c. 30. The following General Bids were received on Thursday, September 08, 2022:

Contractor	Contractor Price
McCourt Construction Co., Inc.	\$ 900,755
Earthwork Industries, Inc.	\$ 1,048,455

The M.G.L. c. 30 bid law requires award to the lowest responsible and eligible bidder, which in this case is McCourt Construction Co., Inc., due to their thorough understanding of the project and previous experience with soil remediation. The Authority conducted bid reviews for two bidders and confirmed McCourt Construction Co., Inc., qualification as lowest responsible and eligible bidder.

A vote to implement the Development & Construction Committee's recommendation to authorize a contract for McCourt Construction Co., Inc., for the Boston Convention and Exhibit Center – Cypher Street Soil Remediation, 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 McCourt Construction Co., Inc., for the Boston Convention and Exhibit Center – Cypher Street Soil Remediation, in the amount of Nine Hundred Thousand Seven Hundred Fifty-Five Dollars (\$ 900,755) per documents dated September 08, 2022.

Vote: Authorize the Executive Director to Execute Activity and Use Limitation for the 371-401 D Street lot.

The 371-401 D Street parcel contains urban fill and petroleum constituents above Massachusetts Department of Environmental Protection (MassDEP) regulated levels. Haley & Aldrich has provided Licensed Site Professional services on the 371-401 D Street site for the Authority. As part of the project close out and Massachusetts Department of Environmental Protection (MassDEP) regulations, the Authority is required to file a Massachusetts Contingency Plan (MCP) Activity and Use Limitation (AUL), prepared by Haley and Aldrich, which is consistent with current and future uses of the site. Additionally, the Authority is required to provide notice to any current Record Interest Holder of the AUL and file the AUL with the Suffolk County Register of Deeds. In order to file and record such documents the Executive Director must receive authority to do so from the Authority Board.

A vote to implement the Development & Construction Committee's recommendation to have the Executive Director make the required filings and recordation 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 in connection with Department of Environmental Protection Release Tracking No.: 3-14810 hereby authorizes the Executive Director to execute, file and record, where applicable, on behalf of the Authority, the Activity and Use Limitation, in connection therewith and any further, additional, supplemental, substituted, or associated documentation required in connection with the above project close out.