

MINUTES OF THE MEETING
of the
MASSACHUSETTS CONVENTION CENTER AUTHORITY
DEVELOPMENT & CONSTRUCTION COMMITTEE
JANUARY 18, 2024

A meeting of the Development & Construction Committee of the Massachusetts Convention Center Authority (“Authority”) was convened on January 18, 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: 391278095#.

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

Committee Member in attendance remotely via Microsoft Teams Meeting or telephone was: Xiomara Albán DeLobado.

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

Staff member in attendance remotely via Microsoft Teams Meeting or telephone was: Christine Pulgini.

I. ROLL CALL

Chair Mainzer-Cohen called the meeting at 9:45 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 November 16, 2023 Committee Meeting were unanimously approved by roll call vote.

Roll-Call Vote:

Meg Mainzer-Cohen	Yes.
Xiomara Albán DeLobato	Yes.

Michael Flaherty
Chris Pappas

Yes.
Yes.

III. BOARD VOTE: SNOW & ICE REMOVAL

John Donahue, Chief of Operations and Capital Projects presented the following vote to the Committee.

The Massachusetts Convention Center Authority solicited competitive proposals for the Snow Removal Services to be performed for the Winter of 2024. The Authority requires the contractor to provide equipment and labor to perform snow removal services at each of its' properties located within Boston. These services include the plowing of, the clearing of and the hauling of snow as well the application of deicing materials to its driving and walking surfaces. The Authority has developed procurement documents that outline all required equipment to be provided, the areas of responsibility, required supervision and the terms of compensation.

The procurement of Snow and Ice Operations is not subjected to Ch. 30B procurement, but the Authority has developed a procurement incorporating approved vendors on the Commonwealth of Massachusetts' Operational Services Division's FAC77, Category 2, Snow Removal and the Application of Deicer Services and those vendors approved by MassDOT's Snow and Ice Control Agreement. This agreement utilizes the rates as set per the Massachusetts Department of Transportation's Snow and Ice Control Equipment Rates, published annually. The selected vendor is required to maintain the specified equipment within the agreement on site at each of the facilities for rapid response.

The Authority sent invitations to the following vendors:

GTA Landscaping, Tompkins Landscape, Consider it Dunn, EZ Landscaping,
Maltby, and David Hurst Co.

Contractor Bid Price

GTA Landscaping Inc. MA DOT Snow and Ice Control Annual Equipment Rates, with no Discount.

Based on responses to the solicitation, GTA landscaping was the only respondent to meet all the requirements and is the recommendation for award.

A vote of the Development and Construction Committee to recommend to the full board to authorize a contract for the MCCA Snow Removal Services, would take the following form:

VOTED: **The Development and Construction Committee of the Massachusetts Convention Center Authority recommends to the full board the following vote:**

VOTE: **The Massachusetts Convention Center Authority hereby votes to authorize the Executive Director to execute a contract with GTA Landscaping Inc., for the MCCA Snow Removal Services Contract, for the not to exceed amount of Five Hundred Thousand (\$500,000.00) per documents dated January 8, 2024.**

Roll-Call Vote:

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

IV. BOARD VOTE: DESIGNER OPTION YEARS

Mr. Donahue presented the following vote to the Committee.

The selection of a design team for the Design Consulting Services, House Doctor so-called, is governed by the MCCA's Designer Selection Procedures, adopted pursuant to M.G.L. 7C, § 46, et seq., and approved by the State's Designer Selection Board.

The MCCA awarded Design Consulting Services for the Boston Convention & Exhibition Center, the John B. Hynes Veterans Memorial Convention Center, the MassMutual Center and the Boston Common Garage to the firms, Fennick McCredie Architecture, Simpson Gumpertz & Heger Inc., Kleinfelder Northeast, Touloukian and Touloukian, and STV, Inc., each with expiring terms in 2024. Each firm has two (1) year option year extensions at the sole discretion of the MCCA to extend their term through 2025 and 2026 respectfully.

The Design Consulting Firms were selected for their multi-disciplinary teams to provide professional services with an emphasis on architectural and engineering services on behalf of the MCCA. The selected firms were asked to demonstrate expertise in the following disciplines including, but not limited to interior and exterior architectural design and finishes, envelope, environmental, acoustical, fire alarm, vertical transportation, cost estimating, civil, structural, HVAC, fire protection, plumbing, electrical, geotechnical, architecture, landscape architecture and sustainable design.

In accordance with the provisions of the Design Consulting Services Contract, the Authority requires fee authorization to exercise the additional option years of the contract.

A vote of the Development & Construction Committee to recommend to the full board to authorize additional funding for the option years of the Design Consulting Services Contract, would take the following form:

VOTED: **The Development and Construction Committee of the Massachusetts Convention Center Authority hereby recommends to the full board the following vote:**

VOTE: **The Massachusetts Convention Center Authority hereby votes to authorize the additional fee of Two Million Dollars (\$2,000,000.00) for the Executive Director to engage the two option years for Design Consulting Services, per the existing contract agreements with Fennick McCredie Architecture, Simpson Gumpertz & Heger Inc., Kleinfelder Northeast, Touloukian and Touloukian, and STV, Inc**

Roll-Call Vote:

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

V. BOARD VOTE: ESCALATOR MAINTENANCE

Evan Harwood, Senior Building Superintendent, presented the following vote to the Committee.

This contract would establish a (3) three-year preventative maintenance and service agreement for all of the passenger elevators, freight elevators and escalators at all (3) Boston Facilities. The requirements of the contract are to maintain the equipment to the highest working order utilizing quality parts and with the least disruption to operational use in accordance with all applicable state and federal laws. The agreement also requires on-call service performance, testing and annual recertification to maintain all units for use by occupants of the Massachusetts Convention Center Authority's Facilities in Boston.

The MCCA developed bid documents for public procurement in accordance with the State's construction bid law, MGL. c. 149, section 44A – 44J. The following Contractor Bids were received on January 4, 2024:

Contractor	Contractor Price
Kone, Inc.	\$3,813,705.00
Schindler Elevator Corporation	\$3,379,426.81

In accordance with MGL. c. 149, sections 44A – 44J bid law requires an award to the lowest eligible bidder, the Attorney General’s Office of Mass determined that the lowest eligible bid received was Kone, Inc. The low bidder, Schindler Elevator, did not submit their DCAMM update statement as part of their proposal on the day of the bid. Per a ruling by the Office of the Attorney General, this is a violation of the statute, resulting in a rejection of Schindler’s bid. The selection will then go to the next lowest and eligible bidder, Kone Inc., based on bids received on January 4, 2024, per documents dated December 6, 2023.

The Development and Construction Committee’s recommendation to authorize a contract for Kone, Inc., for the Elevator and Escalator Maintenance and Repairs Service Contract, 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 service contract with Kone Inc., in the amount of Three Million, Eight Hundred Thirteen Thousand, Seven Hundred, Five Dollars (\$3,813,705.00) for the Elevator and Escalator Maintenance at the BCEC, Hynes and BCG, per documents dated December 6, 2023.**

Roll-Call Vote:

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

VI. OLD BUSINESS

There was no old business.

VII. NEW BUSINESS

Mr. Donahue updated the Committee on what projects were in the pipeline.

In February, the Authority will possibly bring forth an update on a draft of the Hynes Deferred Maintenance and Code Compliance Planning, in addition to an update on the Mass Mutual (5) Year Master Planning for Capital Improvements.

There will also be progress updates on the Convention Carpark in Springfield and the status of the Hynes Electrical and HVAC Project currently underway.

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 10:11 a.m.

ATTEST/



Christine A. Pulgini
Associate General Counsel

Dated:

2/20/2024