

**MASSACHUSETTS
CONVENTION CENTER
AUTHORITY**

NOTICE OF MEETING & AGENDA

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 Development & Construction Committee. The meeting will utilize remote technology and will take place:

November 20, 2025 – 9:30 a.m. – 10:00 a.m.
Massachusetts Convention Center Authority
Development & Construction Committee
Boston Convention & Exhibition Center Board Room 201 and
[Join the meeting now](#)

VIA MICROSOFT TEAMS MEETING
OR DIAL-IN: [1-857-702-2232](tel:18577022232) - Phone Conference ID: 164 187 969#
Please only use dial-in or computer and not both as feedback will distort meeting.

AGENDA

- I. Roll Call
- II. Review and Adoption of Minutes of October 23, 2025
- III. Low-Sloped Membrane Roof Replacement [VOTE] (John Donahue)
- IV. Juniper Support Maintenance Agreement [VOTE] (Rob Noonan)
- V. Old Business
- VI. New Business
- VII. Adjournment

On this date, November 17, 2025 before 5:00 pm, this Notice was posted as Notice of Meeting - MCCA Development & Construction Committee Meeting at www.massconvention.com and e-mailed to: regs@sec.state.ma.us, contactanf@mass.gov

Date Posted to Website: November 17, 2025



Low-Sloped Membrane Roof Replacement

MCCA Development and Construction Committee

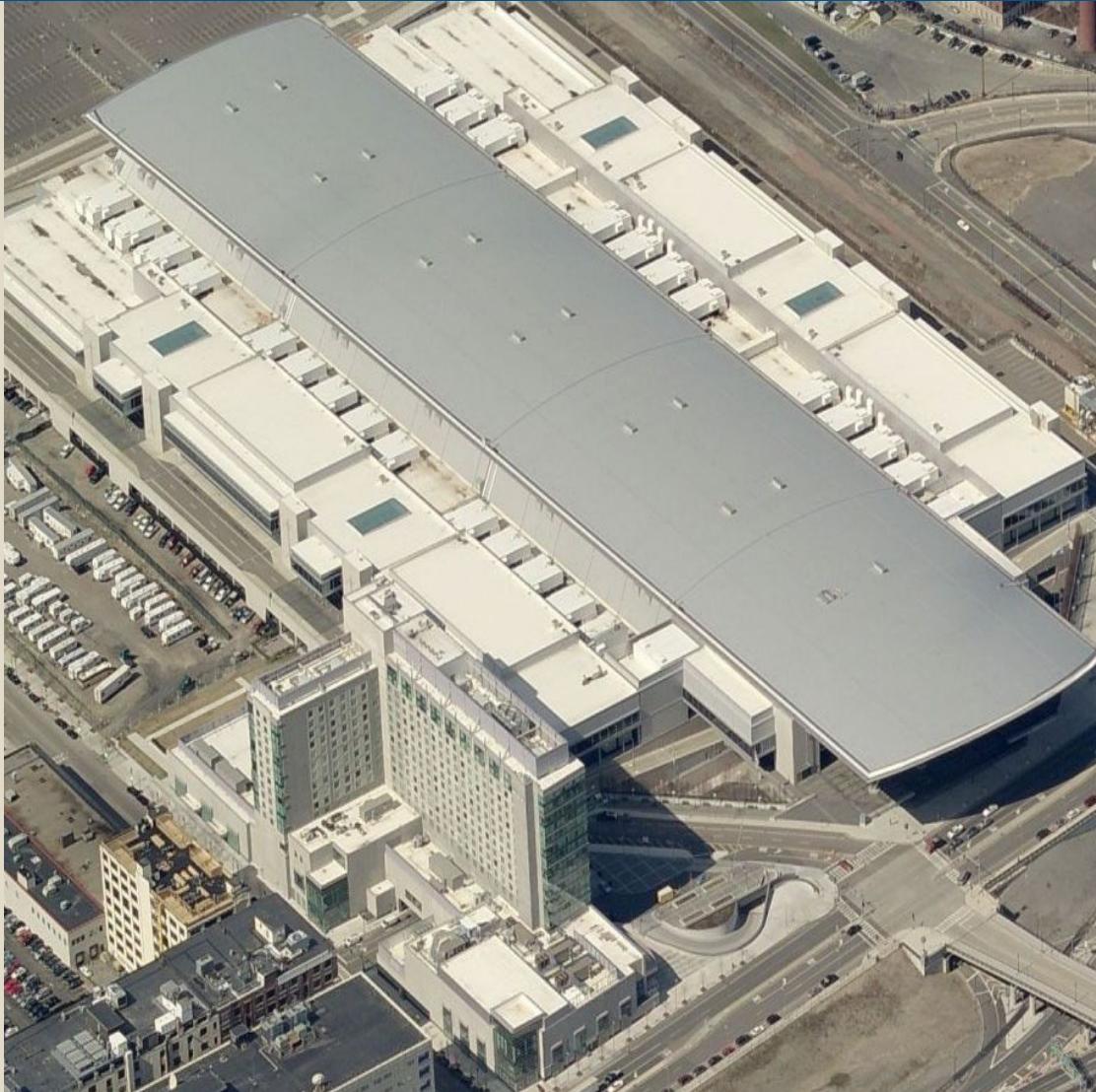
Thursday, November 20, 2025

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Project Background

The BCEC's low-slope membrane roof

- Initially installed in 2004,
- Has reached the end of its useful lifespan.
- The authority undertook an assessment in 2019 to address concerns of the aging infrastructure.
- To safeguard the building's structural integrity and to mitigate & prevent additional water leaks a comprehensive phased roof replacement project was recommended



Project Scope

The project involves

- the systematic removal of the aging low-sloped membrane roofing
- followed by the installation of new, high-performance roofing systems.
- Including the replacement of all expansion joints, metal panels, and associated flashings.
- The project is being executed in preparation for the future installation of solar panels to support compliance with 2030 state sustainability goals.
- The new roofing system will bring the building up to current energy code requirements.
- All work will enhance roof durability, watertightness, and compliance with current standards for roof performance and safety.



Procurement Path

The project was advertised and bid under the terms of M.G.L. Chapter 149, prequalified bidding process.

Date of Documents:	September 04, 2025
Date of Advertisement:	September 19, 2025
Date of Prime Bid Opening:	November 06, 2025
Anticipate NTP:	November 2025
Substantial Completion:	December 2027



Procurement Path

Contractor Bids:

Contractor	Contractor Price
H. J. Russell	\$20,550,000.00
BOND Building Construction	\$20,641,234.00
TRAC Builders, Inc	\$22,000,000.00
Colantonio Inc.	\$25,105,975.00

The lowest responsible and eligible bidder per MGL c149, is H. J. Russell at **\$20,550,000.00**, in accordance with bids received on **November 06, 2025**, per documents dated **September 4, 2025**.

MCCA established a Supplier Diversity Initiative and Efforts specific to the Low-Sloped Membrane Roof Replacement project per DCAMM recommendation.

The following is known participation based on anticipated award of bids:

- H. J. Russell is an **MBE**
- Awarded Filed Subcontractor for Misc. & Ornamental Metals (EDM Construction) is a **WBE** (10% of contract value)

VOTE

Low-Sloped Membrane Roof Replacement

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 authorizes the Chief Executive Officer or his Designee to execute a construction contract with H. J. Russell for the Mechanical Roof Replacement (R09) in the amount of Twenty Million Five Hundred Fifty Thousand dollars (\$20,550,000.00) per construction plans and specifications documents dated September 4th, 2025.



Juniper Support Maintenance Agreement

MCCA Board Meeting

November 20, 2025

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Agenda

- Network Overview
- Current Support Agreement
- Future Support Agreement
- Vote

Network Environment Overview

The MCCA Network consists of two main business operational functions: the Internal Corporate Network and the External Show Network.

- **Internal Corporate Network**

The internal corporate network handles the network traffic of users such as MCCA employees and its contractors and all its business operations required devices such as Servers, IP Camera's, Telephones, HVAC devices, Digital Signage, Lighting System & Audio System.

- **External Show Network**

The external show network handles the network traffic for all Exhibitors and Attendees who occupy the event space and generates revenue for the MCCA.

The Internal and External Networks are deployed with a Core, Distribution and Edge Hardware Architecture with network security enforced through firewalls for all traffic.

Current Juniper Support Maintenance Agreement

- The Current Juniper Support Maintenance Agreement is active until December 11, 2025. The current agreement covers all Juniper Network equipment that is up for renewal.
 - The Support agreement covers Juniper Hardware:
 - Firewalls
 - Core Routers
 - Distribution Switches
 - Edge Switches
 - All other Juniper equipment
 - Juniper Supporting Software & Licensing (A1 Licensing – This Year)
 - Includes Juniper A1 software licensing only
 - Does not include Juniper security add-ons (AppSecure, Advanced Threat Protection, Threat Defense, or Intelligence Services)
 - Security coverage remains fully supported through existing MCCA enterprise tools, including:
 - Web filtering (current platform)
 - DNS protection (current solution)
 - These existing tools continue to provide robust threat mitigation and protection across the network
 - Moving to A1 licensing provides an estimated cost savings of up to \$100,000

Juniper Support Maintenance Agreement

The Juniper Support Maintenance Agreement which begins on December 12, 2025, is a renewal of all Juniper equipment that is coming out of warranty. The support and maintenance contract for the Network equipment is procured through the state of MA Contract ITT72. We have obtained quotes from three separate vendors. Redapt, Presidio, and WorldCom Exchange have all submitted quotes.

Financial Overview:

WorldCom Exchange Inc.	\$289,853.32
Presidio	\$292,172.55
Redapt	\$323,713.85

The MCCA is moving forward this year with Worldcom Exchange Inc. (WEI), who are an Elite Plus level Juniper Partner, the highest tier within the Juniper Partner Advantage program. This designation means WEI meets the most rigorous requirements for technical expertise, certifications, and demonstrated success with Juniper technologies. Elite Plus partners receive enhanced access to Juniper resources, priority escalation paths, and advanced training, enabling them to deliver optimal solutions and faster issue resolution. Their deep understanding of Juniper's systems supports strong network reliability, performance, and long-term operational stability for the MCCA.

Renewal of equipment that is on a one-year renewal. This equipment and software consists of the following at the BCEC, Hynes, and Boston Common Garage:

- Firewall
- Routers
- Hardware Support
- Lowest total cost of **\$289,853.32 (WorldCom Exchange)**

Board Vote: Juniper Support Maintenance Agreement Renewal

The MCCA is requesting the renewal of the Juniper Support Maintenance Agreement to ensure network stability and security for the BCEC, Hynes, and Boston Common Garage network infrastructure.

The Juniper Support Maintenance Agreement falls under the ITT72 State Contract and adheres to the State contract pricing. In conjunction with the MCCA procurement team we are requesting to renew our Juniper Support Maintenance Agreement with the licensed reseller WorldCom Exchange Inc.

Vendor	Quote
WorldCom Exchange Inc.	\$289,853.32

VOTE: The Massachusetts Convention Center Authority hereby authorizes the Chief Executive Officer or Designee to enter into a contract for the services of WorldCom Exchange Inc. (WEI) to support MCCA network equipment in an amount not to exceed \$289,853.32