

MINUTES OF THE MEETING
of the
MASSACHUSETTS CONVENTION CENTER AUTHORITY
DEVELOPMENT & CONSTRUCTION COMMITTEE
October 23, 2025

A meeting of the Development & Construction Committee of the Massachusetts Convention Center Authority (“MCCA” or “Authority”) took place on October 23, 2025 at approximately 9:40 a.m. via Microsoft Teams dial-in: 1-857-702-2232 - Phone Conference ID: 220378 343#

Committee members in attendance were Emme Handy (Guest Chair), Michael Flaherty and Chris Pappas, Xiomara Albán DeLobato

Staff members in attendance were: John Donahue, Robert Noonan, Kevin Scanlon, Indrit Metaj, Michel Bocchino, Mark O’Leary, Erin Anderson, Karen Casey, Ankur Channe, Lisa McCrossen and Jeannemarie Joyce

I. ROLL CALL

The meeting was called to order at 9:40 a.m., Guest Chair Emme Handy confirmed there was a quorum for the meeting with a Roll Call Vote.

Roll Call Vote:

Emme Handy	Present
Michael Flaherty	Present
Chris Pappas	Present
Xiomara Albán DeLobato	Present

II. APPROVAL OF THE MINUTES

Upon motion duly made and seconded, the minutes of the September 18, 2025 meeting were approved with a Roll Call Vote.

Roll Call Vote:

Emme Handy	Yes
Michael Flaherty	Yes
Chris Pappas	Yes
Xiomara Albán DeLobato	Yes

III. ROOF MAINTENANCE CONTRACT

Evan Harwood, Senior Building Superintendent, presented the three-year roof maintenance contract for MCEC and Hynes , awarded to Reliable Roofing and Sheet Metal after a competitive bid process, including seasonal inspections, on-call support, and MBE/WBE compliance.

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 Reliable Roofing & Sheet Metal LLC for the MCCA Roof Maintenance Contract in the amount of Five Hundred Eighteen Thousand Fifty-Three Dollars and Ninety-Five Cents (\$518,053.95)per documents and specification dated September 17, 2025.

Upon a motion duly made and seconded the committee voted as follows:

Roll Call Vote:

Emme Handy	Yes
Michael Flaherty	Yes
Chris Pappas	Yes
Xiomara Albán DeLobato	Yes

IV. MASSMUTUAL CENTER LOCKER ROOM & GREEN ROOM UPGRADES

John Donahue, Chief of Operations and Capital Projects, presented. The project aims to upgrade the Mass Mutual Center (MMC) locker room to create a true green room experience, addressing feedback from entertainers and event organizers who expect higher-quality amenities. The upgrade will allow the space to be easily converted from a locker room to a green room, with improvements such as removable panels to cover lockers, changeable flooring, and enhanced restroom and shower facilities to eliminate the institutional feel. The goal is to make the venue more attractive for high-profile entertainment acts and provide a competitive advantage during site visits and bookings. The contract was competitively bid under M.G.L.c.149, with several local contractors participating, and is expected to be a valuable asset for the MMC team.

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 Inglewood Construction Corporation for the MMC Locker Room & Green Room Upgrades (S20) in the amount of One Million Forty-Five Thousand Dollars (\$1,045,000) per construction plans and specifications documents dated September 8, 2025.

Upon a motion duly made and seconded the committee voted as follows:

Roll Call Vote:

Emme Handy	Yes
Michael Flaherty	Yes
Chris Pappas	Yes
Xiomara Albán DeLobato	Yes

V. UPDATE ON CHANGE ORDERS

Mr. Donahue presented. Mr. Donahue summarized the change orders occurring during the term of this Board. He provided a list of projects occurring within the last two years, which totaled \$215 million. \$6.5 million in change orders were made for those projects which represents just over 3% change order value versus the value of the contract. Mr. Donahue explained that the MCCA carries a 10% contingency which is developed in the budget. The change orders fell into one of three categories: owner requested (\$1.4 million); code required changes (\$1.4 million), and unforeseen changes (\$3.7 million). Mr. Flaherty indicated that he would like the board kept informed of such changes. Ms. Handy requested Mr. Scanlon and Mr. Donahue review the bylaws and M.G.L. c. 149 and come up with a recommendation as to how the Board can be apprized of significant deviations in cost.

VI. OLD BUSINESS

There was no old business.

V. NEW BUSINESS

There was no new business.

VII. ADJOURNMENT

Upon a motion duly made and seconded, a Roll Call vote to adjourn the meeting was conducted.

Roll Call Vote:

Emme Handy	Yes
Michael Flaherty	Yes
Chris Pappas	Yes
Xiomara Albán DeLobato	Yes

The meeting adjourned at 10:00 a.m.