

# Massachusetts Convention Center Authority

Thursday – January 18, 2024

10:00 a.m. – 12:00 p.m.

415 Summer Street

Boston, MA 02210

Board Room 201

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.

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: 575 555 402#

---

## AGENDA

- I. Roll Call
- II. Review and Adoption of Minutes of March 10, 2023 Executive Session
- III. Review and Adoption of Minutes of March 23, 2023 Executive Session
- IV. Review and Adoption of Minutes of November 16, 2023
- V. Review and Adoption of Minutes of December 14, 2023
- VI. Executive Director's Report
- VII. Boston Convention Marketing Center Performance Report
- VIII. MassMutual Center/MGM Springfield Sales and Marketing Update
- IX. Report of AF&P Committee
  1. Springfield Convention Center Car Park Operator [VOTE]
  2. Banking Authorization [VOTE]
- X. Report of Executive Committee
  1. Executive Director Search Update
  2. Executive Session: To consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.
- XI. Report of Development & Construction Committee
  1. Snow & Ice Removal [VOTE]
  2. Designer Option Years [VOTE]
  3. Elevator & Escalator Maintenance [VOTE]
- XII. New Business
  1. 2024 Board Dates Discussion
- XIII. Old Business
- XIV. Adjournment



# ***Boston Convention Marketing Center***

Performance Report / MCCA Board Meeting – January 2024

*Signature* BOSTON™





## *November – December 2023 (BCEC)*

- Anytime Fitness Biennial Conference & Expo 2025
  - BCEC event for October 2025 with 3,452 room nights
- Massachusetts Municipal Association Annual Meeting and Tradeshow 2025 & 2026
  - BCEC event for January 2025 with 950 room nights
  - BCEC event for January 2026 with 950 room nights
- Joseph Volleyball Camps Boston Volleyball Festival 2025
  - BCEC event for February 2025 with 10,200 room nights
- American Occupational Therapy Association, Inc. Annual Conference & Exposition 2027
  - BCEC event for April 2027 with 9,865 room nights





## *November – December 2023 (Hynes)*

- Association for Asian Studies Annual Conference 2027
  - Hynes event for March 2027 with 4,980 room nights
- HubSpot, Inc. Flywheel Kickoff 2024
  - Hynes event for February 2024 with 5,425 room nights
- Clio Cloud Conference 2025 & 2026
  - Hynes event for October 2025 with 6,838 room nights
  - Hynes event for October 2026 with 6,973 room nights
- IBM Corporation IBM Think 2026
  - Hynes event for April 2026 with 13,375 room nights
- American Society for Bone and Mineral Research Annual Meeting 2026
  - Hynes event for October 2026 with 5,950 room nights
- AcademyHealth Annual Research Meeting 2027
  - Hynes event for June 2027 with 4,927 room nights
- American Society for Laser Medicine and Surgery, Inc. Annual Conference 2028
  - Hynes event for April 2028 with 2,710 room nights



*YTD (July 2023 – December 2023)*

	Bulls Eye *	Non Bulls Eye	Totals
BCEC Events	5	2	7
Hynes Events	12	3	15
Total Events	17	5	22

BCEC Room Nights	37,145	1,900	39,045
Hynes Room Nights	77,473	6,224	83,697
Total Room Nights	114,618	8,124	122,742

\*Bulls Eye = 1,000 rooms on peak or more

## *November & December 2023*

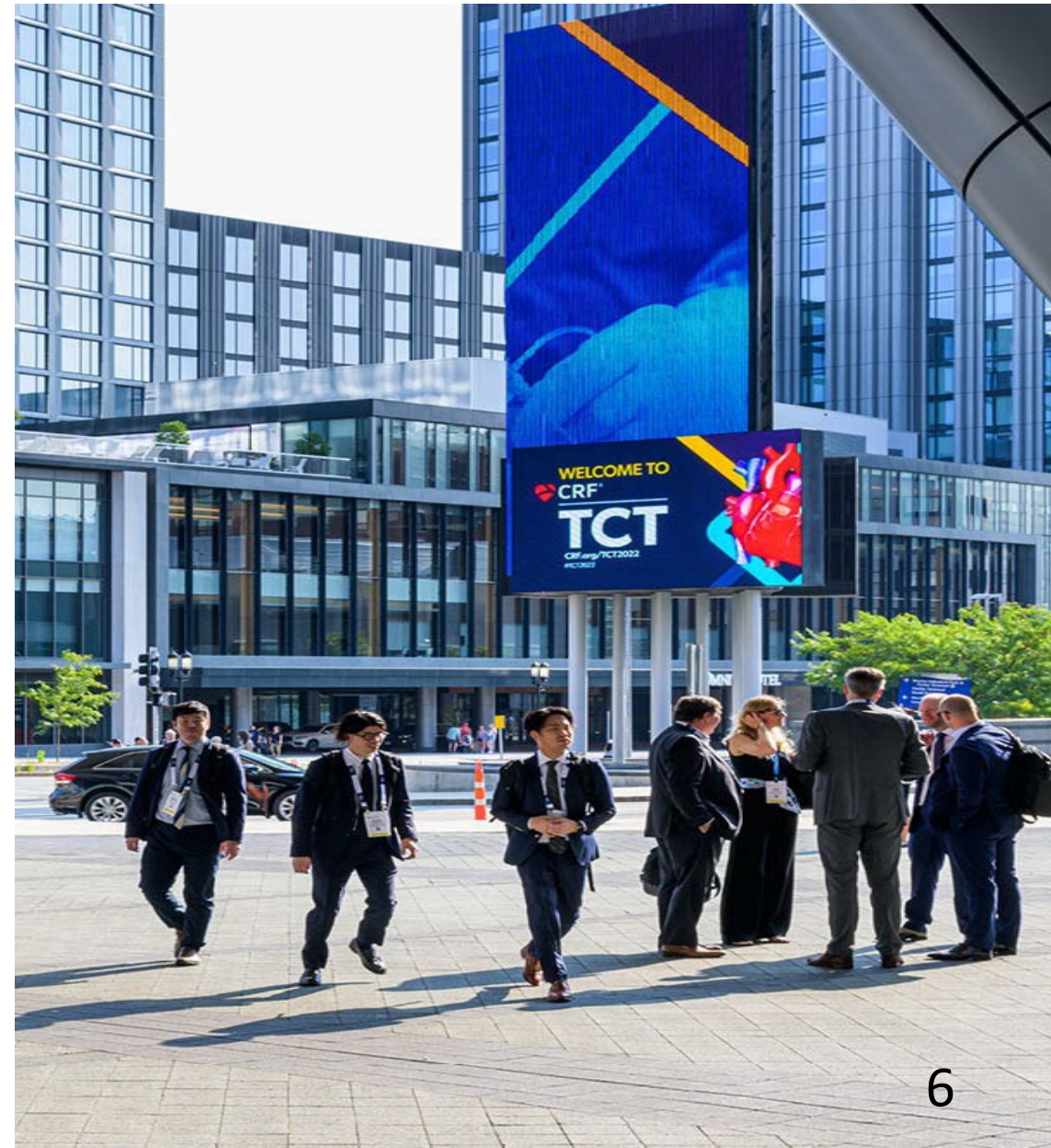
	# of Events
BCEC Events	9
HYNES Events	7
Lawn on D Events	2
<b>Total Events</b>	<b>18</b>
BCEC Room Nights	2,215
HYNES Room Nights	2,930
Lawn on D Room Nights	0
<b>Total Room Nights</b>	<b>5,145</b>

*YTD (July 2023 – December 2023)*

	# of Events
BCEC Events	35
HYNES Events	27
Lawn on D Events	19
<b>Total Events</b>	<b>81</b>
BCEC Room Nights	6,751
HYNES Room Nights	3,892
Lawn on D Room Nights	0
<b>Total Room Nights</b>	<b>10,643</b>



- Demand for BCEC exhibit hall space from events at the Westin Boston Seaport and Omni Boston Seaport
- Due to the scheduled maintenance at the Hynes, Annual customers at the Hynes receptive to moving to the BCEC in 2024 and beyond
- Strong interest in the Lawn on D for the CY2024 season
- Local advertising program on the digital displays at the BCEC and Hynes generated contracts with Kings Dining, Eddie Merlots and Moxies Boston





# 2023 MCCA Dark Days

## 2023 MCCA Dark Days (BCEC)

- Periodic reports of the BCEC being dark (news media)
- From the outside, this may appear so...
- Events require time to move in before their event
- Events require time to move out after their events
- Events require time to move out after

## 2023 MCCA Dark Days Utilized Includes

- Repairs to BCEC
- Training and internal events
- Other work that requires building to be empty (e.g., testing)



# 2023 MCCA Dark Days / Days of the Month

	Dark Days <u>BCEC</u>	Days of Month <u>BCEC</u>
January	11	1-10, 31
February	5	1, 6-9,
March	0	-
April	8	6-9, 14-17
May	1	29
June	3	18-20
July	1	12
August	21	8-23, 25-29
September	2	23-24
October	0	-
November	0	-
December	9	23-31
	61 / 45*	

\*Note: Dark Days = no scheduled events in the building

\*Note: There were a total of 61 dark days in the building (out of a possible 365)

\*Note: 5 of these dark days were major holidays

\*Note: 11 of these dark days were minor holidays or abutted holidays

\*Note: 2014 analysis was 50 dark days compared to 45 in 2023

# 2023 – How Dark Days Were Used

	Days of Month BCEC	BCEC (Samples of Work)
January	8 10	Electrical Testing: 15KV Switches and 151-1 Escalator Fire Recall Testing
February	-	-
March	-	-
April	6-14 8	North Lobby Ceiling Lighting Retrofit Electrical Testing: 15KV xformers and C-Loop
May	19	Camera Installation
June	-	-
July	-	-
August	10-30 12-13	Kitchen Floor Project Full Building Electrical Shutdown
September	-	-
October	-	-
November	-	-
	9	Electrical Maintenance
December	15-31 18-31 20-31	P48 BCEC Expansion Joints Under Carpet Repairs Kitchen Dishwasher Replacement Electrical / Lighting Project

\*Note: Many of the dark days were used for internal work that cannot be accomplished while a client event is occurring in the building

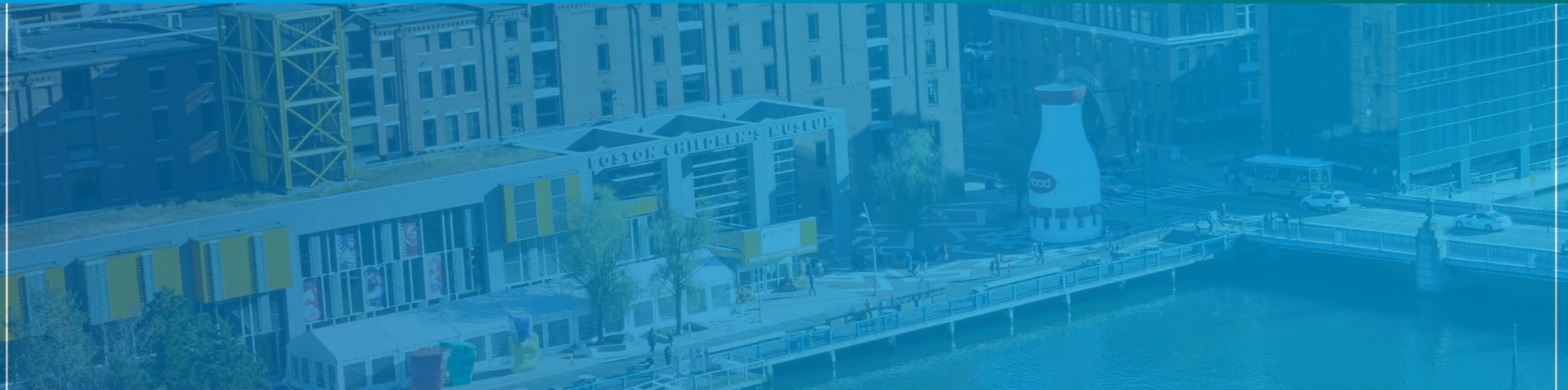





***Thank you!***

Remarkable Experiences. Imagination Realized.

*Signature* **BOSTON**







# MASSMUTUAL CENTER BOARD REPORT

---



MASSACHUSETTS  
CONVENTION CENTER  
AUTHORITY

MassMutual  
Center



# GENERAL UPDATE

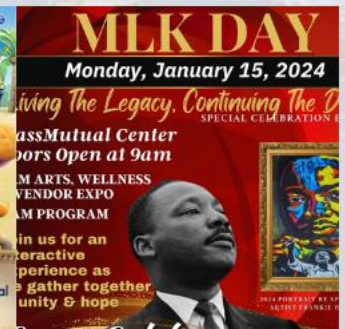


## EVENT HIGHLIGHTS:

- Festival of Trees was a record-breaking year with over 21,500 attendees, they saw a 40% increase in attendance on opening day, the 50-50 jackpot grossed over \$46,000 which was a record and their gross income of \$360,000 was more than any other year. Also, our MCC employee engagement committee's event, Breakfast with Santa was able to raise an additional \$1000 for the Springfield Boys and Girls Club.
- Hosted the first ever "Orgullo Hispano" Gala presented by Hispanic-American Library & Puerto Rican Cultural Center. Event was so successful they have dates on hold for next year.
- MLK Day Celebration with almost 2,000 attendees in conjunction with the Mayor's Office & The City of Springfield
- December held 8 home games for The Springfield Thunderbirds.

## F&B HIGHLIGHTS FROM OVG:

- Basketball Hall of Fame Classic topped revenues of \$46,500, a 200% increase year over year and a per cap almost \$15, a 100% increase year over year.
- Effective January 1, 2024, the MassMutual Center arena went 100% cashless for all transactions at the concession stands. Cash will be accepted in exchange for a Square gift card to be used at any location in the building. With the full cashless conversion.
- OVG took a 7% price increase across our menu by making all pricing tax exclusive. Projected impact of over \$125K increase in revenue for the balance of FY2024.





# CAPITAL PROJECTS- LAUNCH OF NEW OUTDOOR DIGITAL MARQUEE

## BUSINESS

### MassMutual Center turns on 1,000-square-foot digital sign in \$3 million upgrade

Published: Jan. 11, 2024, 7:00 p.m.



The new MassMutual Center video screen at the corner of Main Street and Bruce Landon Way in downtown Springfield has been plugged in and is ready to promote events. (Don Treeger / The Republican) 1/11/2024



**AIC** American International College   
23 hours ago ·   
[Timeline photos](#)

The home of **American International College Ice Hockey** just got brighter! Check out the new video marquee outside the @MassMutual Center. At 1,000 square feet, it's truly eye-catching.

## SPRINGFIELD

City of Springfield, MA » News Story

### In the News

### Mayor Sarno joins with Massachusetts Convention Center Authority and MassMutual Center Officials for Unveiling of Outdoor Digital Marquees

### Outdoor digital marquees go live at MassMutual Center





# SALES UPDATE- NOVEMBER & DECEMBER 2023 ≡

20

NEW INQUIRIES

59

OPEN & WORKING

November & December 2023			FY24 YTD		
Category	Total	Room Nights	Category	Total	Room Nights
Definite Booked					
16 Bookings*	\$347,525	429	62 Bookings*	\$1,079,324	5,900*
Tentative Booking					
8 Bookings	\$126,425	439	19 Bookings	\$357,125	1,464

## Appointment Based Tradeshow Activity

### November 2023

- CONNECT Association
- CONNECT Faith

### December 2023

- NE/SAE  
2022  
Company
- PCMA

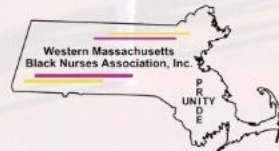
### January 2024

## Group Activities



NEMNLC

New England Minority Nurse Leadership Conference



NEW ENGLAND  
HOME CARE & HOSPICE  
CONFERENCE AND TRADE SHOW

## 2023 Productivity Overview

	2023	YOY % Var.
Total Inquiries	288	-6%
Executed Agreements	129	23%
Expected Attendance	201,376	30%
2023 Revenue Booked	\$2,386,570	53%
Catering	\$955,590	73%
License Fee	\$1,430,980	42%
Billable Services	\$3,044,894	37%
Confirmed Room Blocks	41	14%
Room Nights	10,958	30%



# Springfield Convention Center Car Park Parking Management Services – Executive Parking

MCCA Board Meeting

January 18, 2024

**MASSACHUSETTS  
CONVENTION CENTER  
AUTHORITY**



# Contract Responsibilities

## Parking Management Services

- Operations
- Customer Service
- Maintenance
- Management
- Supervision
- Training
- Clerical services for employees
- Record keeping

## Consulting Services / Recommendations

- Staffing levels
- Parking rates
- Deployment / testing of new PARCS system
- Develop SOPs, operational reports, and financial reports
- Customer service amenities
- Hours of operation

# RFP Submittals & Interviews

- LAZ Parking
- Valet Parking of America
- Executive Parking, Inc.
- ProPark
- OVG Parking [not interviewed]

The Authority, under M.G.L. c. 30B, chose to award the contract to the proposer that submitted the most advantageous proposal.



# Executive Parking



- MA Supplier Diversity Office (SDO) certified Minority Business Enterprise (MBE)
- 20 years of experience in parking industry (formed in 2004)
- Previously operated Civic Center Garage while owned by Springfield Parking Authority then MCCA
- Commitment to hire personnel from Springfield area
- Lowest overall total and individual hourly rates by position
- Company owner has committed to being the onsite facility manager



# Rates

Position	Proposed Hourly Billing Rate	Estimated Hours Annually	Proposed Annual Cost
Consultant* (only until garage opens)	\$ -	-	\$ -
Facility Manager	\$ 35.00	1,300	\$ 45,500.00
Supervisor	\$ 30.00	2,080	\$ 62,400.00
Clerical Worker	\$ 25.00	1,300	\$ 32,500.00
Customer Service / Cashier	\$ 22.00	1,820	\$ 40,040.00
Maintenance Supervisor	\$ 22.00	520	\$ 11,440.00
Maintenance Worker	\$ 20.00	2,496	\$ 49,920.00
<b>Total</b>			<b>\$ 241,800.00</b>

# Board Vote: Award Parking Management Services to Executive Parking

The Massachusetts Convention Center Authority's ("Authority") Transportation Department desires to award the contract to be the Convention Center Car Park Operator to Executive Parking, Inc. The services to be provided will commence on or about February 1, 2024, for a term of three (3) years (subject to annual review) and may be renewed for up to two (2) consecutive one (1) year terms at the election of the Authority. Anticipated value of the contract is in the \$750,000-\$1,000,000 range depending on event staffing needs.

At a recent Administration, Finance, and Personnel (AF&P) Committee Meeting, the AF&P Committee received a presentation and recommendation from the Transportation Department concerning the Convention Center Car Park Operator contract and the Committee voted to recommend awarding the contract to Executive Parking, Inc.:

A vote to implement the recommendations of the AF&P Committee would take the following form:

**VOTE: The Massachusetts Convention Center Authority hereby authorizes the Executive Director to award the contract to be the Convention Center Car Park Operator to Executive Parking, Inc.**



**Board Vote: Award Parking Management Services to Executive Parking**

The Massachusetts Convention Center Authority's ("Authority") Transportation Department desires to award the contract to be the Convention Center Car Park Operator to Executive Parking, Inc. The services to be provided will commence on or about February 1, 2024, for a term of three (3) years (subject to annual review) and may be renewed for up to two (2) consecutive one (1) year terms at the election of the Authority. Anticipated value of the contract is in the \$750,000-\$1,000,000 range depending on event staffing needs.

At a recent Administration, Finance, and Personnel (AF&P) Committee Meeting, the AF&P Committee received a presentation and recommendation from the Transportation Department concerning the Convention Center Car Park Operator contract and the Committee voted to recommend awarding the contract to Executive Parking, Inc.:

A vote to implement the recommendations of the AF&P Committee would take the following form:

**VOTE:       The Massachusetts Convention Center Authority hereby authorizes the Executive Director to award the contract to be the Convention Center Car Park Operator to Executive Parking, Inc.**

**Board Vote: MCCA Banking Resolutions**

As a result of certain personnel changes, it is required that certain Authority officers, employees and MGM employees be authorized to conduct the Authority's banking transactions. The following vote grants authorization to certain said Authority officers, employees and MGM employees ("Schedule A") to transact business with the Authority's banking institution, Citizens Bank, consistent with all the roles and responsibilities assigned to these individuals and Citizen's standard banking resolutions.

**VOTE:**        **The Massachusetts Convention Center Authority hereby adopts the following resolutions, effective January 18, 2024, which authorizes the named Massachusetts Convention Center Authority officers and employees and MGM employees identified on Schedule A and to conduct the Authority's financial transactions consistent with Citizens Bank banking resolutions.**

## **Schedule A**

### **Citizens Bank\***

Gloria Larson, Executive Director

Michael B. Esmond, Chief Financial Officer

Diane DiAntonio, General Manager

Sean Dolan\*, General Manager, MGM/MassMutual Center

Joseph Flanagan\*, Assistant General Manager, MGM/MassMutual Center

Michael Bocchino\*, Finance Director, MGM/MassMutual Center

Lara Brooks\*, Vice President Accounting Services, MGM Resorts Finance Shared Services Center

*\*indicates MassMutual Center Activities only.*



**Board Vote - MCCA Snow Removal Services**

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 to implement the Development and Construction Committee's recommendation to the full board to authorize a contract for the MCCA Snow Removal Services, would take the following form:

**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.**



# Design Consulting Services Fee Authorization Extension

MCCA Board Meeting

Thursday, January 18, 2024

**MASSACHUSETTS  
CONVENTION CENTER  
AUTHORITY**

*Signature*  
**BOSTON™**

# Designer Consulting Services Fee Authorization Extension

## Background:

- Annually the Authority initiates facility improvements under the guidance of the Capital Replacement Budget.
- Due to the statutes of MGL, the majority of these projects require designer engagements (conceptual designs, cost estimates, procurement documentation, feasibility studies, and investigations).
- In 1982 the State Designer Selection Board authorized the MCCA to form its' own Designer Selection Panel upon satisfying specific MA State requirements.
- Individual designer selections for each project are time consuming, cost inefficient, and do not facilitate consistent design deliverables or project outcomes.
- On-Call Designer Consulting Service contracts have effectively addressed these concerns. Multiple A/E Teams were selected for multi-year terms based on qualifications by the MCCA Designer Selection Panel in 2020, effective February 1, 2021.



# Designer Consulting Services Fee Authorization Extension

## Background:

- The Designer Selection Panel's recommendation on 1/15,21, the Authority negotiated fee structure, terms, & conditions with Five (5) Firms.
- A Three (3) year contract (w/ 2-option years), with a value of \$3,000,000.00 was executed by the Executive Director per the MCCA's Board approval.
- All design projects are individually proposed and negotiated based on the actual scope of services and agreed level of designer effort required.
- All designer related costs are inclusive within the Board approved annual Capital Budget and the presented project budgets.
- The primary User of the Consulting Services contracts is the MCCA's Capital Projects Team however, all MCCA departments may use as departmental needs dictate.

# Designer Consulting Services Fee Authorization Extension

## Current Status of Designer Service Contract:

### Selected Design Firms:

Fennick and McCredie Architecture,  
Simpson, Gumpertz & Heger,  
Kleinfelder Northeast,  
Touloukian and Touloukian,  
STV Inc.

Expiration of (3) Three Year Term:	February 1, 2024
Initial Fee Authorization:	\$3,000,000.00
Two (2) Option Years Available:	2024 & 2025.
Average Expenditure of (3 yr)Term:	\$2,500,000.00
Estimated Fee for Option Years:	\$1,000,000.00 per year

# **Board Vote: Designer Consulting Services Fee Authorization Extension**

In accordance with the Authority's executed Design Consulting Services Contract of January 2021 with the firms, Fennick and McCredie Architecture, Simpson Gumpertz & Heger, Kleinfelder Northeast, Touloukian and Touloukian and STV Inc., requires the authorization of funding for years Four (4) and Five (5) to exercise the terms of the two (2) option years.

A vote to implement the Development and Construction Committee's recommendation to authorize the additional funding for the Two (2) option years of the Designer Consulting Services Contract, would take the following form:

**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.**



**Board Vote: Design Consulting Services Extension**

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 to implement the Development & Construction Committee's recommendation to the full board to authorize additional funding for the option years of the Design Consulting Services Contract, would take the following form:

**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.**



# Elevator and Escalator Service Contract

MCCA Board Meeting

January 18, 2024

**MASSACHUSETTS  
CONVENTION CENTER  
AUTHORITY**

*Signature*  
**BOSTON™**

# Contract Terms and Scope

- Three (3) year term to begin on February 1, 2024.
- Daily, monthly and annual preventative maintenance of all escalators and elevators for BCEC, Hynes and BCG, to include forty-six (46) Elevators and fifty (50) Escalators
- Annual State Inspection and Certification of all units
- Annual Fire Alarm Testing
- Standby Show Coverage



# Contract Requirements

The advertised, bidding and selection procedures of the contract are in accordance with the statute, M.G.L. c.149 sections 44A-44J:

- Bid Bonds
- DCAMM Certification for classification of work
- DCAMM Update Statement
- Submit bids on time, all forms signed, and Addenda acknowledged

# Bid Results

<u>Contractor</u>	<u>Bid Amount</u>
Schindler Elevator	\$3,379,426.81
KONE Inc.	\$3,813,705.00

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.

# **Board Vote: Elevator and Escalator Maintenance Contract**

Per statute requirements, the Authority requested proposals for the service and maintenance of all the elevator and escalator units in the (3) Boston Facilities. The lowest eligible bid received per the Attorney General of the Commonwealth was deemed to be Kone, Inc. with a bid of \$3,813,705.00.

A vote to implement the Development & Construction Committee's recommendation to authorize a service contract to Kone Inc., for the BCEC, Hynes and BCG Elevator and Escalator Maintenance would take the following form:

**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.**



**Board Vote: Elevator and Escalator Maintenance and Repairs Service Contract**

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
<b>Kone, Inc.</b>	<b>\$3,813,705.00</b>
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.

A vote to implement 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:

**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.**