



## **Development & Construction Committee**

Thursday – January 18, 2024  
9:30 a.m. – 10:00 a.m.  
Boston Convention & Exhibition Center  
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'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: 391 278 095#

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### **AGENDA**

- I. Roll Call
- II. Review and Adoption of Minutes of November 16, 2023
- III. Snow & Ice Removal [VOTE]
- IV. Designer Option Years [VOTE]
- V. Elevator & Escalator Maintenance [VOTE]
- VI. Old Business
- VII. New Business
- VIII. Adjournment

**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 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:

**VOTE:       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.**



# Design Consulting Services Fee Authorization Extension

Development & Construction Committee  
January 18, 2024

**MASSACHUSETTS  
CONVENTION CENTER  
AUTHORITY**

*Signature*  
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# 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 of 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

# **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 of the Development and Construction Committee to recommend to authorize the additional funding for the Two (2) option years of the Designer Consulting Services Contract, would take the following form:

**VOTE: 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.**



**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 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:

**VOTE:           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.**





# Elevator and Escalator Service Contract

## Development and Construction Committee

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.**

# **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 of the Development & Construction Committee to recommend to authorize a service contract to Kone Inc., for the BCEC, Hynes and BCG Elevator and Escalator Maintenance to the full board 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 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.**

**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.

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 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.**