

Development & Construction Committee

Thursday – September 12, 2024
9:00 a.m. – 9:30 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: 541 706 636#

AGENDA

- I. Roll Call
- II. Review and Adoption of Minutes of July 18, 2024
- III. MMC Elevator and Escalator Service Contract [VOTE]
- IV. MMC Eversource Easement Resolution [VOTE]
- V. Old Business
- VI. New Business
- VII. Adjournment



Mass Mutual Center Escalator and Elevator Maintenance Service Contract

Development and Construction Committee

September 12, 2024

**MASSACHUSETTS
CONVENTION CENTER
AUTHORITY**

Escalator & Elevator Maintenance Service Contract

Scope of Contract

- Three (3) year term.
- Daily, monthly and annual preventative maintenance of (2) escalators and (5) elevators for Mass Mutual Center
- Annual State Inspection and Certification of all units.
- Annual Fire Alarm Testing
- Guaranteed labor rates for 3 years for non-contracted repairs.
- With (2) additional option years of the full maintenance terms

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

Escalator and Elevator Maintenance Service Contract

<u>Contractor</u>	<u>Bid Amount</u>
Otis Elevator Company	\$734,000.00
United Elevator Company, Inc.	\$972,480.00
3 Phase Elevator Corporation	\$1,096,552.98

The lowest eligible and responsible bidder is Otis Elevator Company, based on bids received on August 22, 2024, per documents dated July 31, 2024. Otis Elevator is also on the State Contract in the Tradespersons category contract number TRD03.

VOTE: Escalator and Elevator Maintenance Service Contract

In accordance with MGL. c. 149, sections 44A – 44J bid law requires award of the Escalator and Elevator Maintenance Service Contract for the Mass Mutual Center to the lowest eligible bidder, Otis Elevator Company.

A vote of the Development and Construction Committee to recommend to authorize a contract for Otis Elevator Company, for the Mass Mutual Center Escalator and Elevator Maintenance Service Contract, 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: The Massachusetts Convention Center Authority hereby votes to authorize the Executive Director to execute a service contract with Otis Elevator Company, in the amount of Seven Hundred Thirty-Four Thousand Dollars (\$734,000.00) for the Elevator and Escalator Maintenance at the Mass Mutual Center, per documents dated July 31, 2024.

VOTE: The Mass Mutual Center Elevator and Escalator Maintenance Service Contract

This contract would establish a (3) three-year preventative maintenance and service agreement with two (1) year additional option years at the sole discretion of the Authority for all of the passenger elevators, freight elevators and escalators at all Mass Mutual Center. 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 Mass Mutual Center in Springfield.

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
Otis Elevator	\$734,000.00
United Elevator Company	\$972,480.00
3 Phase Elevator Corporation	\$1,096,552.98

In accordance with MGL. c. 149, sections 44A – 44J bid law requires an award to the lowest eligible bidder received. The lowest eligible bidder is Otis Elevator, based on bids received on August 22, 2024, per documents dated July 31, 2024.

The Development and Construction Committee's recommendation to authorize a contract for Otis Elevator, 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 to adopt the following vote:

VOTE: The Massachusetts Convention Center Authority hereby votes to authorize the Executive Director to execute a service contract with Otis Elevator, in the amount of Seven Hundred Thirty-four Thousand (\$734,000.00) for the Elevator and Escalator Maintenance at the Mass Mutual Center, per documents dated December 6, 2023.

9/12/24

Board Vote: Resolution granting NStar Electric dba Eversource Energy rights for the installation, maintenance and repair of electric lines over, under and across land of the Massachusetts Convention Center Authority situated in the City of Springfield

The Massachusetts Convention Center Authority (“Authority”) is desirous of the services of NStar Electric Company dba Eversource Energy to install, maintain and repair electric lines for the New Springfield Garage. Eversource Energy requires the following certificate of corporate resolution to grant this easement.

A vote to implement the recommendation of the Development and Construction Committee would take the following form:

VOTE: The Development & Construction Committee of the Massachusetts Convention Center Authority recommends that the full Board to adopt the following vote:

VOTE: The Massachusetts Convention Center Authority adopts the following resolution to grant and convey to NStar Electric Company dba Eversource Energy permanent rights for the installation, maintenance and repair of electric lines over, under and across land of the Massachusetts Convention Center Authority situated in the City of Springfield, County of Hampden, Commonwealth of Massachusetts.

RESOLVED: That Massachusetts Convention Center Authority grant and convey to:

NStar Electric Company dba Eversource Energy, a corporation with its principal office in the Town of Springfield, County of Hampden, Commonwealth of Massachusetts, its successors and assigns, permanent rights for the installation, maintenance and repair of electric lines over, under and across land of the Massachusetts Convention Center Authority situated in the City of **Springfield**, County of **Hampden**, Commonwealth of Massachusetts, as set forth in the proposed easement presented to this meeting, which is hereby ordered filed with the records of this meeting; and

RESOLVED: That Gloria Cordes Larson , the Interim Executive Director of the Massachusetts Convention Center Authority be and hereby is authorized to execute and deliver in the name of the Massachusetts Convention Center Authority an easement presented to this meeting and to do any and all other acts to effectuate the foregoing.