

**MINUTES OF THE
DEVELOPMENT AND CONSTRUCTION COMMITTEE OF THE
MASSACHUSETTS CONVENTION CENTER AUTHORITY**

Thursday, June 18, 2026

9:30 A.M.

John B. Hynes Veterans Memorial Convention Center

900 Boylston Street

Boston, MA 02115

Room 202

A meeting of the Development and Construction Committee of the Massachusetts Convention Center Authority (“Authority”) was convened at approximately 9:31 a.m. on June 18, 2026, at the John B. Hynes Veterans Memorial Convention Center (“Hynes”), 900 Boylston Street, Boston, MA and via MICROSOFT TEAMS MEETING OR JOIN BY TELEPHONE: DIAL-IN NUMBER 1-857-702-2232; CONFERENCE ID: 861 316 616#.

Members in attendance at the Hynes or via MICROSOFT TEAMS were the following: Meg Mainzer-Cohen, Michael Flaherty and Chris Pappas

Staff members in attendance at the Hynes or MICROSOFT TEAMS include: John Barros, Joyce Linehan, Ashley Carvalho, Dave Silk, John Donahue, Bradley McMillin, John Towle, Lennie De Souza, Yvonne Ortiz, Sorraia Tavares, Claudia Russell, Brian Hayes, Allen Proctor, Erin Anderson, Rob Chojnowski, Van Cakuli, Patrick Bowden, Jean Shirley and Jeannemarie Joyce

I. ROLL CALL

The meeting was called to order at 9:31 a.m., and Chair Mainzer-Cohen confirmed a quorum with a roll-call vote.

Roll Call

Michael Flaherty	Present
Meg Mainzer-Cohen	Present
Chris Pappas	Present

II. REVIEW AND ADOPTION OF THE MINUTES

Upon a motion duly made and seconded, the minutes of the May 21, 2026 Development and Construction Committee meeting were approved with a roll-call vote.

Roll Call

Michael Flaherty	Yes
Chris Pappas	Yes
Meg Mainzer-Cohen	Yes

III. STRATEGIC PLAN – UPDATE

John Donahue, Chief of Facilities and Capital Projects, presented. Per the Land Assembly Vote taken and approved by the Board at the May 21, 2026 meeting, the Authority has begun the necessary steps of drafting a Request for Qualifications (RFQ) for Brokerage Services. A Request for Proposals (RFP) from the Qualified applicants will follow.

The selected firm will work with the Authority's senior leadership team to familiarize itself with the Authority's current facilities and holdings as well as their utilization. The selected firm will provide site and market analyses for best use and operational efficiency for both the current inventory and potential future land acquisitions. The analysis will include financial analysis to provide direction for matters such as: lease versus purchase; consolidation possibilities; change of use; space utilization; and construction possibilities. The intent is to have the firm selected by September 2026 for a three-year on-call term with services payable upon rendering.

The committee discussed ongoing communications with Harvard University regarding their master plan and the implications for the Hynes truck marshalling yard, as well as the importance of staying informed about Springfield's development to ensure MCCA's interests are represented.

It was clarified that no vote was required at this stage, but all decisions and vendor selections will return to the committee for consideration, with updates and documentation to be shared with board members in the coming months.

IV. OLD BUSINESS

There was no old business.

V. NEW BUSINESS

1. MCEC North Ramp Drain & Expansion Joint Repair

John Donahue presented. Mr. Donahue explained that the existing drains are original to the building and have exceeded their service life. They have deteriorated due to weather, snow removal and routine use over the twenty-two years.

The system no longer performs reliably and allows water to enter occupied spaces. Design-phase water testing confirmed the need for replacement and repair. The project scope includes the demolishing of concrete slabs, drains and expansion joints. New concrete aprons, subsurface drains and access structures will be installed. Concrete surfaces will be sealed and flood testing will be performed to verify performance. The project is expected to be completed before winter 2026.

The project was advertised and bid under the terms of M.G.L. c. 149. Three qualified bidders submitted bids. The lowest responsible and eligible bidder was Contracting Specialist, Inc. at \$495,210.00.

VOTE: RECOMMENDED MOTION

The Development & Construction Committee recommends this 18th day of June 2026 that the Board of Directors vote to authorize the Interim Executive Director or his designee to execute and deliver on behalf of the Authority a construction contract with Contracting Specialists Inc. for the North Ramp Drain & Expansion Joint Repair (T21) project in the amount of Four Hundred Ninety-Five Thousand Two Hundred and Ten Dollars (\$495,210.00), per construction plans specifications documents dated May 20, 2026.

Upon a motion duly made and seconded, the Committee voted to recommend this motion to the full Board by a roll-call vote.

Roll Call

Chris Pappas	Yes
Meg Mainzer Cohen	Yes
Michael Flaherty	Yes

2. Construction Management at-Risk Services for Hynes Phase 2
Compliance Aesthetic Improvements Project

John Donahue presented. He explained that the Authority would like to procure the Hynes Phase 2 Aesthetics & Improvements Project by utilizing the Construction Manager at-Risk Delivery Method, consistent with M.G.L. c. 149A.

The Hynes Phase 2 project includes aesthetic improvements to meeting rooms and public areas, including: room finishes, carpet, wall coverings, card access and lighting. The project also includes fire and life safety upgrades, aiming for completion by 2030.

Mr. Donahue explained the Construction Manager at-Risk (“CM at-Risk”) is a delivery method which entails commitment by the selection Construction Manager (“CM”) to deliver the project with a guaranteed maximum price (“GMP”) based on the construction documents and specifications. The MCCA previously pursued this delivery method for the Hynes/MTS Tunnel Ceiling Removal & Replacement Project in 2012, the Hynes MEP Project in 2018, the New Springfield Parking Garage Project in 2022, the Hynes Air Handling Units and Switchgears Upgrades in 2023, and the Hynes Deferred Maintenance and Code Upgrades Project in 2024.

The CM at-Risk provides professional services and acts as a consultant to the Authority in the design development and construction phases of the project. The CM must manage and control construction costs and not exceed the agreed upon GMP.

The following criteria must be met in order to proceed with the CM at-Risk delivery method pursuant to M.G.L. c. 149A: the project must have an estimated cost of over \$5 million; the Authority must have an Owner’s Project Manager; the Authority must procure a designer; the Authority must receive authorization by the MCCA Board of Directors to enter into a CM at-Risk contract; and the Commonwealth of Massachusetts Office of the Inspector General must approve the contract.

VOTE: RECOMMENDED MOTION

The Development & Construction Committee recommends this 18th day of June 2026 that the Board of Directors vote to authorize the Interim Executive Director or his designee to execute and deliver on behalf of the Authority the Construction Management at-Risk Services Application for approval to the Office of the Inspector General of the Commonwealth of Massachusetts, for the Construction Management at-Risk Services for the Hynes Phase 2 Compliance and Aesthetics Improvement Project.

Upon a motion duly made and seconded, the Committee voted to recommend this motion to the full Board by a roll-call vote.

Roll Call

Chris Pappas	Yes
Michael Flaherty	Yes
Meg Mainzer-Cohen	Yes

VI. ADJOURNMENT

A motion duly made and seconded, the Committee voted unanimously by roll call to adjourn the meeting.

Roll Call

Meg Mainzer-Cohen	Yes
Chris Pappas	Yes
Michael Flaherty	Yes

The meeting was adjourned at 9:50 a.m.

Attested by:

Ashley Carvalho
General Counsel