

**MASSACHUSETTS
CONVENTION CENTER
AUTHORITY**

Development & Construction Committee

**Thursday – January 15, 2026
9:30 a.m. – 10:00 a.m.**

**Thomas Menino 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 [Join the meeting now](#)
OR JOIN BY PHONE:
DIAL-IN NUMBER: [+1-857-702-2232](tel:+18577022232) Phone Conference ID: 627 518 373 #

AGENDA

- I. Roll Call
- II. Meeting Minutes
- III. MMC Chiller Ice Plant Replacement [VOTE] (John Donahue/ Erin Anderson)
- IV. Design Services: Consulting Engineering and Architectural Services RFP [VOTE] (John Donahue/ Erin Anderson)
- V. Old Business
- VI. New Business
- VII. Adjournment



Design Services: Consulting Engineering & Architectural Services RFP

MCCA Development and Construction Committee

Thursday, January 15, 2026

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Contract Background



Annually, the Authority initiates facility and capital improvements under the guidance of the Capital Program Budget.



Pursuant to Massachusetts General Laws, the majority of these projects require designer engagements (conceptual designs, cost estimates, procurement documentation, feasibility studies, and investigations).



Starting in 1982, the State Designer Selection Board authorized the MCCA to form its own Designer Selection Panel upon satisfying specific State requirements, including bi-annual reporting & renewal submissions every 5 years

Individual designer selections for each project are time consuming, cost inefficient, and do not facilitate consistent design deliverables or project outcomes.

On-Call Design Consulting Service contracts have effectively addressed these concerns allowing flexibility and faster project delivery.

Contract Background

The panel has a total of 6 members:

- MA Engineer,
- 2 MA Architects,
- Person in Building Construction,
- MCCA Executive Director/CEO or their designee
- 2 Public member(s)

MCCA Designer Selection Panel operates under Open Meeting Law

Panel responsible for:

- RFP evaluation,
- Rankings and award recommendation
- Ongoing compliance oversight

4 of the 6 Members are required for a quorum with at least the following individuals:

Architect, Engineer, MCCA Executive Director/CEO or their designee.

Contract Overview

Initial Contract Term: **March 1, 2026 – February 28, 2029**

Renewal Options: **Two (2) one-year Board-approved extensions**

Maximum Contract End Date: **February 28, 2031**

Contracts awarded on a **not-to-exceed basis**

Procurement Approach & Timeline

Procurement Approach

- Best value selection methodology
- RFP based on previous contract with refinements:
 - Updated supplier diversity requirements
 - Improved efficiency and reporting provisions

Evaluation Criteria

- Prior similar experience
- Past public & private sector performance
- Financial stability
- Qualifications of key personnel
- Qualifications of subconsultants
- Insurance
- Supplier diversity commitment

RFP Timeline



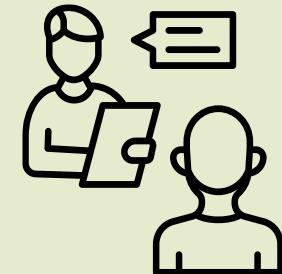
Evaluation Overview



- Proposals Received: **13 total**
- All proposals met **minimum RFP requirements**
- **Eight (8) firms** advanced to interviews based on:
 - Relevant experience
 - Team composition
 - Alignment with MCCA project needs
- Structured presentations and standardized interview questions provided in advance to bidders

The 8 interviewees were

- Fennick McCredie (FMA)
- Touloukian & Touloukian
- Simpson, Gumpertz & Heger (SGH)
- Kleinfelder
- STV
- KVA Architects
- HDR
- Gannett Fleming



Panel Recommendation

All interviewees ranked **equally across evaluation categories**

Expansion from **5 to 8 firms** recommended to:

- Address workload capacity limitations
- Prevent project delays experienced under prior contracts
- Support aging infrastructure at MCEC and Hynes
- Meet future capital and operational project demands

Recommend we enter into agreement with all 8 finalist firms:

- Fennick McCredie (FMA), Touloukian & Touloukian, Simpson, Gumpertz & Heger (SGH), Kleinfelder, STV, KVA Architects, HDR, Gannett Fleming

Not-to-exceed \$4.5M per firm

\$1.5M per year

Three-year base term

- No guaranteed spend
- Work authorized through negotiated Work Orders
- ***All costs covered within approved Capital Budget that goes before board***

Post Award Actions

- Execute negotiated contracts with awarded firms
- Conduct vendor onboarding sessions:
 - Contract compliance
 - Reporting requirements
 - Supplier diversity obligations



All interviewed firms committed to meeting or exceeding:

21.6% combined MBE/WBE

6.6% MBE

15% WBE

3% combined VBE / SDVOBE

- Quarterly supplier diversity reporting required as existing



VOTE

Design Services: Consulting Engineering & Architectural Services

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 Executive Director or their designee to negotiate a fee with Fennick McCredie, Tou Loukian & Tou Loukian Inc., Simpson, Gumpertz and Heger Inc., Kleinfelder, STV, KVA Architects, HDR and Gannett Fleming and upon said satisfactory negotiations to execute a contract with each firm for a not to exceed fee of \$4,500,000, for a term of three years, with two one-year renewal options, for Consulting Services in accordance with the Request for Proposals dated October 8, 2025.

VOTE

Design Services: Consulting Engineering & Architectural Services

VOTE: The Development and Construction Committee recommends that the Massachusetts Convention Center Authority Board of Directors authorize the Chief Executive Officer or his designee to negotiate a fee with Fennick McCredie, Touloukian & Touloukian Inc., Simpson, Gumpertz and Heger Inc., Kleinfelder, STV, KVA Architects, HDR and Gannett Fleming and upon said satisfactory negotiations to execute a contract with each firm for a not to exceed fee of \$4,500,000, for a term of three years, with two one-year renewal options, for Consulting Services in accordance with the Request for Proposals dated October 8, 2025.



MMC Ice Plant Chiller Replacement

MCCA Development and Construction Committee

Thursday, January 15, 2026

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Project Background

- Existing ice plant at the MMC
 - 22 years old & at end of useful life, posing reliability and lifecycle risk.
- The existing system uses R-22 refrigerant
 - phased out under the Clean Air Act due to ozone depletion and high global warming impact
 - Caused supply to be limited & costly.
- Project to replace existing ice plant system with new packaged CO2 chiller skid equipment



Project Scope

- Replace roof-mounted evaporative condensers with roof-mounted gas coolers
- System includes a new Zamboni/ice-melt system with associated environmentally friendly heat recovery equipment
- Include associated equipment replacements as part of the chiller skid assemblies
- Schedule and perform the work during summer months when the ice rink is not operating
- Coordinate partial or complete closures of State Street during designated hours for removal and installation picks



Procurement Path

The project was advertised and bid under the terms of M.G.L. Chapter 149.

Date of Documents:	October 08, 2025
Date of Advertisement:	October 08, 2025
Date of Prime Bid Opening:	November 13, 2025
Anticipate NTP:	January 2026
Substantial Completion:	September 2027



Procurement Path

Contractor Bids:

Contractor	Contractor Price
Kleeberg Mechanical Services Inc.	\$4,301,777.00
B-G Mechanical Inc.	\$6,190,700.00

The lowest responsible and eligible bidder per MGL c149, is **Kleeberg Mechanical Services Inc.** at **\$4,301,777.00**, in accordance with bids received on **November 13, 2025** per documents dated **October 08, 2025**.

MCCA established a Supplier Diverse Initiative and Efforts specific to the **MMC Ice Plant Chiller Replacement** project per DCAMM recommendation.

- **Project goals are 9.3% WBE participation and 4.7% MBE participation.**

VOTE

MMC Ice Plant Chiller Replacement

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 Executive Director or their Designee to execute a construction contract with Kleeberg Mechanical Inc. for the MMC Ice Plant Chiller Replacement in the amount of Four million three hundred one thousand, seven hundred seventy-seven dollars (\$4,301,777.00) per construction plans and specifications documents dated October 08, 2025.

VOTE

MMC Ice Plant Chiller Replacement

VOTE: The Development and Construction Committee recommends that the Massachusetts Convention Center Authority Board of Directors authorize the Executive Director or their designee to execute a construction contract with Kleeberg Mechanical Inc. for the MMC Ice Plant Chiller Replacement in the amount of Four million three hundred one thousand, seven hundred seventy-seven dollars (\$4,301,777.00) per construction plans and specifications documents dated October 08, 2025.