



The Meeting will start momentarily

MCCA Development & Construction Committee
Thursday, June 18, 2026

**MASSACHUSETTS
CONVENTION CENTER
AUTHORITY**

NOTICE OF MEETING & AGENDA
Development & Construction Committee

Thursday June 18, 2026

9:30 a.m. – 10:00 a.m.

**Massachusetts Convention Center Authority
John B. Hynes Veterans Memorial Convention Center
Meeting Room 202**

Pursuant to the Massachusetts Open Meeting Law, G.L. c30A, §§ 18-25, notice is hereby given of a meeting of the Massachusetts Convention Center Authority.

The meeting will utilize remote technology and will take place:

VIA MICROSOFT TEAMS MEETING [Join the meeting now](#)

OR

DIAL-IN: [+1 857-702-2232](#)- Phone Conference ID: 861 316 616#

Please only use dial-in or computer and not both as feedback will distort meeting.

AGENDA

- I. Roll Call (Meg Mainzer-Cohen)
- II. Review and Adoption of Minutes of May 21, 2026
- III. Strategic Plan Update
- IV. Old Business
- V. New Business
 - 1. MCEC North Ramp Drain & Expansion Joint Repair (VOTE)
 - 2. Construction Management at-Risk Services for the Hynes Phase 2 Compliance and Aesthetics Improvements Project (VOTE)
- VI. Adjournment

On this date, June 15, 2026 before 5:00 pm, this Notice was posted as Notice of Meeting – Massachusetts Convention Center Authority Meeting at www.massconvention.com and e-mailed to: regs@sec.state.ma.us, contactanf@mass.gov



Strategic Plan Update

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Thursday, June 18, 2026

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Land Assembly Update

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.

Working with the Senior Leadership Team, the selected firm will familiarize itself with the Authority's current facilities and holdings as well as their utilization.

The selected firm will provide site and market analysis for best use and operational efficiency for both the current inventory and potential future land acquisitions.

Inclusive in these analyses will be a financial analysis to provide direction on items such as lease versus purchase, consolidation possibilities, change of use, space utilization and construction possibilities.

The intent is to have a firm selected by September of 2026 with a three (3) year on-call term with services payable upon rendering.



North Ramp Drain & Expansion Joint Repair

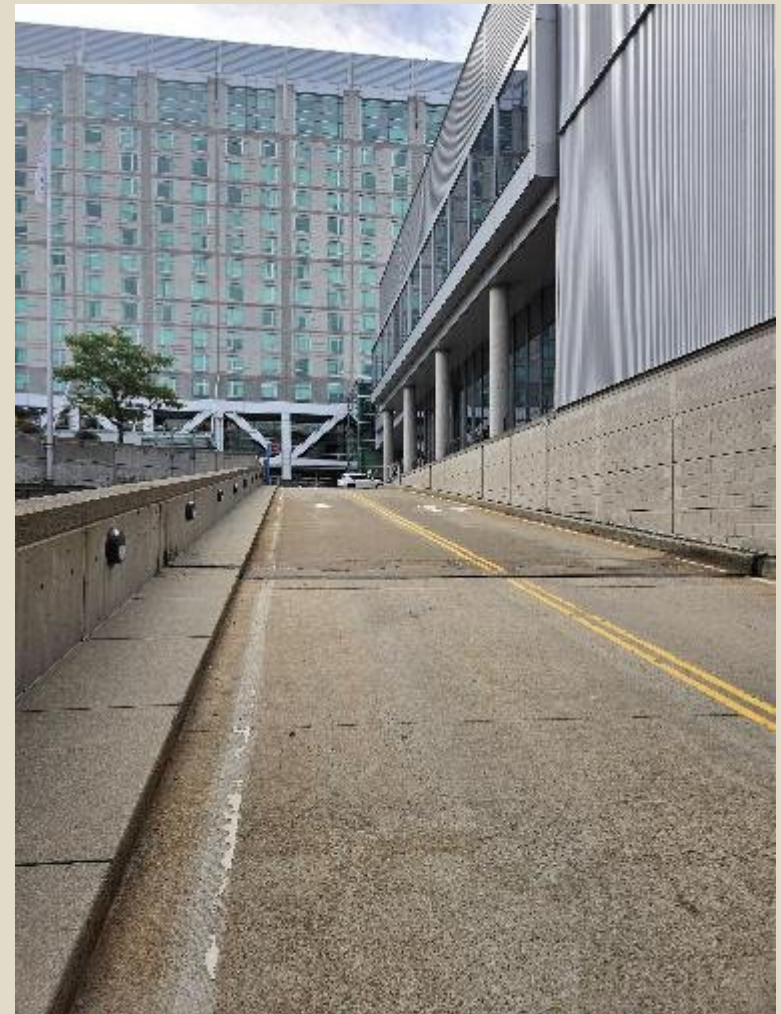
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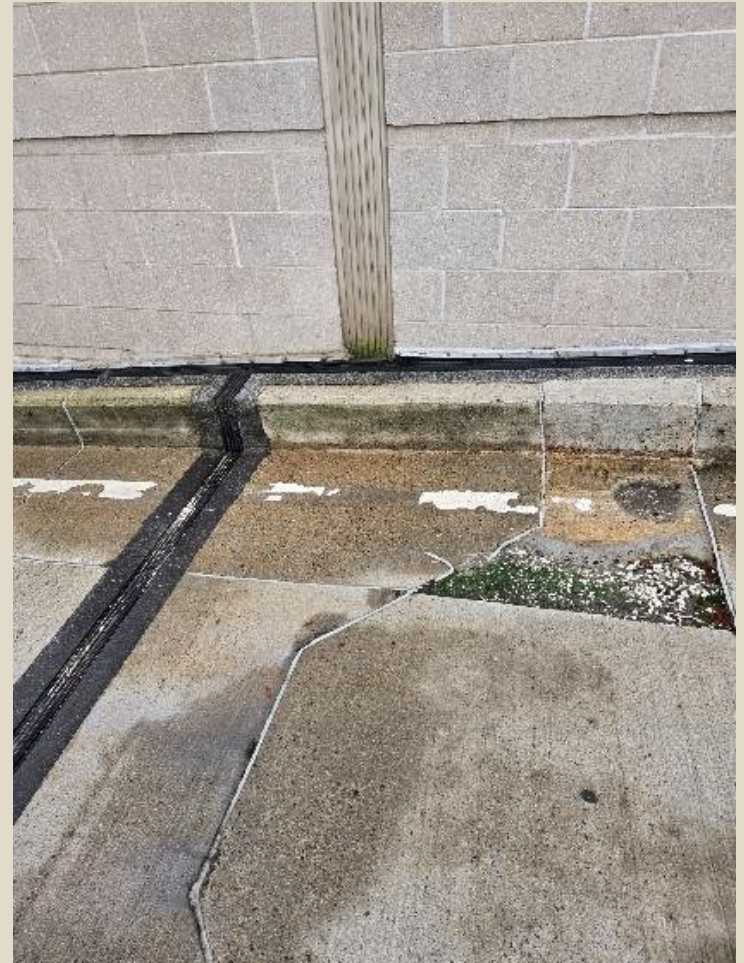
Project Background

- Existing drains are original to the building (2004) and have exceeded their service life
- Deterioration caused by weather, snow removal, and routine use over 22 years
- System no longer performs reliably, allows water into enter occupied spaces
- Design-phase water testing, performed by design team, confirmed need for replacement and repair



Project Scope

- Demolish existing concrete slabs, drains, and expansion joints
- Perform scans and surveys to locate utilities and confirm elevations
- Install new concrete aprons, subsurface drains, and access structures
- Apply waterproofing, drainage layers, and new expansion joints
- Seal concrete surfaces and complete flood testing to verify performance
- Provide traffic control plan and required signage during construction phase
- Expected completion before winter 2026



Procurement Path

The project was advertised and bid under the terms of (MGL c149).

Date of Documents:	May 20, 2026
Date of Advertisement:	May 20, 2026
Date of Prime Bid Opening:	June 12, 2026
Anticipate NTP:	July 2026
Substantial Completion:	November 2026



Procurement Path

Contractor Bids:

Contractor	Contractor Price
Contracting Specialist Inc	\$495,210.00
Folan Waterproofing	\$822,900.00
P.J. Spillane	\$1,374,300.00

The lowest responsible and eligible bidder per MGL c149, is **Contracting Specialist Inc.** at **\$495,210.00**, in accordance with bids received on **June 12, 2026**, per documents dated **May 20, 2026**.

MCCA established a Supplier Diversity Initiative and Efforts specific to the **North Ramp Drain & Expansion Joint Repair (T21)** project per DCAMM recommendation.

- **Goals: MBE 4.7% & WBE 9.3%**

North Ramp Drain & Expansion Joint Repair (T21)

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 delivery on behalf of the Authority a construction contract with Contracting Specialist 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 and specifications documents dated May 20, 2026.



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

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CM at-Risk Services for the Hynes Phase 2 Compliance and Aesthetics Improvements Project

MCCA wishes to procure the Hynes Phase 2 Aesthetics & Improvements Project by utilizing the Construction Manager at-Risk Delivery Method, consistent with MGL c.149A and with approval of the Office of the Inspector General of the Commonwealth of Massachusetts.

Construction Manager at-Risk (“CM at-Risk”) is a delivery method which entails commitment by the selected Construction Manager (“CM”) to deliver the project within a Guaranteed Maximum Price (“GMP”) based on the construction documents and specifications. MCCA previously pursued this delivery method for The Hynes/MTA 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.

CM at-Risk Services for the Hynes Phase 2 Compliance and Aesthetic Improvements Project

In accordance with MGL c149A, in order to proceed with the CM at-Risk delivery method, all of the following must occur:

- ☒ The project must have an estimated cost of at least \$5 million;
- ☒ The Authority must have an Owner's Project Manager: **Arcadis U.S., Inc**;
- ☒ The Authority must procure a Designer: **STV Inc.**;
- ☐ The Authority must receive authorization by the MCCA Board of Directors to enter into a CM at-Risk Contract;
- ☐ Approval to use the delivery method must be obtained from the Commonwealth of Massachusetts Office of the Inspector General.

CM at-Risk Services for the Hynes Phase 2 Compliance and Aesthetic Improvements Project

Scope of the Hynes Aesthetics & Improvements Project (Phase 2):

- Smoke control, lighting control, and fire alarm upgrades are required for code compliance; aesthetic and operational improvements address equipment at the end of its useful life. These include, meeting room finishes, carpet, wall coverings, card access, lighting, etc.
- A phased approach will be used to complete the upgrades utilizing the scheduled Hynes shutdown periods to the greatest extent possible and taking into consideration design and procurement constraints.
- This project will produce significant public-facing visual improvements, and the proposed upgrades will ensure continued efficient building operations.
- Using CM at-Risk procurement to maintain the construction schedule and coordinate this complex effort, the MCCA will realize improved operational efficiencies, control, and performance necessary to support the Hynes Convention Center.

CM at-Risk Services for the Hynes Phase 2 Compliance and Aesthetic Improvements Project

Recommended Motion

The Development and 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 delivery 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 Aesthetic Improvements Project.