

**MINUTES OF THE
MASSACHUSETTS CONVENTION CENTER
DESIGNER SELECTION PANEL MEETING**

**Thomas M. Menino Convention & Exhibition Center
415 Summer Street, Boston, MA 02210
Meeting Room 102 A/B
December 18, 2025
10:15 a.m.**

The Authority's Designer Selection Panel convened a meeting at 10:32 a.m. at the Thomas M. Menino Convention & Exhibition Center, 415 Summer Street, Boston, MA 02210, Meeting Room 102 A/B.

Members present were: William Christopher, Fayssal Hussein, David Lee and Erin Anderson (as MCCA CEO's designee)

Staff members in attendance were: John Donahue, Sorraia Tavares, Brendan Flynn and Jeannemarie Joyce.

Others in attendance included: Theodore Touloukian (Principal-in-Charge Touloukian Touloukian), Austen Sampson (Project Manager), Jason Begley (Mechanical Engineer IMEG Corp), Sofya Auren (RSE Associate Structural Engineer), Azim Rawj (Electrical/Fire Alarm ART Engineering), Finn Chappel (Plumbing Engineering IMEG Corp) and Kristen Bidwell (Technology Consultant).

I. Roll Call

The meeting was called to order at 10:32 a.m. and a quorum was established by a call of the roll.

Roll Call

David Lee	Present
Fayssal Hussein	Present
William Christopher	Present
Erin Anderson	Present

II. Design Firm Interview- Touloukian Touloukian Inc.

Touloukian Touloukian Inc. showcased their qualifications with a focus on a hands-on, client-centered approach, introduced key team members, and highlighted extensive experience with various MCCA projects including master plans, renovations, and infrastructure upgrades.

The firm outlined a multidisciplinary team covering architecture, engineering, and consulting disciplines, emphasizing strong sub-consultant partnerships and exceeding diversity participation requirements with over 63% WBE, MBE, and SDVOBE involvement.

The firm reviewed a portfolio of completed and ongoing projects for MCCA, including the MMC Masterplan Report and Assessment, Economic Analysis and Planning Study, Stair-7 Lobby Renovation, Fire Alarm and BMS Upgrades, and MAAB Assessment. Their experience spans historic preservation, convention centers, and educational facilities.

The firm showed an understanding of public procurement regulations under MGL ch.149 and MGL ch. 149A and experience working in occupied buildings with phased construction plans designed to minimize disruption. They emphasized maintaining schedule and budget through close collaboration

The firm has extensive experience in designing, renovating, and upgrading public and private facilities, with expertise in occupied buildings and phased construction. Completed projects include master plans, assessments, lobby renovations, fire alarm and BMS upgrades, and feasibility studies.

III. Q & A With Design Firm Post Interview

Key challenges identified include coordinating with diverse user groups, managing varied project types, and ensuring responsiveness. The firm proposed solutions such as clear goal-setting, milestone scheduling, and consistent communication.

IV. Old Business

There was no old business.

V. New Business

There was no new business.

VI. Adjournment

Upon a motion duly made and seconded the panel voted to adjourn the meeting by a roll-call vote.

Roll Call

David Lee	Yes
Fayssal Hussein	Yes
William Christopher	Yes
Erin Anderson	Yes

The meeting adjourned at 11:30 a.m.