

MINUTES OF THE MEETING
of the
MASSACHUSETTS CONVENTION CENTER AUTHORITY
DEVELOPMENT & CONSTRUCTION COMMITTEE
January 15, 2026

A meeting of the Development & Construction Committee of the Massachusetts Convention Center Authority (“MCCA” or “Authority”) took place at approximately 9:30 a.m. on January 15, 2026 via Microsoft Teams dial-in: 1-857-702-2232 - Phone Conference ID: 627 518 373#

Committee members in attendance were Meg Mainzer-Cohen, Michael Flaherty and Chris Pappas

Staff members in attendance included: John Barros, Diane DiAntonio, Kevin Scanlon, Sorraia Tavares, Milt Herbert, Claudia Russell, Daunielle Brown, Brendan Flynn, Bradley McMillin, John Donahue, Dave Silk, Lennie De Souza, Erin Anderson, Mark O’Leary, Ankur Channe, Alain Mathieu, and Jeannemarie Joyce

I. ROLL CALL

The meeting was called to order at 9:31 a.m., Chair Mainzer-Cohen confirmed there was a quorum for the meeting with a Roll-Call Vote.

Roll-Call Vote:

Michael Flaherty	Present
Chris Pappas	Present
Meg Mainzer-Cohen	Present

II. APPROVAL OF THE MINUTES

Upon motion duly made and seconded, the minutes of the November 20, 2025 meeting were approved with a Roll-Call Vote.

Roll-Call Vote:

Michael Flaherty	Yes
Chris Pappas	Yes
Meg Mainzer-Cohen	Yes

III. MMC CHILLER ICE PLANT REPLACEMENT

Erin Anderson, Manager of Capital Projects, presented. The existing plant chiller is twenty-two years old and is at the end of its useful life. The existing system uses R-22 refrigerant

which has been phased out under the Clean Air Act, causing supply to be limited and costly. This project will replace the existing ice plant system with new package CO2 chiller skid equipment. Kleeberg Mechanical Services Inc. was the lowest responsible and eligible bidder per MGL c. 149.

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 his 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 8, 2025.

Upon a motion duly made and seconded the committee voted as follows:

Roll-Call Vote:

Chris Pappas	Yes
Michael Flaherty	Yes
Meg Mainzer-Cohen	Yes

IV. DESIGN SERVICES: CONSULTING ENGINEERING AND ARCHITECTURAL SERVICES RFP

Erin Anderson, Manager of Capital Projects, presented. The Authority initiates facility and capital improvements under the guidance of the Capital Program Budget. The majority of these projects require designer engagements for conceptual designs, cost estimates, procurement documentation, feasibility, studies and investigations. Since 1982, the state's Designer Selection Board has authorized the Authority to form its own Designer Selection Panel to select firms for design services. An RFP was announced on October 1, 2025. The Designer Selection Panel reviewed thirteen responses to the RFP and selected eight finalists for interviews: Fennick McCredie, Touloukian & Touloukian, Simpson Gumpertz and Hegar, Kleinfelder, STV, KVA Architects, HDR and Gannett Fleming. After evaluating the responses to the RFPs and interviewing the eight finalists, the Designer Selection Panel recommended that the Authority enter into contracts with all eight firms. There is no guaranteed spend. Work will be authorized through work orders. All costs will be covered within the Capital Budget which requires a Board vote.

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 his designee to negotiate a fee with Fennick McCredie, Touloukian & Touloukian, Inc, Simpson Gumpertz and Heger Inc., Kleinfelder, STV, KVA Architects, HDR and Gannett Flemming and upon said satisfactory negotiations to execute a contract with each of them 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.

Upon a motion duly made and seconded the committee voted as follows:

Roll-Call Vote:

Meg Mainzer-Cohen	Yes
Chris Pappas	Yes
Michael Flaherty	Yes

V. Old Business

There was no old business.

VI. New Business

There was no new business.

VII. ADJOURNMENT

Upon a motion duly made and seconded, a Roll-Call vote to adjourn the meeting was conducted.

Roll-Call Vote:

Meg Mainzer-Cohen	Yes
Michael Flaherty	Yes
Chris Pappas	Yes

The meeting adjourned at 9:52 a.m.