

MINUTES OF THE MEETING

of the

MASSACHUSETTS CONVENTION CENTER AUTHORITY

September 17, 2009

A meeting of the Massachusetts Convention Center Authority was held on September 17, 2009 in Room 201 at the Boston Convention & Exhibition Center, 415 Summer Street, Boston, Massachusetts 02210. Members in attendance were: Chair Gloria Larson, Dean Stratouly, Lisa Signori, Robert Kenney, Darryl Settles, Peter Bassett, Carol Fulp, Jay Gonzalez and William "Mo" Cowan. Staff members in attendance were: James E. Rooney, Kenneth A. Sinkiewicz, Fred Peterson, Jack Haley, Steve Snyder, Shu Hsia, Mac Daniel, Justin Holmes, Mark Michaud, Johanna Storella, Milton Herbert, Mark Schwab, Maureen Baker, JoAnn Washington, Todd Mattuchio, Dennis Callahan, and William Smith.

I. ROLL CALL

Chairman Larson called the meeting to order at 8:50 a.m., and a quorum was established by a call of the roll.

II. EXECUTIVE DIRECTOR'S REPORT

1. Mr. Rooney indicated that in the Board folders there were policy development issue update memoranda providing outlines and explanations to the Board with respect to certain issues of importance.
2. Mr. Rooney indicated that he has gone through a lengthy exercise concerning the level of resources applied to cleaning. Since cleaning is such a large line item it was necessary to examine each detail, consider how we managed this item and what flowed from this. Several alternative methods of service delivery were reviewed and deemed not practical at this time. As a result of the analysis performed by the Authority and Unicco, a reduction of approximately \$1M is being offered by Unicco. Since the reductions, in part, involve personnel who are union employees, actions associated with these personnel will be conducted by Unicco in accordance with Unicco's collective bargaining agreement with the union. Since the Authority's cleaning contract will be procured again in the next year, issues such as eliminating the contractor's exclusivity will be analyzed at that time.
3. Mr. Rooney reported that Responses to the Authority's Request for Qualifications for Food and Beverage Operational Services had been received and the Request for Proposals for Food and Beverage Operations Services was in its final stages of development.

4. Mr. Rooney discussed the status of the Solar Energy project, and indicated that Authority staff and the Development Committee were seeking additional information concerning engineering issues related to the placement of solar energy panels on the roof and the exploration of other related matters.

5. Mr. Rooney reported that on September 11, 2009, Springfield was the center of the Basketball Universe. The Basketball Hall of Fame held its Annual Enshrinement and this year's Inductees included Michael Jordan, David Robinson, John Stockton, Jerry Sloan and Vivian Stringer. Although the Enshrinement itself was held in the Springfield Symphony Hall, the MassMutual Center performed superbly on the national stage by hosting portions of the festivities during the course of the day, attracting well over 3,000 people.

6. Mr. Rooney reported that the first session of the Customer Advisory Group was held on September 10 and 11, 2009. Mr. Rooney indicated that the purpose of the group, to have, show manager, hotel, general service contractors and industry users critique the BCEC from each individual's experience was effective and interesting, and most feedback being positive and constructive. As the information from the session is assembled and assimilated it will be passed on to the Board. In addition to observations made about customer service and operations, the group also left some thoughts to be considered concerning the facility's environment, the pace of the development of the Waterfront, and what happens when you walk out the door of the BCEC.

III. REPORT OF THE DEVELOPMENT COMMITTEE

Mr. Stratouly reported on the most recent meeting of the Committee indicating that there was discussion of the Solar Project, the Masspike Ceiling Project, the Boston Common Garage, and the Marquee Project.

There was one vote, which he introduced Mr. Haley to present

Board Vote: Contract for Hynes Convention Center Phase II Sound System Renovations

The Hynes Convention Center provides audio services in support of events held in the meeting rooms, exhibit space, the auditorium, pre-function areas, and in the common corridor ways throughout the facility. This same system is also used to supplement emergency message broadcasts provided together with the fire alarm system. The existing audio system backbone and the connected sound speakers were installed during last major renovation / expansion project completed in the late 1980's. Age related degradation and obsolescence have diminished the audio system's operability in recent years which prompted the IT Department in 2007 to initiate a design effort for a phased replacement of the system.

In 2008 the MCCA initiated a design project to replace the existing twenty year old fire alarm system. During the early design effort meetings with the Boston Fire Department

determined a new fire alarm system would be required to meet the latest NFPA requirements including voice intelligibility. The MCCA engaged a testing firm to assess the quality of the existing emergency broadcast system. It determined our new system would not pass the voice intelligibility criteria in the largest occupied areas of the Building unless the existing Public Address system was upgraded and used to supplement the fire alarm audio signals. This finding prompted the MCCA to expand the scope of work for public address system upgrade to include replacement of the system backbone as well as to replace the sound speakers in those key areas of the building subject to voice intelligibility criteria. These areas include; the (4) exhibit halls, the auditorium, the (3) ballroom, and the third level Boylston St. prefunction hallway.

In order to provide greater certainty that the new sound speakers would satisfy the BFD test criteria the areas in question were studied and using information gained about each space a predictive sound modeling tool was developed. The sound model we constructed enabled our acoustical engineers to more readily select the new speaker types and sizes and determine the optimal location for each device for the highest possible sound quality. The modeling exercise enabled the engineers to predict, in advance of construction, the voice intelligibility scores the system would realize and insure those scores met all the criteria.

The FY2010 budget allocated \$2.2M for the design and installation/upgrade of the new public address system. The committed FY10 design costs to date total \$268,207.00. The construction cost using the low bid plus alternates amounts to \$2,218,000. The combined design and construction cost is \$2,486,207.00

This project is subject to bidding in accordance with the State's construction bid law, M.G.L. c.149. The Authority elected to prequalify the General Contractors prior to issuing plans and specifications for bidding. On July 1, 2009 the Authority received six qualifications statements from General Contractors prequalified by DCAM. The selection committee prequalified five of the contractors.

The invitation for bids was advertised on August 5, 2009. The filed sub-bids were opened on August 31, 2009 and the general bids were opened on September 15, 2009. The following general bids were received from contractors prequalified by the Authority:

Contractor	Contract Price	Alternate No. 1
Sullivan & McLaughlin Companies, Inc.	\$2,154,000	\$64,000
Lynnwell Associates, Inc.	\$3,295,000	\$85,400
Broadway Electrical Co., Inc.	\$2,596,000	\$76,800

The law requires award of the contract to the lowest responsible and eligible bidder, which in this case is Sullivan & McLaughlin Companies, Inc.

At a recent meeting of the Development Committee, the committee voted to approve the award and recommended that the Board adopt its recommendation.

Upon a motion duly made and seconded, the Board voted unanimously as follows:

VOTE: The Massachusetts Convention Center Authority hereby authorizes the executive director to award to Sullivan & McLaughlin Companies, Inc. a contract for the Hynes Convention Center Phase II Sound System Renovations in the amount of \$2,218,000, in accordance with the bidding documents August 5, 2009.

IV. ADMINISTRATION, FINANCE AND PERSONNEL COMMITTEE

Chair Lisa Signori reported that at a recent meeting the Administration, Finance and Personnel Committee reviewed the Annual Audit in detail and indicated that it would be presented for the Board's acceptance at the next meeting. This will be well within the deadline established by the Commonwealth so that it may be incorporated with the Commonwealth's financial reporting requirements.

V. OLD BUSINESS

There was no old business.

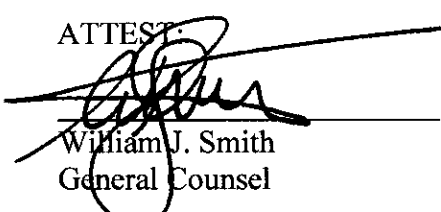
VI. NEW BUSINESS

There was no new business.

VII. ADJORNMENT

Upon a motion duly made and seconded, the Board voted unanimously to adjourn at 9:15 am.

ATTEST:



William J. Smith
General Counsel