

# Real Estate Journal

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## MCCA to begin 20,000 s/f addition to John B. Hynes Convention Center



Construction being done on the 20,000 s/f addition to John B. Hynes Convention Center and the space on the corner of Boylston and Dalton St.

According to the Mass. Convention Center Authority (MCCA), legislation passed by both the House and Senate and signed by governor Deval Patrick, will allow work to commence on the construction of approximately 20,000 s/f of new restaurant space as part of the \$18 million renovation plan for the John B. Hynes Veterans Memorial Convention Center. The renovations also include needed technological, environmental, and safety upgrades to the facility.

The newly signed law allows contractor F.L. Caulfield to begin work that will amount to a \$4.7 million contract. These improvements will take approximately six months to complete and include "core and shell" work including demolishing the existing administration space on the east side that faces the Prudential Plaza, as well as rooms on the corner of Boylston and Dalton St. Crews will install new plumbing, electric, mechanical, heating and air conditioning systems, in order to support the restaurant operations. Caulfield will also repair the sidewalk along Boylston St., upgrade two elevators, and give the Hynes a new, energy efficient front entrance.

The restaurant space on the east side of the Prudential Plaza will be 10,459 s/f total, and the space on the corner of Boylston and Dalton St. will be 9,511 s/f total, equaling 19,970 s/f of new space.

Construction will not interrupt or negatively impact convention bookings or business. The MCCA will continue to work closely with the city of Boston, local neighbors and businesses through the design, development and implementation process.

As part of the \$18 million upgrade, the MCCA will update the technological and audio/visual capabilities of the convention center, making the facility more engaging and functional for the increasing number of high-tech and medical conferences booking the Hynes. These upgrades include improved wireless and cell service, visual information systems in common areas, and a complete overhaul of the facility's audio systems.

The Hynes' safety and security systems will be upgraded to more current standards by replacing the fire alarm system, installing life safety equipment stations, new room security systems in all exhibition halls and meeting spaces and a complete upgrade of the internal security camera and communications systems.

To maintain the Hynes' award-winning architectural state, the renovation plan also includes aesthetic updates such as replacing the carpet and paint in common areas and meeting rooms, which have not been changed since the facility was opened in 1988.

In addition to these improvements, the MCCA will implement environmentally friendly changes to the Hynes such as new lighting, insulation, air and water systems that will increase the building's energy and water efficiency making it more green.