



DIVISION OF
CAPITAL ASSET
MANAGEMENT &
MAINTENANCE



**Holyoke Soldiers' Home
Access, Inclusion & Diversity Committee
Project Background & Update
February 17, 2023**

AGENDA

Project Background & Update

- Project Overview
- CM at Risk Subcontractor Procurement Refresher
- Project Schedule
- Main Package Filed Sub-bid Prequalification & Bidding
- PLA - Access, Inclusion, Diversity
- Ongoing Outreach
- Questions



Valuable Procurement Related Resources:

- Inspector General's "Designing and Constructing Public Facilities" Handbook (Updated Sept 2021 – IG's website)
- DCAMM Affirmative Marketing Program Annual Reports (DCAMM's website)
- DCAMM 2017 Disparity Study (DCAMM's website)



Project Overview

Existing vs. Future Program

Project Overview



EXISTING PROGRAM

- 235 Long-term Care Beds; 230,000 GSF +/-
- Shared rooms, shared baths
- No Adult Day Health
- Under-utilized outpatient care
- 30 Bed Domiciliary Program



PROPOSED PROGRAM

- 234 Long-term Care Beds; 350,000 GSF; 260 parking spaces
- Mostly private beds with private baths
- Community spaces, nursing support, and kitchen in each floor
- Dedicated 32-bed memory-care floor
- 40-50 person Adult Day Health Program
- Upgraded clinical spaces for dental care
- Variety of outdoor spaces — Dementia Garden, Barbeque Terrace, Memorial Garden

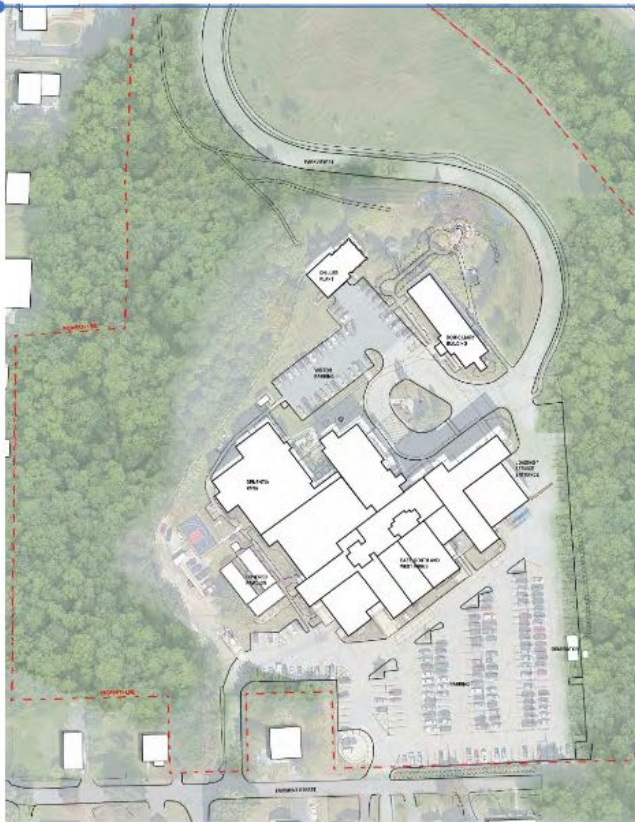


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Project Overview

Phasing sequence driven by site constraints



Existing Condition



New building completion & Occupancy



Existing Structure Demo & Site Work completion



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Project Overview

Floor Plans –

Building Organization



BASEMENT LEVEL

- Receiving
- Kitchen, Linen
- Pharmacy
- Facilities support
- HVAC Utility Rooms



FIRST FLOOR

Admin Suite (grey)
Adult Day Health (purple)
Great Room, Holyoke Terrace
Chapel, Hair Salon, Retail (green)
Dental Suite
Dementia Garden, Green House



TYPICAL RESIDENT FLOOR

- 3 Houses
- 12 beds/House
- Community spaces (Dining, living, den)
- Nursing support



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Project Overview



Main Lobby, Reception, Hobby Room



Entry Vestibule facing Greenhouse



Great Room facing Holyoke Terrace and outdoor barbeque areas



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Subcontractor Procurement Refresher

Two Major Categories of Subcontractors that sign contracts directly with the Construction Manager on CM at Risk projects.

(referred to as First Tier Subcontractors)

- **Filed Sub-Bid Subcontractors**- c.149A, §8 (a)-(i) prequalification process, c.149, §44F for bidding
- **Non-Filed Sub-Bid Subcontractors** - c.149A, §8



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Subcontractor Procurement Refresher

Filed Sub-Bid Subcontractors

- ✓ DCAMM Certification is required for filed sub-bid subcontractors working in any of 18 filed sub-bid trades (when ECC of work is >\$25,000)
- ✓ Prequalification process as defined in law is required. Committee with DCAMM, Designer & CM members.
- ✓ Bids submitted to DCAMM public bidding process.

Non-Filed Sub-Bid Subcontractors

- ✓ Prequalification process conducted by CM.
- ✓ CM conducts procurement process with input from DCAMM.
- ✓ Subcontractor price proposals submitted to CM and information provided to DCAMM.



Subcontractor Procurement Refresher

Filed Sub-bid Trade Categories (any of these 18 trades-c.149A,§8 & c.149, § 44F)

- (a) roofing and flashing;
- (b) metal windows;
- (c) waterproofing, damp-proofing and caulking;
- (d) miscellaneous and ornamental iron;
- (e) lathing and plastering;
- (f) acoustical tile;
- (g) marble;
- (h) tile;
- (i) terrazzo;
- (j) resilient floors;
- (k) glass and glazing;
- (l) painting;
- (m) plumbing;
- (n) heating, ventilating and air-conditioning;
- (o) electrical work;
- (p) elevators;
- (q) masonry work; and
- (r) fire protection sprinkler systems.



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Subcontractor Procurement Refresher

Project Business Participation Goals

MBE - 4.7% WBE - 7.7% VBE - 3.0%

- **Filed Sub-Bid Subcontractors**

Current procurement laws restricts those portions of work that can be sub-subcontracted out only to second tier subcontractors that are providing work that is customarily subcontracted out for the particular trade (often referred to as paragraph E work) or “non-core” work.

- **Non-Filed Sub-Bid Subcontractors, Second & Third Tier+ Subcontractors and Suppliers**

Above referenced statutory restrictions do not apply.



Main Package Filed Sub-bid Prequalification Results & Bidding



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Project Schedule

| Tasks | | | | | | | | | | | | | | | | | | | | | | | Years | | | | | | | | | |
|-------|--|----------|----|----|----|----|---------|---|---|---|----------|---|---|---|-------|----|----|----|-------|----|----|----|-------|------|------|------|------|------|--|--|--|--|
| | | 2022 | | | | | 2023 | | | | | | | | | | | | | | | | 23 | 2024 | 2025 | 2026 | 2027 | 2028 | | | | |
| | | December | | | | | January | | | | February | | | | March | | | | April | | | | May | | | | | | | | | |
| | | | | | | | Weeks | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 48 | 49 | 50 | 51 | 52 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | | | | | | |
| | Early Bid Package - Enabling Work | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Main Package Prequalification (RFQ responses due 12/1) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Main Package Bid Set Documents Complete | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Main Package Bid Room Review and Finalization | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Final Main Package Bid Package Issued to Bidders | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Main Package Bidding Period | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | GMP Agreed | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Final Documents | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | NTP for Main Package Construction Issued | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | GMP Amendment/Issue Subcontracts/Mobilize | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Main Package Construction | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



Filed Sub-bid Packages

Exhibit D: List of Prequalified Trade Contractors for Trades Currently being Bid

| | |
|--|---|
| <u>Miscellaneous and Ornamental Iron</u> V & G Iron Works, Inc. United Steel, Inc. SMJ Metal Company, Inc. Quinn Brothers of Essex, Inc. American Steel Fabricators, LLC | <u>Acoustical Tile</u> Central Ceilings, Inc. H. Carr & Sons, LLC The Cheviot Corp. Conn Acoustics, Inc. |
| <u>Waterproofing, Dampproofing, and Caulking</u> Beacon Waterproofing & Restoration, Inc. Heritage Restoration, LLC The Waterproofing Company, LLC Armani Restoration, Inc. P.J. Spillane Co., Inc. Superior Caulking & Waterproofing Co., Inc. Folan Waterproofing & Construction, Inc. | <u>Resilient Floors</u> Ayotte & King for Tile, Inc. Capital Carpet & Flooring Specialists, Inc. Allegheny Contract Flooring, Inc. CJM Services, Inc. |
| <u>Roofing and Flashing</u> Rockwell Roofing, Inc. Titan Roofing, Inc. Capeway Roofing Systems, Inc. Reliable Roofing & Sheet Metal, LLC Greenwood Industries, Inc. Stanley Roofing Co., Inc. Silktown Roofing, Inc. Titan Roofing, Inc. | <u>Terrazzo</u> Joseph Cohn & Son Tile & Terrazzo, LLC Roman Mosaic and Tile Company DePaoli Mosaic Company Roman Mosaic and Tile Company |
| <u>Glass and Glazing</u> R & R Window Contractors, Inc. GVW, Inc. Lizotte Glass, Inc. Chandler Architectural Products, Inc. Cherry Hill Glass Co., Inc. | <u>Painting</u> Soep Painting Corporation Select Paints and Finishes, LLC John W. Egan Co., Inc. M.L. McDonald Sales Co., LLC |
| <u>Tile</u> Ayotte & King for Tile, Inc. Capital Carpet & Flooring Specialists, Inc. Allegheny Contract Flooring, Inc. Jantile Boston, LLC Select Tile Marble & Flooring | <u>Fire Protection Sprinkler Systems</u> Arden Engineering Constructors, LLC Carlyle Engineering, Inc. SRI Fire Sprinkler, LLC Wolverine Fire Protection Rustic Fire Protection, Inc. |

DCAMM CM at Risk Trade Contractor Request for Bids (template rev 10/2022)

HL2102 - HLY - Holyoke Soldiers Home - Long-term Care Facility and Campus Framework (Main Scope)

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Filed Sub-bid Package MBE/WBE Goals

| See "X" Below For ALL Trades Being Bid (at this time) | Section # | Trade Category | MBE/WBE Participation Goal (Non-Core Work) | Estimated Construction Cost For Trades Bid |
|---|-----------|--|--|--|
| <input type="checkbox"/> | 040001 | Masonry | | |
| <input checked="" type="checkbox"/> | 050001 | Miscellaneous and Ornamental Iron | | \$1,821,609 |
| <input checked="" type="checkbox"/> | 070001 | Waterproofing, Dampproofing and Caulking | | \$2,337,152 |
| <input checked="" type="checkbox"/> | 070002 | Roofing and Flashing | 1.5% MBE or WBE | \$2,361,959 |
| <input type="checkbox"/> | 080001 | Metal Windows | | |
| <input checked="" type="checkbox"/> | 080002 | Glass and Glazing | | \$1,053,800 |
| <input type="checkbox"/> | 090001 | | | |
| <input checked="" type="checkbox"/> | 090002 | Tile | 1.5% MBE or WBE | \$2,043,683 |
| <input checked="" type="checkbox"/> | 090003 | Acoustical Tile | 1.5% MBE or WBE | \$3,333,368 |
| <input type="checkbox"/> | 090004 | Marble | | |
| <input checked="" type="checkbox"/> | 090005 | Resilient Floors | 2.5% MBE or WBE | \$4,297,676 |
| <input checked="" type="checkbox"/> | 090006 | Terrazzo | | \$957,167 |
| <input checked="" type="checkbox"/> | 090007 | Painting | 2% MBE or WBE | \$1,856,114 |
| <input type="checkbox"/> | 140001 | Elevators | | |
| <input checked="" type="checkbox"/> | 210001 | Fire Protection Sprinkler System | | \$3,356,159 |
| <input type="checkbox"/> | 220001 | Plumbing | | |
| <input type="checkbox"/> | 230001 | Heating, Ventilation & Air-Conditioning | | |
| <input type="checkbox"/> | 260001 | Electrical | | |

The following trades have Trade Contractor MBE/WBE Goals as set forth on the chart on the preceding page. Trade Contractors must be aware of their obligation to meet these goals. (see Sec. 8 for additional information):

Each of these participation goals can be met only by firms providing non-core work, including, but not limited to, "Paragraph E" sub-subcontractors, other non-core work, or materials purchases (materials purchases are credited at 15%). The participation goal can be met by utilizing either an MBE or WBE firm, or by dividing the participation between MBE and WBE firms.

Roofing and Flashing: The combined MBE/WBE participation goal for Roofing and Flashing work is 1.5%.

Tile: The combined MBE/WBE participation goal for Tile work is 1.5%.

Acoustical Tile: The combined MBE/WBE participation goal for Acoustical Tile work is 1.5%.

Resilient Flooring: The combined MBE/WBE participation goal for Resilient Flooring work is 2.5%.

Painting: The combined MBE/WBE participation goal for Painting work is 2%.



C|W Non-Filed Sub-Bid Procurement

- Non-Filed Sub-Bid Update
- M/W/VBE Strategy
- Ongoing Outreach



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Project Labor Agreement – Small Enterprise Contracts

- **Small Business Enterprise Contracts - Opportunities for MBE/WBE/VBE Non-Signatories:** The PLA includes Small Business Enterprise Contract provisions that provide Supplier Diversity Office certified MBE, WBE and VBE firms that are not union signatories the ability to use their existing workforce on the Holyoke Soldiers' Home Project (Project), rather than having to hire workers unknown to them through the union halls. The Small Business Enterprise Contract provisions are limited to contracts of \$1,000,000 and under. Under these provisions, firms pay their employees the legally required prevailing wage, can maintain their existing employee benefits and are not subject to paying into union benefits funds for their workforce. This opportunity is a first in a PLA in Massachusetts and provides non-signatory MBE, WBE and VBE firms and their employees meaningful opportunities to work on the Project. (Article II, sections 8 & 9)



Project Labor Agreement – Core Employees

- **Core Employee Provisions:** Allows firms that are not union signatories, including MBE, WBE and VBE firms with contracts over the Small Business Enterprise Contract dollar cap, the ability to staff the Project by utilizing up to four members of their existing workforce. Firms can bring in a one-to-one ratio of one existing employee then one worker from the union hall, followed by another existing employee then another worker from the union hall, with a cap of up to four of the firm's existing workforce per trade. Beyond those first eight workers, the remainder would come from the union hall. This provision is the first of its kind in Massachusetts and will provide opportunities for non-union signatories and workers, including MBE/WBE/VBE firms, that would not otherwise participate on the Project. Under the core worker provisions non-signatory firms must make the same benefit fund payments to the applicable union benefit funds on behalf of their up to four existing employees, as they would have had the workers been referred from the union membership, irrespective of the benefits the firm itself already provides those employees. (Article IV, sections 9 & 10)



Project Labor Agreement – Apprenticeship Commitments

- **Expanded Apprenticeship Opportunities:**

The PLA includes a commitment to expanding the pool of workers in the construction trades with a commitment to achieving 20% apprenticeship participation on the Project and with the further commitment that of those apprentices 40% will be minorities, women, or veterans. While the Project is subject to the current state workforce goals of 15.3% minority and 6.9% women workers, the PLA includes a Veteran workforce goal of 7%. These commitments will not only increase opportunities and participation, they will also provide minority, women and veteran workers unprecedented access to enter careers in the construction industry. (Article XII and Appendix C)

Apprentice Commitments

20% - 1 of 5 workers

40% - apprentices minorities,
women or veterans



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Project Labor Agreement – Outreach and Training

- **Outreach and Training:**

The PLA includes numerous other commitments to diversity, access and inclusion both in outreach to and support of minority, women and veteran owned businesses and workers. These include working with other organizations and programs that provide pre-apprenticeship and apprenticeship training opportunities and to minorities, women and workers interested in working on the Project or in the entering the construction trades. Every worker on the Project will receive training on diversity, discrimination and creating and maintaining a respectful jobsite. (Article III, Article XII, Appendix C)

Business Participation Goals

MBE 4.7%

WBE 7.7%

VBE 3.0%

Project Workforce Goals

Minority Workers 15.3%

Women Workers 6.9%

Veteran Workers 7.0%

Apprentice Commitments

20% - 1 of 5 workers

40% - apprentices minorities,
women or veterans

(PLA Appendix C)



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Outreach Ongoing

NEW Holyoke Soldiers' Home Construction Contracting Opportunities

Project Bidding SOON
INTERESTED, DO NOT WAIT

If you are considering working as a subcontractor or supplier to a Prime for a specific trade:

Prime subcontractors will be bidding in EARLY 2023
Sub-tier subcontractors will be needed



SCAN ME

- If you are a subcontractor, supplier, or vendor for any of the building construction trades there may be opportunities to work on this project.
- **Sub-tier Subcontractors** in all trades interested in working as sub-subcontractors or suppliers can express their interest in working on the project by clicking on the Webform Link below.
- Click on this [webform link](#) or scan the QR code above and provide basic information about your firm and area of interest.
- Minority, Women and Veteran owned businesses are encouraged to join the project team. Participation goals of MBE 4.7%, WBE 7.7% and VBE 3% apply to this project.



Awarding Authority: Division of Capital Asset Management and Maintenance (DCAMM)

Designer: Payette

Construction Manager: Commodore | Walsh (Joint Venture)

Anticipated Gross Square Feet: 350,000

Anticipated Overall Project Estimated Construction Cost: \$350M

Interested in attending one of the Upcoming Business Enterprise Outreach Events for interested firms new to public construction contracting. Let us know by emailing DCAMM at hshao.dcammm@mass.gov.



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Outreach Ongoing



Massachusetts Construction Opportunities Event

Join us to find out about upcoming opportunities for subcontractors, vendors and suppliers to get involved on upcoming construction projects on publicly owned buildings.

| | |
|----------------------|---|
| DATE(S): | March 23, 2023 2:00 - 3:30 p.m. May 24, 2023 10:00 - 11:30 a.m. July 20, 2023 2:00 - 3:30 p.m. |
| COST: | Free |
| LOCATION: | Virtual - Zoom Meeting information sent when registered |
| REGISTRATION: | https://www.eventbrite.com/e/541494894807 |

Representatives from the state agency responsible for most of the Commonwealth's major building construction, the Division of Capital Asset Management and Maintenance (DCAMM), a construction management firm involved in a major public building project, Commodore|Walsh Joint Venture (C|W), the Massachusetts Supplier Diversity Office (SDO) that certifies minority, women and veteran owned business to work on public projects, and other knowledgeable industry professionals will be available to answer questions and inform interested attendees on how they can get involved in public building projects.

- Projects throughout Massachusetts, Western and Central Mass. businesses strongly encouraged to attend.
- Projects include significant opportunities for minority owned, women owned and veteran owned businesses to participate.
- All construction services contractors, subcontractors, suppliers, and Small, Local, MBE, WBE, VBE, SDVOBEs are strongly encouraged to attend.

Upcoming projects include: Holyoke Soldiers Home, Quinsigamond Community College, Worcester County Jail, and DCAMM Facilities Maintenance Bldg.

Join us - construction subcontractors, vendors, and suppliers are all invited!

Trades include: Electrical, HVAC, Sitework, Plumbing, Fire Protection, Drywall, Painting, Roofing, Building Exterior, Paving, Steel, Masonry, Concrete, Demo and Abatement, Millwork, Flooring, Landscaping, Construction Supply and Equipment, Overhead Doors, Insulation, Fencing, Signage and many more.

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QUESTIONS



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