



DIVISION OF  
CAPITAL ASSET  
MANAGEMENT &  
MAINTENANCE



**Holyoke Veterans' Home**  
**Access, Inclusion & Diversity Committee**  
**Project Update**  
**May 19, 2023**

# AGENDA

## Project Update

- Project Schedule Update
- Early Package Workforce Report
- M/W/VBE Draft Resource List
- Ongoing Outreach
- Project Overview
- Questions
- Site Visit



# Project Schedule

Holyoke Soldiers' Home - Precon Milestone Schedule

Revised 5.15.23

Tasks																											Years									
		2022					2023																				23	2024	2025	2026	2027	2028				
		December					January				February				March				April				May				June									
							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	21	22	23	24						
Current projection	Early Bid Package - Enabling Work																																			
Actual	Main Package Prequalification																																			
Actual	Main Package Bid Set Documents Complete																																			
Current projection	Main Package Bid Room Review and Finalization																																			
Current projection	Final Main Package Bid Package Issued to Bidders																																			
Current projection	Main Package Bidding Period																																			
Current projection	GMP Agreed																																			
Current projection	Final Documents																																			
Current projection	NTP for Main Package Construction Issued																																			
Current projection	Issue Subcontracts/Mobilize																																			
Current projection	Main Package Construction																																			



**COMMODORE | WALSH**  
HOLYOKE JOINT VENTURE

**Project Schedule Update May 2023**

# Early Package – Work Force Report

Holyoke Veterans' Home - Early Enabling Package [As of April 2023]

SUBCONTRACTOR	TOTAL HOURS	MINORITY (15.3%)		WOMEN (6.9%)	
		HOURS	%	HOURS	%
American Environmental, Inc.	600.00	96.00	16.00%	504.00	84.00%
Atlantic Bridge & Engineering, Inc.	215.00	25.00	11.63%	-	0.00%
B-G Mechanical Contractors, Inc.	846.00	-	0.00%	-	0.00%
Carlisle Engineering, Inc.	123.00	-	0.00%	-	0.00%
Collins Electric Co., Inc.	478.50	16.00	3.34%	8.00	1.67%
Edward F. Corcoran Plumbing & Heating	146.00	-	0.00%	-	0.00%
Insulation Contractor of New England LLC	113.00	-	0.00%	24.00	21.24%
Northeast Painting Associates, Inc.	24.00	-	0.00%	24.00	100.00%
Performance Testing and Balancing	-	-	0.00%	-	0.00%
Power Line Contractors, Inc.	1,276.50	138.00	10.81%	-	0.00%
Rockwell Roofing, Inc.	167.25	46.75	27.95%	-	0.00%
Sweeney Drywall Finishes Corp	133.00	32.00	24.06%	-	0.00%
T & M Equipment Corporation	248.50	40.50	16.30%	60.50	24.35%
<b>TOTALS TO DATE</b>	<b>4,370.75</b>	<b>394.25</b>	<b>9.02%</b>	<b>620.50</b>	<b>14.20%</b>

**Apprentice & Veteran work force goals will start being tracked in the main package work.**



**COMMODORE | WALSH**  
HOLYOKE JOINT VENTURE

**Work Force Report - May 2023**

# M/W/VBE Draft Resource List

## Resource Categories

- General Resources
- Mentoring
- Technical Assistance
- Financial Assistance
- Pairing Businesses with Workforce
- General Industry Resources



# Ongoing Outreach



## **MBE/WBE Outreach Event**

Join us to find out about construction projects and opportunities for subcontractors, vendors and suppliers to get involved on upcoming construction projects with the UMass Building Authority and Division of Capital Asset Management and Maintenance

**Tuesday June 13, 2023**

**1-4PM**

**Holyoke Community College  
303 Homestead Ave, Holyoke, MA 01040**



**COMMODORE | WALSH**  
HOLYOKE JOINT VENTURE

**Ongoing Outreach - May 2023**

# Project Overview

## Existing Facilities



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

## New Veterans' Home



- 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



**COMMODORE | WALSH**  
HOLYOKE JOINT VENTURE

**Project Background & Update May 2023**

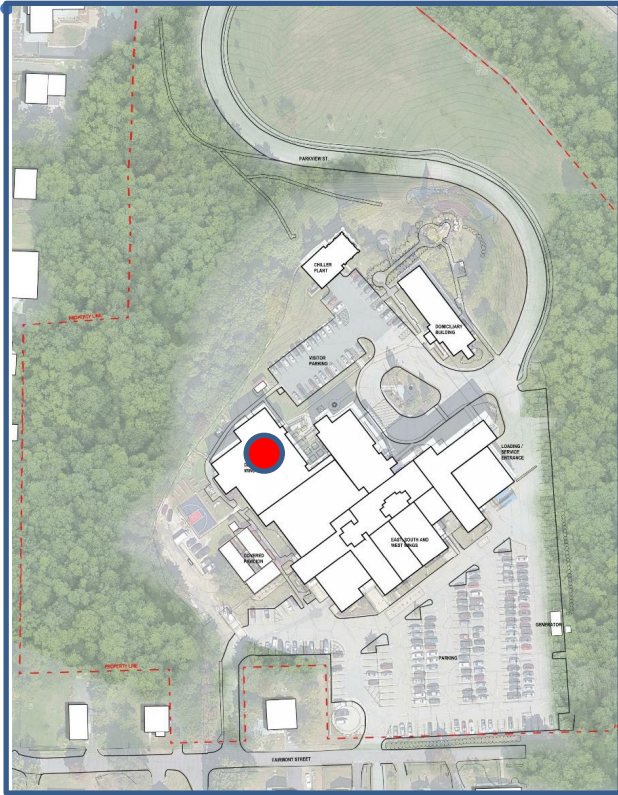
# Project Overview



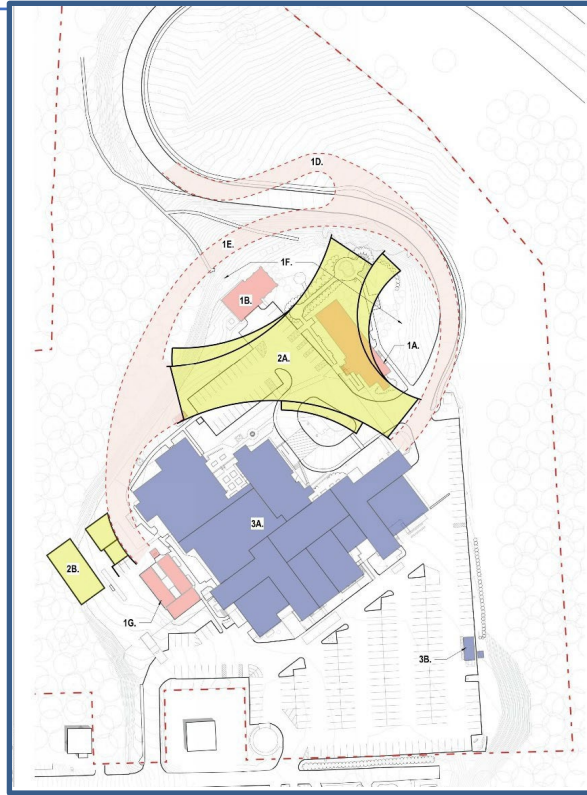
**COMMODORE | WALSH**  
HOLYOKE JOINT VENTURE

**Project Background & Update May 2023**

# Project Phasing – Sequences / Logistics



Early Enabling - Temporary Chiller



Phase 1



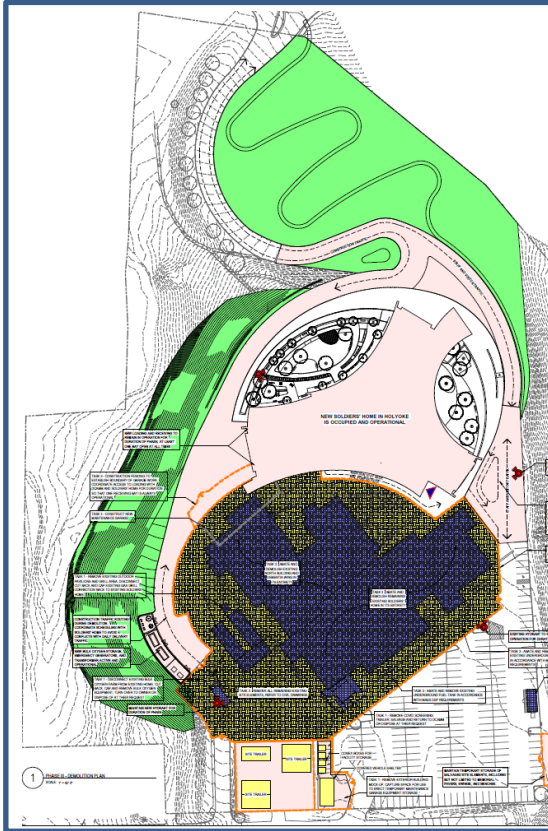
Phase 2



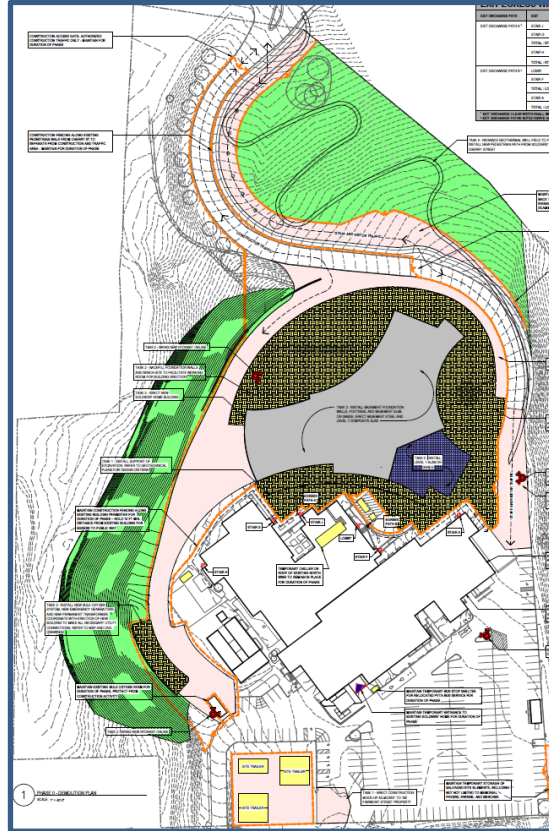
**COMMODORE | WALSH**  
HOLYOKE JOINT VENTURE

**Project Background & Update May 2023**

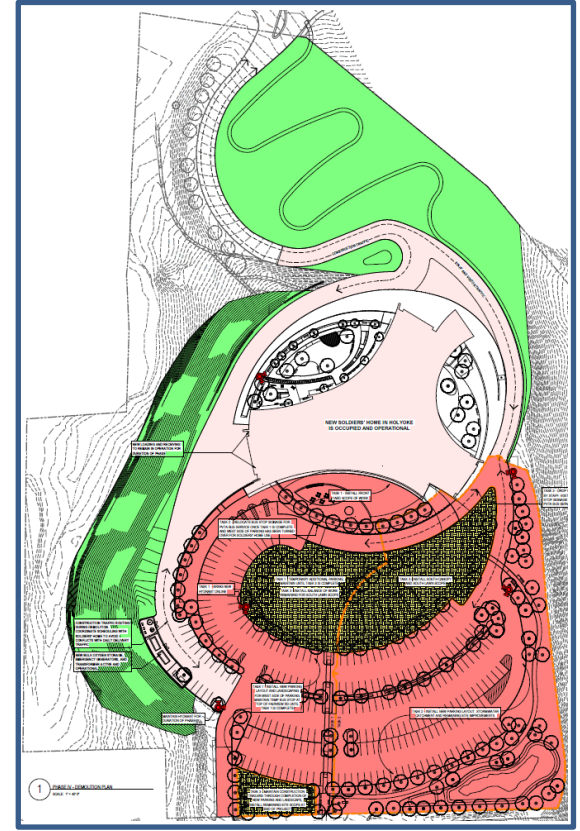
# Project Phasing - Sequences / Logistics



Tree Planting & Earthwork



Access Road



Geo-Thermal Well / Park / Parking



**COMMODORE | WALSH**  
HOLYOKE JOINT VENTURE

**Project Background & Update May 2023**

# QUESTIONS



**COMMODORE | WALSH**  
HOLYOKE JOINT VENTURE

**Project Background & Update May 2023**