



DIVISION OF
CAPITAL ASSET
MANAGEMENT &
MAINTENANCE



Holyoke Veterans' Home
Access, Inclusion & Diversity Committee
Project Update
January 17, 2025



AGENDA

Project Update

- Project/Schedule Update
- Work In Progress
- Project M/W/VBE Participation Plan
- Business Participation Payment Report
- Workforce Hours Report
- Ongoing Outreach
- Questions



Phase 1 Milestones Schedule

	PLANNED
Temp Weather Tight (Level 2-5)	5/06/25
Temp Weather Tight (Level 2 & Above)	8/14/25
Permanent Power Available	10/16/25
Building Weather Tight	2/18/26
MDFs and IDF's turned over to owner	5/08/26
Owner's network availability	7/08/26
Complete fire alarm testing	7/28/26
Start FF&E	9/28/26
Certificate Occupancy	11/02/26
Phase 1 Substantial Completion	11/09/26



Work In Progress – Overall Site



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Project Update January 2025

Work In Progress – Fireproofing Underside of PH and High Roof



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Work In Progress – Adjusting relieving angles 6th floor



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Work In Progress – Staging setup



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Windows installation – 4th floor South



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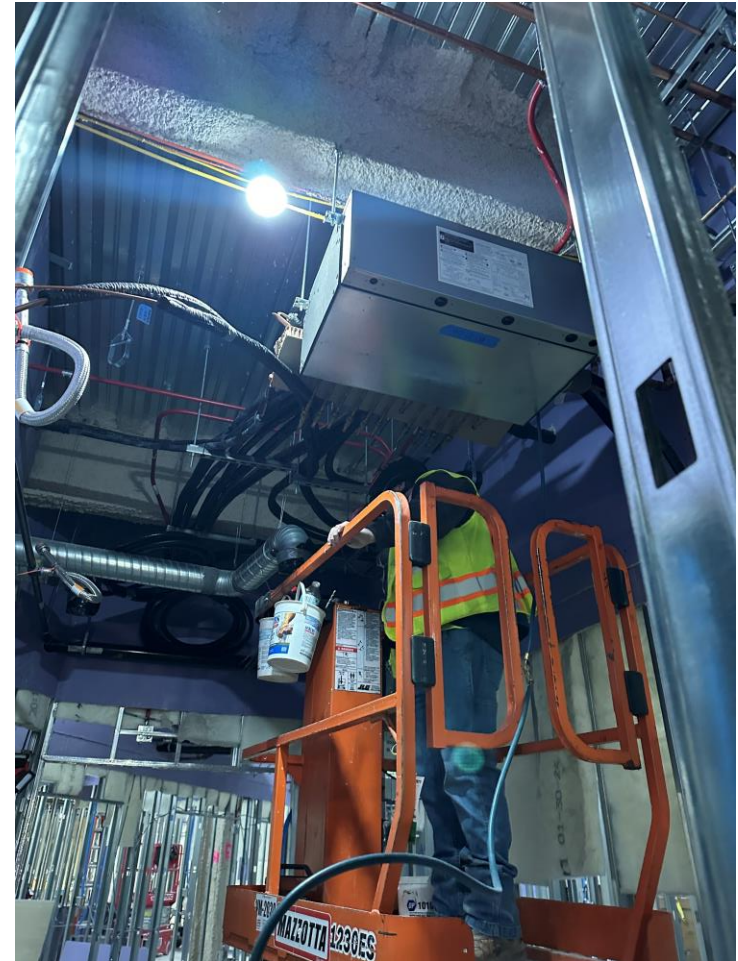
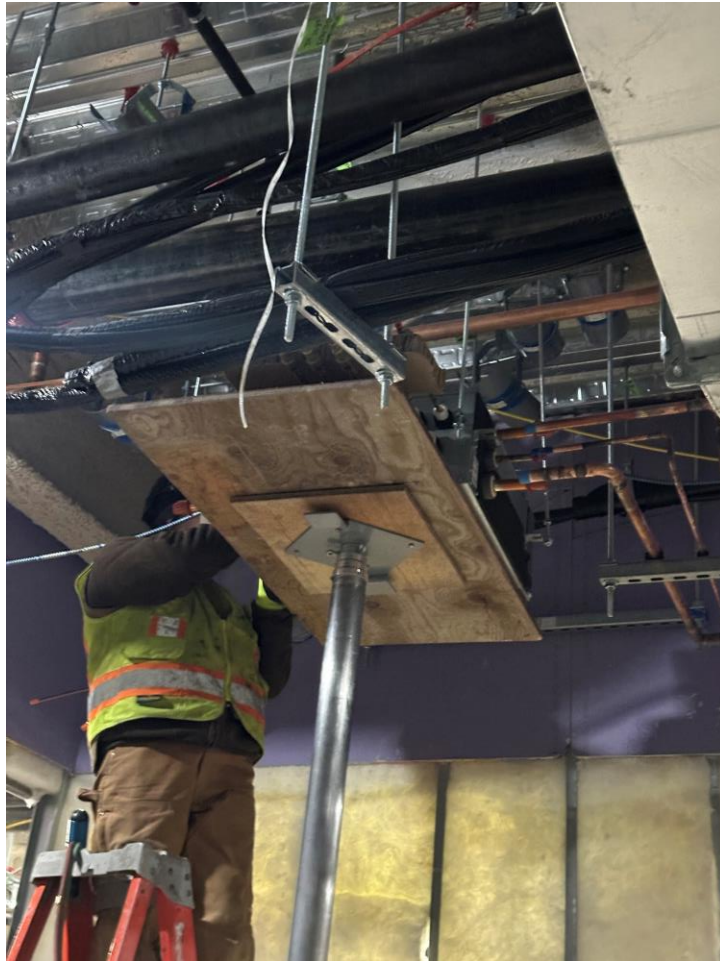
Work In Progress – Exterior Framing 4th floor



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Work In Progress – MEP installation



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Project M/W/VBE Participation Plan

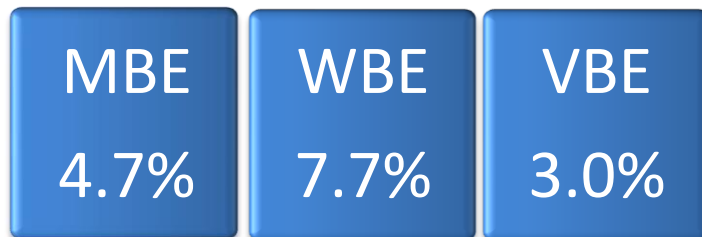
Total GMP
\$401,558,505

Contract Goals

MBE	\$18,873,250
WBE	\$30,920,005
VBE	\$12,046,755

Current Awards

MBE	\$19,618,956
WBE	\$32,006,370
VBE	\$15,197,900



MBE Participation - Paid through DCMS November Audit 2024

Prime
Prime (Filed Sub)
Second tier - M/W/VBE
M/W/VBE Supply ONLY (15% of Subcontract dollar carried towards goal)

Bid Package Description	Prime / Filed Sub		Current Subcontract Value	MBE Paid to Date	Percent to Full Subcontract	Percent to Goal
Prime Contracts						
Demolition & Abatement - Dorm & Chiller	American Environmental, Inc.		\$ 610,776.00	\$ 580,337.20	95.0%	0.1%
Demolition & Abatement - Main	*Not yet identified		\$ -	\$ -	0.0%	0.0%
Roofing and Flashing	Titan Roofing, Inc.		\$ 3,383,129.00	\$ 66,500.00	2.0%	0.0%
Tier Packages (Trade-Description)						
Tier Subcontractor						
Concrete Prime - Tier 2 Installation of Reinforcing	Regis Steel Corp		\$ 1,215,000.00	\$ 745,450.44	61.4%	0.2%
Structural Steel - Tier 3 Welding	Trident Production Welding		\$ 850,000.00	\$ 525,000.00	61.8%	0.1%
Fireproofing Prime - Tier 2 Labor for Carpentry Fireproofing Support	Triple J Drywall & Carpentry, Inc.		\$ 90,000.00	\$ -	0.0%	0.0%
Drywall Prime - Tier 2 Furnishing Labor For Taping/Carpentry Support	Scorpions Contracting, Inc.		\$ 3,156,915.00	\$ -	0.0%	0.0%
Acoustical Tile Prime - Tier 2 Furnishing Labor For Carpentry Support	Triple J Drywall & Carpentry, Inc.		\$ 72,000.00	\$ -	0.0%	0.0%
Food Service Equipment Prime - Tier 2 Sheetmetal installation	Titan Roofing, Inc.		\$ 100,000.00	\$ -	0.0%	0.0%
Plumbing Prime - Tier 2 Furnish & Installation of Plumbing Insulation	Kim Industries, Inc.		\$ 1,116,000.00	\$ -	0.0%	0.0%
HVAC Prime - Tier 2 Material and Field Labor	Kim Industries, Inc.		\$ 3,975,000.00	\$ 28,500.00	0.7%	0.0%
Electrical Prime - Tier 2 Furnish & Install Systems	KB-Mac, Inc.		\$ 3,032,664.00	\$ -	0.0%	0.0%
Earthwork Prime - Tier 2 Trucking of Materials To & From the Site	C&C Contractors, LLC		\$ 1,162,000.00	\$ 815,913.75	70.2%	0.2%
Earthwork Prime - Tier 2 Installation of Reinforcing	Regis Steel Corp		\$ 100,000.00	\$ 45,318.56	45.3%	0.0%
Earthwork Prime - Tier 2 Furnish & Install Asphalt Paving	Don Martin Corp		\$ 300,000.00	\$ 369,437.57	123.1%	0.1%
Material Only (Prime Trade-Description)		Contract Value	15% of Subcontract dollar value			
Ceramic Tile Prime - Tier 2 Furnishing Materials	ST Materials & Equipment, LLC	\$ 150,000.00	\$ 22,500.00	\$ -	0.0%	0.0%
Plumbing Prime - Tier 2 Furnish Only Plumbing Materials	JHP Industrial Supply Company, Inc.	\$ 986,483.00	\$ 147,972.45	\$ 7,582.45	5.1%	0.0%
HVAC Prime - Tier 2 Furnish Only HVAC Materials	Carl-Louis & Co., Inc.	\$ 900,000.00	\$ 135,000.00	\$ 35,766.47	26.5%	0.0%
Electrical Prime - Tier 2 Furnish Low Voltage Materials	Certified Connections, Inc.	\$ 1,000,000.00	\$ 150,000.00	\$ -	0.0%	0.0%
					Percent to Full Subcontract	Percent to Projected Goal
				\$ 19,618,956.45	\$ 3,176,457.52	16.2%
						0.8%
						4.9%



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WBE Participation - Paid through DCMS

November Audit 2024

Prime
Prime (Filed Sub)
Second tier - M/W/VBE
M/W/VBE Supply ONLY (15% of Subcontract dollar carried towards goal)

Bid Package Description	Prime / Filed Sub		Current Subcontract Value	WBE Paid to Date	Percent to Full Subcontract	Percent to Goal
Prime Contracts						
Final Cleaning	Front Line, Inc.		\$ 701,550.00	\$ -	0.0%	0.0%
Doors, Frames, and Hardware	Thompson Company, Inc.		\$ 5,631,924.00	\$ 101,868.50	1.8%	0.0%
Carpet	Ayotte & King for Tile, Inc.		\$ 103,478.00	\$ 3,304.00	3.2%	0.0%
Window Treatments	Contexture		\$ 2,470,093.00	\$ 163,076.38	6.6%	0.0%
Resilient Flooring	Ayotte & King for Tile, Inc.		\$ 3,575,000.00	\$ 41,572.00	1.2%	0.0%
Tier Packages (Trade-Description)	Tier Subcontractor					
Concrete Prime - Tier 2 Furnishing Reinforcing	Rebars & Mesh, Inc.		\$ 1,400,000.00	\$ 1,238,902.50	88.5%	0.3%
Steel Prime - Tier 3 Install Shear Connectors	Composite Co., Inc.		\$ 187,610.00	\$ 115,854.96	61.8%	0.0%
Millwork Prime - Tier 2 Installation of Millwork	J. Thibert Architectural Woodwork Installation		\$ 1,924,092.00	\$ -	0.0%	0.0%
Millwork Prime - Tier 2 Labor for loading of materials and clean up	Front Line, Inc.		\$ 937,500.00	\$ -	0.0%	0.0%
Drywall Prime - Tier 2 Labor For Carpentry Support	Adams and Ruxton Construction Company		\$ 725,000.00	\$ -	0.0%	0.0%
Drywall Prime - Tier 2 Labor For Carpentry Support	Advanced Scaffold Services of N.E. LLC		\$ 39,250.00	\$ -	0.0%	0.0%
Plumbing Prime - Tier 2 Furnish & Installation of Plumbing Materials	413 Plumbing & Heating, Inc.		\$ 1,620,000.00	\$ 448,225.36	27.7%	0.1%
HVAC Prime - Tier 2 Furnish & Installation of Sheetmetal Ductwork	L.K. Sheet Metal, Inc.		\$ 5,500,000.00	\$ 114,190.00	2.1%	0.0%
Electrical Prime - Tier 2 Furnish & Install Site Lighting	Chapman Construction Group, Inc.		\$ 1,308,394.00	\$ -	0.0%	0.0%
Electrical Prime - Tier 2 Material and Install Gear and Lighting Package	Seaport Energy Co., Inc.		\$ 2,811,675.00	\$ 865,796.75	30.8%	0.2%
Earthwork Prime - Tier 2 Furnishing & Installing/Relo Temporary Site Fence	Guardrail Solutions, LLC		\$ 494,875.00	\$ 261,528.92	52.8%	0.1%
Earthwork Prime - Tier 2 Silt Fence, jute mesh & temp seeding	CSL, Inc.		\$ 142,038.00	\$ 116,640.25	82.1%	0.0%
Landscaping Prime - Tier 2 Labor and site clean up	Front Line, Inc.		\$ 900,000.00	\$ -	0.0%	0.0%
Material Only (Prime Trade-Description)	Material Supplier	Contract Value	15% of Subcontract dollar value			
Masonry Prime - Tier 2 Furnish only masonry materials	Architectural Products, Inc.	\$ 750,000.00	\$ 112,500.00	\$ 1,284.86	1.1%	0.0%
Steel Prime - Tier 3 Furnish only of Safety Screening System	Essential Perimeter	\$ 1,972,250.00	\$ 295,837.50	\$ 275,924.40	93.3%	0.1%
Curtain Wall, Windows & Panels Prime - Tier 2 Furnish Louvers & Vents	Architectural Products, Inc.	\$ 3,907,941.00	\$ 586,191.15	\$ 330,672.77	56.4%	0.1%
Painting Prime - Tier 2 Furnish Only Painting Supplies	Heritage Construction & Supply	\$ 156,059.00	\$ 23,408.85	\$ -	0.0%	0.0%
HVAC Prime - Tier 2 Furnish Only Controls Material	Northeast Controls Panel Fabrication, Inc.	\$ 600,000.00	\$ 90,000.00	\$ -	0.0%	0.0%
			\$ 32,006,369.50	\$ 4,554,489.11	Percent to Full Subcontract 14.2%	Percent to Projected Goal 1.1%
						Projected GOAL 8.0%



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VBE Participation - Paid through DCMS

November Audit 2024

Prime
Prime (Filed Sub)
Second tier - M/W/VBE
M/W/VBE Supply ONLY (15% of Subcontract dollar carried towards goal)

Bid Package Description	Prime / Filed Sub	Current Subcontract Value	VBE Paid to Date	Percent to Full Subcontract	Percent to Goal	
Management	Commodore Builders	\$ 12,000,000.00	\$ 4,127,541.78	34.4%	1.0%	
Prime - Waterproofing and Dampproofing	Superior Caulking & Waterproofing Co., Inc.	\$ 3,188,000.00	\$ 643,720.00	20.2%	0.2%	
				Percent to Full Subcontract	Percent to Projected Goal	Projected GOAL
		\$ 15,188,000.00	\$ 4,771,261.78	31.4%	1.2%	3.8%



Workforce Participation

*Percentages as of 12-29-2024

GOAL	All Workers	Minority 15.3%	Women 6.9%	Veterans 7%
Reported Hours	229,382.09	52,457.28	23369.38	20,570.00
%		22.9%	10.2%	9%

GOAL	Apprentice 20%	**Minority, Women, Veteran Apprentices 40% of 20% Apprentices
Reported Hours	43,228.00	42,744.00
%	19%	More than 40%

GOAL 40% of 20% apprentices	Minority Apprentices	*Women Apprentices	Veteran Apprentices	Minority & Women Apprentices
Reported Hours	16,008.50	12,800.00	1,964.00	4,316.50
%	37%	30%	5%	10%

**Includes women who are also part of a minority group
*percentages are based on hours reported in DCMS LCPtracker



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Project Update January 2025

Workforce Participation as of 12/29/2024 (1 of 2)

Tier 1 Contractor	Apprentice			Minority		Women		Veteran	
Tier 2 Contrator	Total	Goal 20%		Goal 15.3%		Goal 6.9%		Goal 7%	
Tier 3 Contrator	Hours	Hours	%	Hours	%	Hours	%	Hours	%
Total for Project as of 12/29/2024	229,382.09	43,228.00	19%	52,457.28	22.9%	23,369.38	10.2%	20,570.00	9%
Arden Engineering Constructors, LLC	12,076.00	2,855.50	24%	1,530.00	12.7%	266.00	2.2%	1,179.00	10%
413 Plumbing & Heating Inc.	1,187.50	431.00	36%	114.00	9.6%	-	0.0%	32.00	3%
M.J.Daly LLC	925.50	-	0%	917.50	99.1%	-	0.0%	-	0%
BrandSafway Services LLC, Inc.	5,058.00	900.00	18%	1,968.00	38.9%	328.00	6.5%	-	0%
Brightview Landscape	586.78	-	0%	-	0.0%	147.88	25.2%	-	0%
Capasso Enterprises Inc.	497.50	-	0%	240.50	48.3%	-	0.0%	-	0%
Chandler Architectural Products, Inc.	1,143.50	120.00	10%	128.00	11.2%	112.00	9.8%	368.00	32%
Charles Services & Equipment	5,542.50	1,495.00	27%	2,584.00	46.6%	785.00	14.2%	648.50	12%
Collins Electric Co., Inc.	13,726.75	3,294.50	24%	1,119.50	8.2%	3,333.50	24.3%	1,450.00	11%
Harry Grodsky & Co., Inc.	8,888.50	1,805.00	20%	2,131.50	24.0%	381.00	4.3%	665.00	7%
LK Sheetmetal	6,077.00	2,277.00	37%	2,326.00	38.3%	977.00	16.1%	-	0%
H Carr & Sons, Inc	1,860.00	-	0%	1,176.00	63.2%	-	0.0%	-	0%
Triple J Drywall and Carpentry, Inc.	659.50	510.00	77%	-	0.0%	40.00	6.1%	-	0%
Les Constructions Beauce Atlas, Inc.	-	-	0%	-	0.0%	-	0.0%	-	0%
Prime Steel Erecting, Inc.	44,874.00	9,508.50	21%	10,285.00	22.9%	2,782.50	6.2%	6,142.00	14%
Composite Company, Inc.	1,021.00	136.00	13%	-	0.0%	-	0.0%	136.00	13%
Trident Production Welding, Inc.	5,471.00	-	0%	4,940.00	90.3%	-	0.0%	-	0%
Morrow Equipment Company, LLC	4,302.50	1,143.00	27%	-	0.0%	2,021.50	47.0%	-	0%
McGregor Industries Inc	1,176.00	-	0%	328.00	27.9%	328.00	27.9%	-	0%
Manafort-Precision, LLC	30,778.00	4,298.50	14%	5,926.00	19.3%	2,130.00	6.9%	3,092.50	10%
Regis Steel Corporation	8,828.00	1,509.00	17%	1,711.00	19.4%	1,929.00	21.9%	1,618.00	18%



Workforce Participation as of 12/29/2024 (2of 2)

Tier 1 Contractor	Apprentice			Minority		Women		Veteran	
Tier 2 Contractor	Total	Goal 20%		Goal 15.3%		Goal 6.9%		Goal 7%	
Tier 3 Contractor	Hours	Hours	%	Hours	%	Hours	%	Hours	%
Total for Project as of 12/29/2024	229,382.09	43,228.00	19%	52,457.28	22.9%	23,369.38	10.2%	20,570.00	9%
Marr Crane & Rigging	1,763.50	-	0%	647.50	36.7%	1,372.50	77.8%	-	0%
Northern Construction Service, LLC	635.50	-	0%	-	0.0%	263.00	41.4%	3.50	1%
Northern General Contractors, Inc.	44,345.50	9,694.50	22%	8,649.00	19.5%	3,644.50	8.2%	3,008.00	7%
Ace Concrete Cutting, LLC	4.00	-	0%	-	0.0%	-	0.0%	-	0%
CSL, Inc.	376.00	-	0%	108.00	28.7%	-	0.0%	-	0%
Don Martin Corporation	95.00	-	0%	38.00	40.0%	-	0.0%	19.00	20%
Guardrail Solutions LLC	938.00	-	0%	332.50	35.4%	-	0.0%	47.50	5%
Keller North America	4,239.00	704.50	17%	179.00	4.2%	-	0.0%	281.00	7%
NORTHERN LAND CLEARING LLC	332.50	-	0%	-	0.0%	-	0.0%	-	0%
Skillings & Sons, Inc.	2,206.25	-	0%	416.25	18.9%	-	0.0%	344.00	16%
Ground Source Drilling LLC	136.00	-	0%	-	0.0%	-	0.0%	-	0%
Wragg Well Company LLC	319.00	-	0%	-	0.0%	-	0.0%	-	0%
Professional Drywall Construction, Inc.	11,500.00	2,003.00	17%	3,104.50	27.0%	1,706.00	14.8%	1,356.00	12%
Adams & Ruxton Construction Company	271.50	112.00	41%	125.00	46.0%	-	0.0%	-	0%
Scorpions Contracting, Inc.	188.00	-	0%	144.00	76.6%	-	0.0%	-	0%
Advanced Scaffold Services of NE	82.00	-	0%	41.00	50.0%	-	0.0%	-	0%
Superior Caulking & Waterproofing Co., Inc.	1,990.50	-	0%	458.50	23.0%	-	0.0%	-	0%
Titan Roofing, Inc.	63.00	30.00	48%	63.00	100.0%	-	0.0%	-	0%



Apprentice Workforce Participation as of 12-29-24

Tier 1 Contractor										*Workforce Reporting via DCMS as of 12/29/2024						
Tier 2 Contractor	Apprentice 20% Goal			Minority			Women			Veteran			Minority & Women			
Tier 3 Contractor	Hours	Count	%	Hours	Count	%	Hours	Count	%	Hours	Count	%	Hours	Count	%	
Arden Engineering Constructors, LLC	2,987.50	9	24%	28	1	1%	294.00	1	10%	0.00	0	0%	0.00	0	0%	
413 Plumbing & Heating Inc.	431.00	3	36%	0	0	0%	-	0	0%	0.00	0	0%	0.00	0	0%	
B-G Mechanical Contractors, Inc.	303.00	1	30%	0.2	0	0%	-	0	0%	0.00	0	0%	0.00	0	0%	
BrandSafway Services LLC, Inc.	780.00	3	18%	320	2	41%	288.00	1	37%	0.00	0	0%	288.00	1	37%	
Chandler Architectural Products, Inc.	120.00	1	10%	0	0	0%	-	0	0%	120.00	1	100%	0.00	0	0%	
Charles Services & Equipment	1,495.00	4	27%	1167	3	78%	513.00	2	34%	0.00	0	0%	513.00	2	34%	
Collins Electric Co., Inc.	3,294.50	16	24%	246	3	7%	2,133.50	4	65%	40.00	1	1%	0.00	0	0%	
Edward F. Corcoran Plumbing & Heating	48.00	1	32%	0.2	0	0%	-	0	0%	0.00	0	0%	0.00	0	0%	
H Carr & Sons, Inc	-	0	0%	0	0	0%	-	0	0%	0.00	0	0%	0.00	0	0%	
Triple J Drywall and Carpentry, Inc.	510.00	1	77%	0	0	0%	-	0	0%	0.00	0	0%	0.00	0	0%	
Harry Grodsky & Co., Inc.	1,805.00	4	20%	854.5	1	47%	381.00	1	21%	0.00	0	0%	0.00	0	0%	
LK Sheetmetal	2,135.00	5	37%	879	2	41%	632.00	1	30%	0.00	0	0%	0.00	0	0%	
Manafort-Precision, LLC	4,298.50	8	14%	2055	3	48%	2,130.00	4	50%	78.00	1	2%	1,492.00	1	35%	
Regis Steel Corporation	1,509.00	6	17%	631	2	42%	584.00	2	39%	436.00	1	29%	431.00	1	29%	
Moran Sheet Metal, Inc.	7.00	1	54%	0.2	0	0%	-	0	0%	0.00	0	0%	0.00	0	0%	
Northern General Contractors, Inc.	9,622.50	12	22%	7262.5	7	75%	2,870.00	3	30%	0.00	0	0%	1,315.00	1	14%	
Keller North America	704.50	2	17%	0	0	0%	-	0	0%	0.00	0	0%	0.00	0	0%	
Power Line Contractors, Inc.	10.00	1	1%	0.2	0	0%	-	0	0%	0.00	0	0%	0.00	0	0%	
Les Constructions Beauce-Atlas, Inc.																
Prime Steel Erecting, Inc.	9,418.50	16	21%	2299.5	6	24%	1,239.50	3	13%	1,154.00	2	12%	277.50	1	3%	
Composite Company, Inc.	136.00	1	13%	0	0	0%	-	0	0%	136.00	1	100%	0.00	0	0%	
Morrow Equipment Company, LLC	1,143.00	2	27%	0	0	0%	1,112.00	1	97%	0.00	0	0%	0.00	0	0%	
Professional Drywall Construction, Inc.	1,843.00	8	17%	236	2	13%	623.00	1	34%	0.00	0	0%	0.00	0	0%	
Adams & Ruxton Construction Company	80.00	1	41%	0	0	0%	-	0	0%	0.00	0	0%	0.00	0	0%	
William Roberts Electric Co., Inc	33.00	1	28%	0.2	0	0%	-	0	0%	0.00	0	0%	0.00	0	0%	
Titan Roofing, Inc.	30.00	1	48%	30	1	100%	-	0	0%	0.00	0	0%	0.00	0	0%	
Total for Project (Chiller & Main):	42,744.00	108	19%	16008.5	33	37%	12,800.00	24	30%	1,964.00	7	5%	4,316.50	7	10%	

Total Hours (Chiller & Main)
229,382.09

**Hours included in
both Women and
Minority goals**

**The accuracy of this report is dependent on the information reported by the Contractor/Employer*



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Project Update January 2025

Past Career Exploration Tours



12/12

Putnam Junior Electrical Class



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Past Career Exploration Tours



12/19

Franklin Tech Junior Carpentry Class



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Past Career Exploration Tours



01/09

Putnam Senior Carpentry Class



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Future Career Exploration Tours

01/16

Putnam Junior Carpentry Class

01/23

Putnam Senior Electrical Class

01/30

New North Citizens Council YouthBuild CT



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Project Update January 2025

Outreach Events

Upcoming events for DCAMM Contractor Certification

Monthly - 8 a.m. - 9 a.m. Have questions about Certification? Stop by and ask us.

01/15

[Certification's January Zoom Meeting](#)

02/19

[Certification's February Zoom Meeting](#)

03/19

[Certification's March Zoom Meeting](#)

04/16

[Certification's April Zoom Meeting](#)

[Certification's May Zoom Meeting](#)



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Project Update January 2025



DIVISION OF
CAPITAL ASSET
MANAGEMENT &
MAINTENANCE

MA 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.

February 25, 2025, 1-2:30

Eventbrite(Open for registration now)

Link: <https://www.eventbrite.com/e/1142926988389?aff=oddttdtcreator>

April 2, 2025, 10-11:30

Published on 2/9/25

<https://www.eventbrite.com/e/1143292862729?aff=oddttdtcreator>

June 12, 2025, 1-2:30

Published on 4/6/25

<https://www.eventbrite.com/e/1143295279959?aff=oddttdtcreator>

October 8, 2025, 10-11:30

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<https://www.eventbrite.com/e/1143296333109?aff=oddttdtcreator>



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QUESTIONS



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