



DIVISION OF  
CAPITAL ASSET  
MANAGEMENT &  
MAINTENANCE



**Holyoke Soldiers' Home**  
**Access, Inclusion & Diversity Committee**  
**Chiller Early Bid Packages & Procurement Refresher**  
**July 22, 2022**

# AGENDA

## Chiller Early Bid Packages Status & Refresher

- CM at Risk Subcontractor Procurement Refresher
- Filed Sub-Bid Packages
- Non-Filed Sub-Bid Packages
- Ongoing Outreach



### Valuable 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)

# CM at Risk Subcontractor Procurement Refresher



# 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



# Subcontractor Procurement Refresher

## Filed Sub-Bid Subcontractors

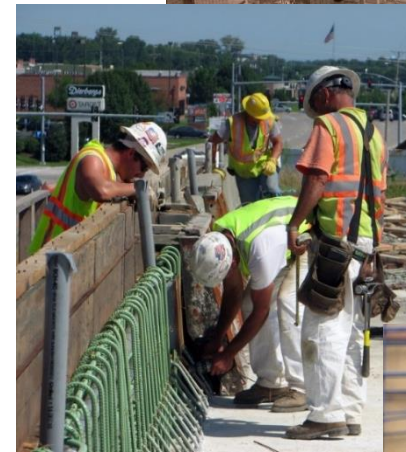
- ✓ DCAMM Certification is required for filed sub-bid subcontractors working in any of 18 filed sub-bid trades (when ECC of work is >\$25,000)
- ✓ Prequalification process as defined in law is required. Committee with DCAMM, Designer & CM members.
- ✓ Bonding is required by law.
- ✓ Bids submitted to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



# 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.



# Subcontractor Procurement Refresher

## Non-Filed Sub-Bid Subcontractors

- ✓ Prequalification process conducted by CM.
- ✓ Bonding not required by law, usually required by CM's Surety.
- ✓ CM conducts procurement process with input from DCAMM.
- ✓ Subcontractor price proposals submitted to CM and information provided to DCAMM.

# Subcontractor Procurement Refresher

## Project Participation Goals

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

- **Filed Sub-Bid Subcontractors**

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

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

Above referenced statutory restrictions do not apply.



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# Subcontractor Procurement Refresher

## Filed Sub-Bidder Prequalification Process – Conducted by DCAMM

### Request for Qualifications - MGL c. 149A, s.8(a)-(g)

- Contractor must be prequalified in order to be invited to bid.
- Prequalification Committee consists of Designer, CM and Public Agency members.
- Firms must submit a Statement of Qualifications with info. on:
  - Management Experience
  - References
  - Capacity to Complete Projects
- Firms must receive score of 70 or more to be prequalified.



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# Subcontractor Procurement Refresher

## Non-Filed Subcontractor Prequalification Process – Conducted by C|W

- Gathering subcontractor information from historical databases and SDO's website.
- Participated in outreach sessions to maximize participation.
- Call / Email to confirm interest – Many firms were not interested based on factors such as location, size of package and potential PLA.
- Verify firms could meet criteria similar to DCAMM project scoring sheet (safety, similar experience, insurance limits, bonding, etc.)

*Due to the size and complexity of the Holyoke Soldiers' Home main packages, a more limited pool of firms will be available.*



# Chiller Early Package Procurement Preliminary Results



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# Chiller Early Bid Packages – Filed Sub-Bid

## Preliminary Early Roofing Results

Group By	Company Name	Certification	Bid Amount
07 00 02 – Roofing and Flashing	Rockwell Roofing		\$68,000.00
07 00 02 – Roofing and Flashing	J.D. Rivet & Co.		\$77,000.00
07 00 02 – Roofing and Flashing	Titan Roofing	MBE	\$97,450.00
07 00 02 – Roofing and Flashing	Greenwood Industries		No Bid



# Chiller Early Bid Packages – Filed Sub-Bid

## Preliminary Early Plumbing Results

Group By	Company Name	Certification	Bid Amount
22 00 01 – Plumbing	E.F. Corcoran Plumbing & Heating		\$32,786.00
22 00 01 – Plumbing	Harry Grodsky & Co.		\$36,700.00
22 00 01 – Plumbing	Adams Plumbing & Heating	WBE	\$74,000.00
22 00 01 – Plumbing	Arden Engineering		No Bid
22 00 01 – Plumbing	B-G Mechanical		No Bid
22 00 01 – Plumbing	General Air	MBE	No Bid





# Chiller Early Bid Packages – Filed Sub-Bid

## Preliminary Early HVAC Results

Group By	Company Name	Certification	Bid Amount
23 00 00 - HVAC	B-G Mechanical		\$989,800.00
23 00 00 - HVAC	Adams Plumbing & Heating	WBE	\$1,089,000.00
23 00 00 - HVAC	Kleeberg Mechanical Services		\$1,123,950.00
23 00 00 - HVAC	Harry Grodsky & Co.		\$1,132,900.00
23 00 00 - HVAC	Arden Engineering Constructors		\$1,157,000.00
23 00 00 - HVAC	E.F. Corcoran Plumbing & Heating		\$1,303,365.00
23 00 00 - HVAC	General Mechanical		No Bid

HVAC included 1% MBE/WBE participation goal for non-core work -- anticipated to be met with hoisting (crane) subcontractor valued at \$17,978.



# Chiller Early Bid Packages – Filed Sub-Bid

## Preliminary Early Electrical Results

Group By	Company Name	Certification	Bid Amount
26 00 00 – Electrical	Collins Electric Co		\$294,457.00
26 00 00 – Electrical	M.L. Schmitt		\$299,000.00
26 00 00 – Electrical	Universal Electric		\$324,150.00
26 00 00 – Electrical	Elm Electrical		No Bid
26 00 00 – Electrical	Electrical Contractors		No Bid

Low Bidder confirmed material MBE/WBE participation  
for app. \$6,750 during descope (\$45,000 materials)



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# Chiller Early Bid Packages – Non-Filed Sub-Bid

## Preliminary Results for Non-Filed Bid Packages

- **Steel** – C|W expects to recommend a WBE subcontractor.
- **Door Frames and Hardware** (smaller package) – C|W expects to recommend a firm that is majority owned.
- **Fire Suppression** – C|W expects to recommend a firm that is majority owned.
- **Earthworks** - C|W expects to recommend a WBE subcontractor.

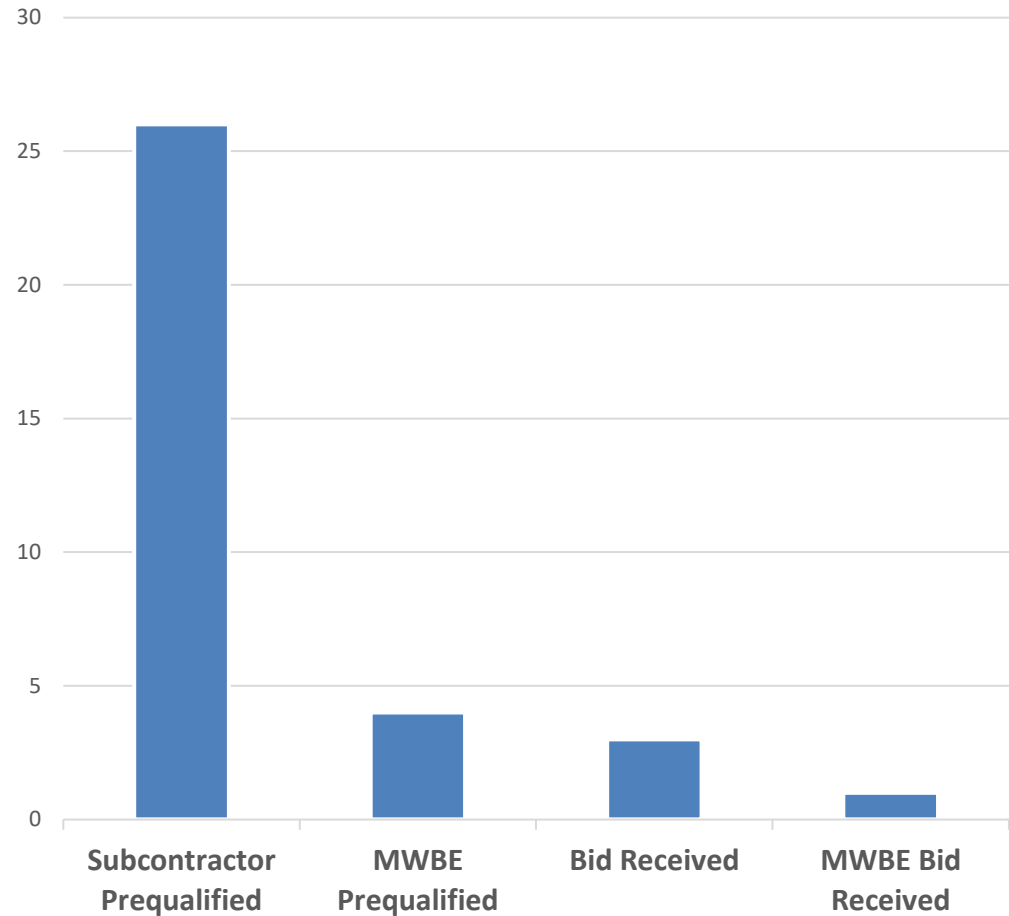


# Chiller Early Bid Packages – Non-Filed Sub-Bid

## Steel Preliminary Results

- 26 firms prequalified
- 4 MBE/WBE firms prequalified
- 3 bids received
- 1 WBE bid received

C|W anticipates recommending lowest bidder - a WBE firm which would provide app. 8% towards MBE/WBE participation for the total overall early package.

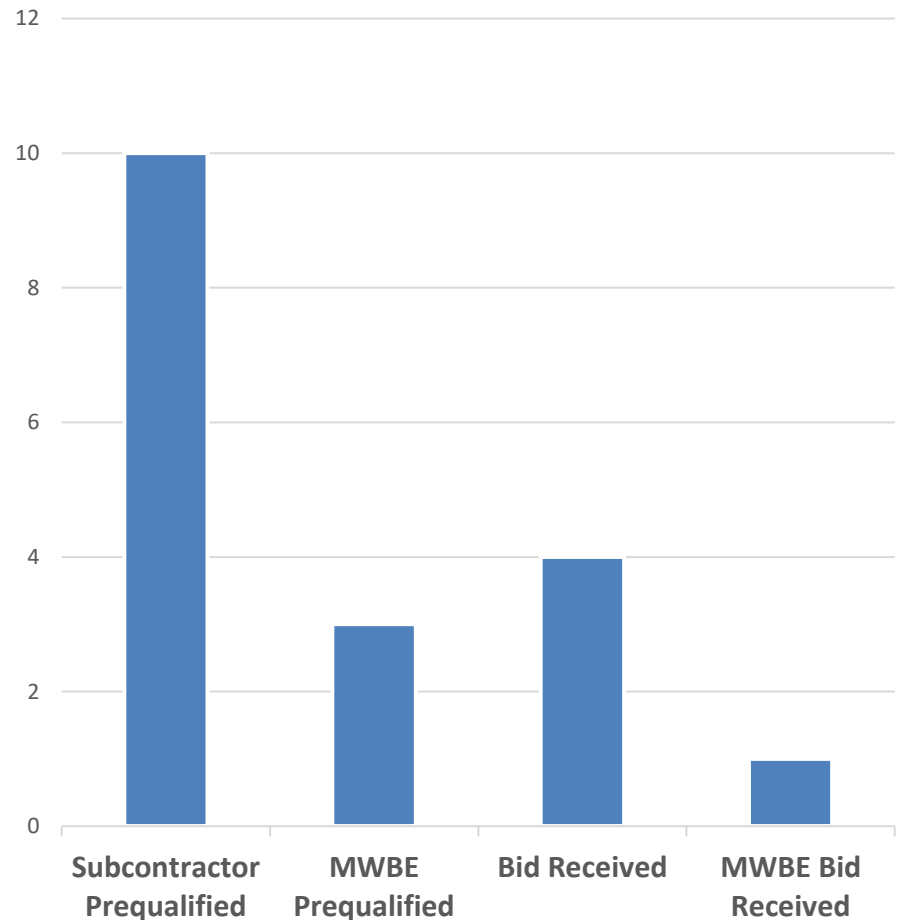


# Chiller Early Bid Packages – Non-Filed Sub-Bid

## Doors & Frames Preliminary Results

- 10 firms prequalified
- 3 MBE/WBE prequalified
- 4 bids received
- 1 WBE bid received

No MBE/WBE participation



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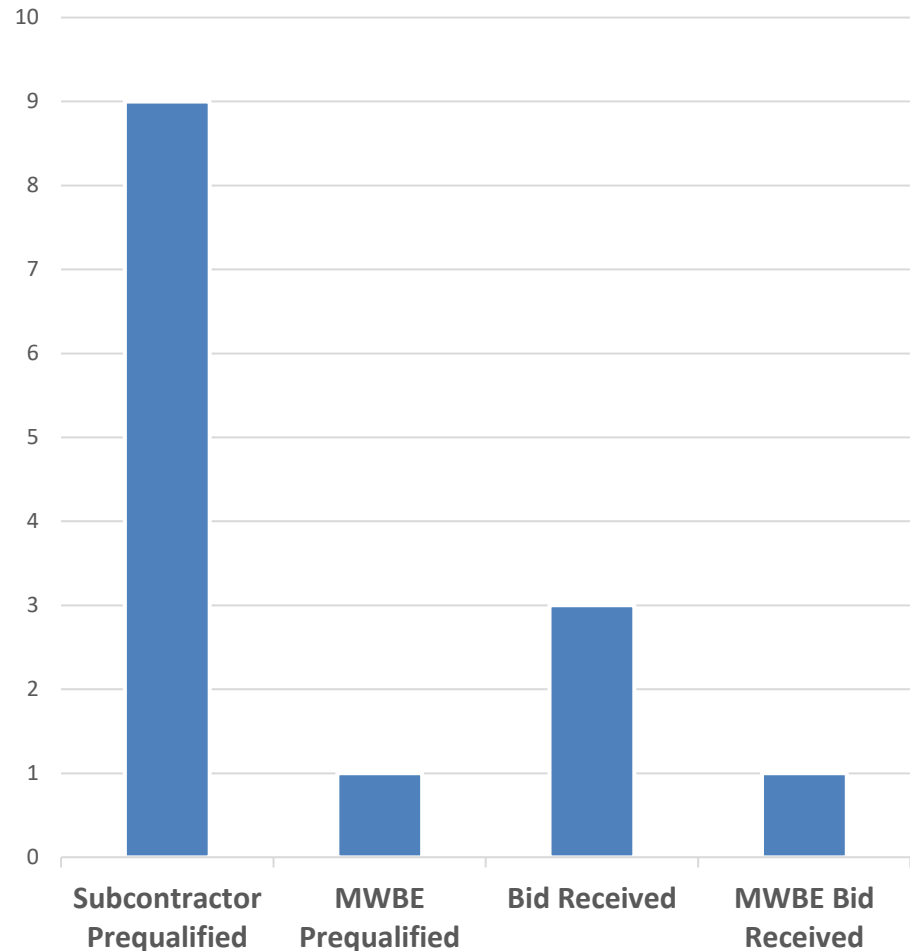


# Chiller Early Bid Packages – Non-Filed Sub-Bid

## Fire Protection Preliminary Results

- 9 firms prequalified
- 1 MBE/WBE prequalified
- 3 bids received
- 1 WBE bid received

No MBE/WBE Participation

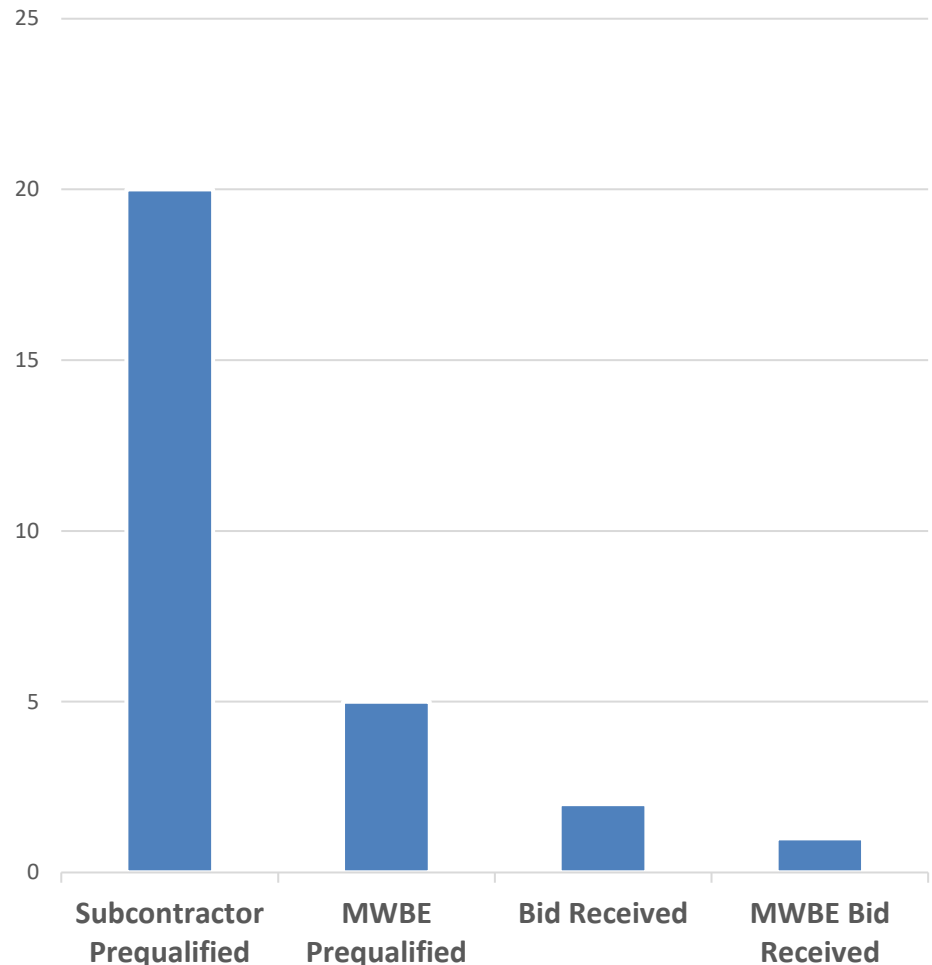


# Chiller Early Bid Packages – Non-Filed Sub-Bid

## Earthwork Preliminary Results

- 20 firms prequalified
- 5 MBE/WBE prequalified
- 2 bids received
- 1 WBE bid received

C|W anticipates recommending firm that submitted lowest bid - a WBE firm which would provide app. 2% towards MBE/WBE participation for the overall early package.

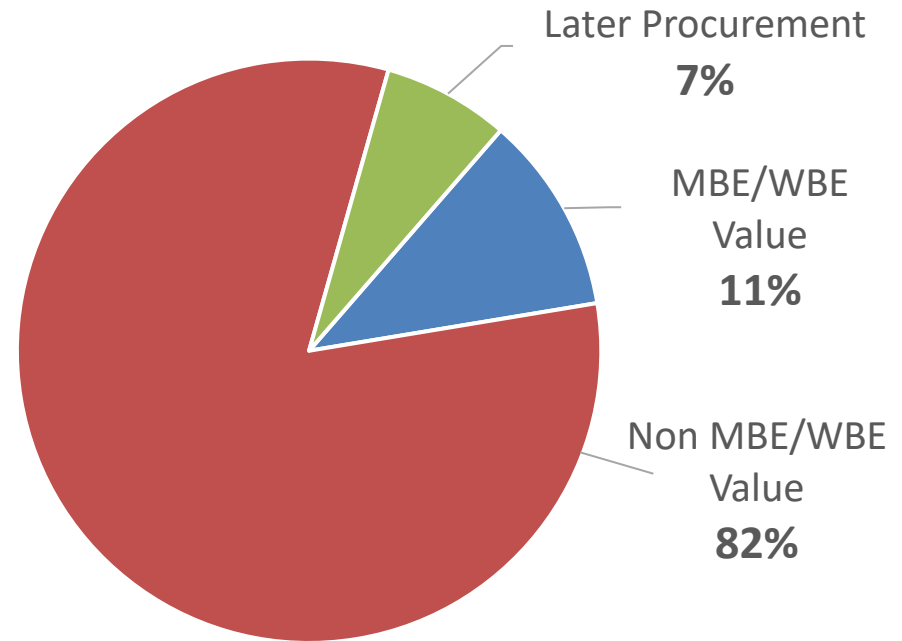


# Chiller Early Bid Packages – Non-Filed Sub-Bid

## Anticipated MBE/WBE Participation to date for Chiller Early Package

- The team is still reviewing the early package bid results.
- Currently 11% MBE/WBE participation is anticipated.
- Additional potential MBE/WBE participation is being explored for sub- subcontracts and unassigned packages.
- 7% of the overall early package is unbought at this stage, to be bought out at a later date.

### OVERALL MBE /WBE PERCENTAGES TO DATE



# 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):	June 9, 2022	10:00 - 11:30 a.m.
	July 7, 2022	10:00 - 11:30 a.m.
	August 11, 2022	10:00 - 11:30 a.m.
COST:	Free	
LOCATION:	Virtual - Zoom meeting information sent when registered	
REGISTRATION:	<a href="https://www.eventbrite.com/cc/massachusetts-construction-opportunities-event-338679">https://www.eventbrite.com/cc/massachusetts-construction-opportunities-event-338679</a>	

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 (CJW), 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, Fire Services SE Campus, Site Infrastructure and Burn Building, and more.

### 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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# Outreach Ongoing

## Soldiers' Home in Holyoke Construction Contracting Opportunities

### Engage and Connect!

#### Interested?

##### If you are:

- Considering bidding as the prime contractor for a specific trade or working as a subcontractor or supplier to the prime. See the attached list for early package work available in the coming weeks. More primary project work expected to come.
- Contractors in prime trades and those firms interested in working as subcontractors or suppliers can express their interest by contacting DCAMM & Commodore/Walsh directly. Click on [webform link](#) 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.

*\*Please see the following page for a list of anticipated early packages and sizes.*



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

**Study Designer:** Payette

**Construction Manager:** Commodore | Walsh (Joint Venture)

**Anticipated Gross Square Feet:** 350,000

**Anticipated Total Project Cost:** \$375.5M

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](mailto:hshao.dcammm@mass.gov).



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# QUESTIONS



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