



# Walando Homes

**Groom Construction Co., Inc.**  
***Codman Square Neighborhood Development Corporation***

June 16, 2021

# **Boston Employment Commission Presentation**

# Waldo Homes

Residential affordable housing renovation project – two locations,  
Dorchester & Mattapan

- 59 total rental units (one rent-free resident manager unit at Waldeck St)
- 91-101 Waldeck St: 3 buildings, 35 units. Bowdoin-Geneva neighborhood of Dorchester
- 25-35 Orlando St: 3 buildings, 24 units. Almont Park neighborhood of Mattapan

Unit Configurations: (1) Studio, (37) One-Bedroom, (20) Two-Bedroom,  
(1) Three-bedroom

Supportive Services Component (homeless, HUES).

- (8) Section 811 PBV: Cambridge Housing Authority supported by Boston Medical Center (BMC)
- (12) units for BPHC residents, 6 homeless units

4% LIHTC transaction that includes tax-exempt construction and permanent financing as well as affordable housing subsidy sources from the City of Boston and DHCD + state LIHTC.



25-35 Orlando Street, Mattapan



91-101 Waldeck Street, Dorchester



# Project Team

**Contractor:** Groom Construction Co., Inc - 781.592.3135  
Ericka Pasersky, Senior Project Manager / VP Construction Management  
epasersky@groomco.com

**Developer:** Codman Square Neighborhood Development Corporation - 617.825.4224  
Dominica Man, Director of Real Estate & Asset Management, Dominica@csndc.com  
Kiele Mauricio, Real Estate Project Manager, Kiele@csndc.com

**Architect:** Sorensen Partners I Architects + Planners, Inc. - 617.299.9401  
Marie Sorensen, Principal, msorensen@sorensenpartners.com

**Development Consultant:** Community Square Associates, LLC - 617.877.6470  
David Levy, Owner, dlevy@communitysq.com

**Owner's Representative/Clerk of the Works:** Anser Advisory - 617.445.3555  
Pam Wylie, Senior Project Manager pam.wylie@anseradvisory.com

**Management Agent:** Winn Residential - 617.989.1052  
Celines Sanjurjo, Regional Property Manager csanjurjo@winnco.com



# Contractor's Project Team



**Skip Titus**  
*Safety Director*



**Ericka Pasersky**  
*Senior Project Manager*



**Dave Groom**  
*Project Executive*

**Orlando Street**

**Waldeck Street**



**Bob Bisenti**  
*Project Superintendent*



**Zachary Fidler**  
*Assistant Project Manager*



**Josh Gatchell**  
*Project Superintendent*

● **Bob Barrett**  
*Project Accountant*



**Patty Colone**  
*Manager, Vendor Relations/Supplier Diversity*

● **Mark Bernato**  
*Controller*



# Project Locations



31-35 Orlando Street



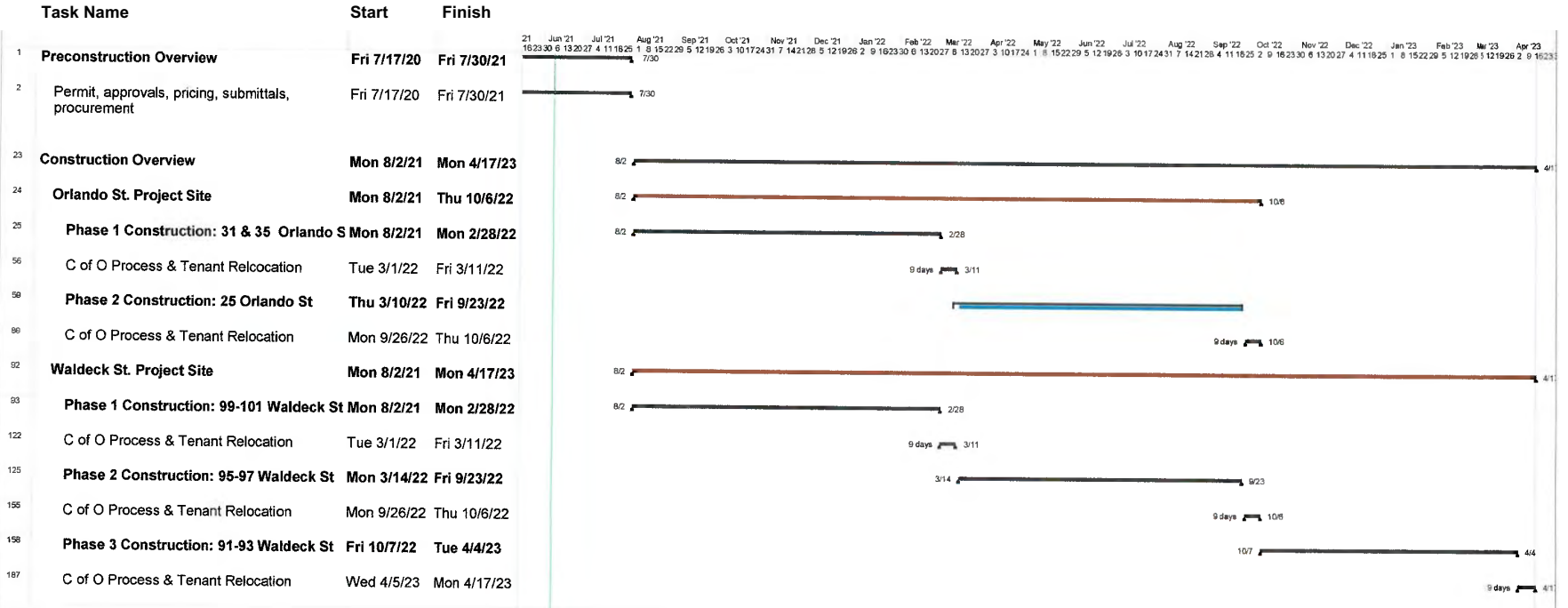
25 Orlando Street



91-101 Waldeck Street



# Construction Schedule



# Construction Buyout (Awarded Subcontractors)

Trade/ Subcontractor	25, 31 & 35 Orlando St.	Location	W/MBE	91-93, 95-97 & 99-101 Waldeck St.	Location	W/MBE
<b>AWARDED</b>						
<b>General Contractor/CMi</b>	Groom Construction Co., Inc	Salem MA	N/A	Groom Construcion Co., Inc.	Salem MA	N/A
Division 02 - Demolition	ADEP Group	Lawrence MA	MBE	ADEP Group	Lawrence MA	MBE
Division 02 - Abatement	ADEP Group	Lawrence MA	MBE	ADEP Group	Lawrence MA	MBE
Division 03 - Concrete	Sublime Construction Corp	Lynn MA	MBE	Sublime Construction Corp	Lynn MA	MBE
Division 05 - Miscellaneous Metals	Mill City Iron	Dracut MA	N/A	Mill City Iron	Dracut, MA	N/A
Division 06 - Cabinetry	Chamberlain / Norfolk	Salem NH / Boston MA	WBE	Chamberlain / Norfolk	Salem NH / Boston MA	WBE
Division 06 - Rough Carpentry/ Framing/ structure	AM Carpentry	Lynn MA	MBE	AM Carpentry	Lynn MA	MBE
Division 08 - Doors, Frames and Hardware	Kamco Supply	Woburn MA	N/A	Kamco Supply	Woburn MA	N/A
Division 08 - Windows	Pella Windows & Doors	Haverhill MA	N/A	Pella Windows & Doors	Haverhill MA	N/A
Division 08 - Window Installation, flashing, trim	AM Carpentry	Lynn MA	MBE	AM Carpentry	Lynn MA	MBE
Division 08 - Storefront and Curtainwall	Skyline Glass & Glazing	South Easton MA	WBE	Skyline Glass & Glazing	South Easton MA	WBE
Division 09 - Plaster	C M Plastering	Stoneham MA	MBE	C M Plastering	Stoneham MA	MBE
Division 09 - Flooring	Custom Floor Design	Stoneham MA	WBE	Custom Floor Design	Stoneham MA	WBE
Division 11 - Appliances	Tri-City Sales	Salem MA	N/A	Tri-City Sales	Salem MA	N/A
Division 12 - Residential Casework	Chamberlain Companies	Salem NH	WBE	Chamberlain Companies	Salem NH	WBE
Division 14 - Wheelchair Lift	N/A	N/A	N/A	Garaventa USA	Manchester NH	N/A
Division 21 - Fire Protection	Professional Fire Systems, Inc.	Southborough MA	WBE	Professional Fire Systems, Inc.	Southborough MA	WBE
Division 22 - Plumbing	HB Plumbing & Heating	Dorchester MA	MBE	HB Plumbing & Heating	Dorchester MA	MBE
Division 23 - HVAC	V Francis Mechanical	Dorchester MA	MBE	Environmental Systems Engineering Corp	Canton MA	MBE
Division 26 - Electrical/Fire Alarm	Tocco Building Systems	Billerica MA		Boston Electrical Solutions	Milton MA	WBE
<b>IN PROCESS</b>						
04 Masonry	Alpha Building	Dorchester MA	MBE	Community Restoration	Dorchester MA	MBE
09 Gyp Bd	Coastal Construction	Mattapan	MBE	Coastal Construction	Mattapan	MBE
09 Painting ADEP	ADEP Group	Lawrence MA	MBE	ADEP Group	Lawrence MA	MBE
06- Finish Carpentry	HMB Construction, Corp.	Holliston MA	MBE	HMB Construction, Corp.	Holliston MA	MBE
10 -Specialites	J Salese & Co	Woburn MA	WBE	J Salese & Co	Woburn MA	WBE
11 - Signage	SignDesign	Brockton MA	N/A	SignDesign	Brockton MA	N/A
12 - Window Blinds	DWC Design	Hudson NH	W/MBE	DWC Deign	Hudson NH	W/MBE
02 - Landscaping	Agiuar Construction	Stoughton MA	MBE	Agiuar Construction	Stoughton MA	MBE
02 - Civill/ sitework	Agiuar Construction	Stoughton MA	MBE	Agiuar Construction	Stoughton MA	MBE
07 - Roofing & siding	A&R MBE Roofing	Southborough MA	MBE	A&R MBE Roofing	Southborough MA	MBE



# Workforce Diversity Efforts/Community Partners

## Project Initiatives

- Diversity Consultant – *In Order Business Development*
- BRJP Monitoring and Community Outreach
- Subcontractor preconstruction meetings
- Compliance & corrective action monitoring

## Subcontractor Search Process

- Diversity Consultant - MBE/WBE listings and outreach
- Office of Economic Development - Certified business directory
- City of Boston Jobs Bank - Groom and Subcontractor Participation in Job fair on 4/22/21 (with Janine McLaren)
- Job Fairs with Subcontractors
- Work with Employment Commission to create separate job fairs in community if required
- Place ads in classifieds/Indeed /Craigslist

## Maximize On-Going Efforts to Expand Groom's Diverse Supplier Database

- Education, Guidance & Support of Current Subs through Certification Process
- WBENC and ABC Database
- City of Boston & State Databases
- Matchmaking Events

## BRJP Percentages

- 51% Boston Residents
- 40% People of Color
- 12% Female

## BRJP Team

- Robert Woodson, City of Boston, BRJP Construction Monitor
- Celso Ribeiro, BRJP

## Partnerships

- NMSDC - National Minority Supplier Development Council
- WBENC - Women's Business Enterprise National Council
- Youth Build partnership





# List of M/WBE Contractors

## MBE/WBE Subcontractor List

Trade/ Subcontractor	25, 31 & 35 Orlando St.	W/MBE	91-93, 95-97 & 99-101 Waldeck St.	W/MBE
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Division 02 - Demolition	ADEP Group	MBE	ADEP Group	MBE
Division 02 - Abatement	ADEP Group	MBE	ADEP Group	MBE
Division 03 - Concrete	Sublime Construction Corp	MBE	Sublime Construction Corp	MBE
Division 06 - Cabinetry	Chamberlain / Norfolk	WBE	Chamberlain / Norfolk	WBE
Division 06 - Rough Carpentry/ Framing/ structure	AM Carpentry	MBE	AM Carpentry	MBE
Division 08 - Window Installation, flashing, trim	AM Carpentry	MBE	AM Carpentry	MBE
Division 08 - Storefront and Curtainwall	Skyline Glass & Glazing	WBE	Skyline Glass & Glazing	WBE
Division 09 - Plaster	C M Plastering	MBE	C M Plastering	MBE
Division 09 - Flooring	Custom Floor Design	WBE	Custom Floor Design	WBE
Division 12 - Residential Casework	Chamberlain Companies	WBE	Chamberlain Companies	WBE
Division 21 - Fire Protection	Professional Fire Systems, Inc.	WBE	Professional Fire Systems, Inc.	WBE
Division 22 - Plumbing	HB Plumbing & Heating	MBE	HB Plumbing & Heating	MBE
Division 23 - HVAC	V Francis Mechanical	MBE	Environmental Systems Engineering Corp	MBE
Division 26 - Electrical/Fire Alarm			Boston Electrical Solutions	WBE
<b>IN PROCESS</b>				
04 Masonry	Alpha Building	MBE	Community Restoration	MBE
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12 - Window Blinds	DWC Design	W/MBE	DWC Deign	W/MBE
02 - Landscaping	Aguiar Construction	MBE	Aguiar Construction	MBE
02 - Civill/ sitework	Aguiar Construction	MBE	Aguiar Construction	MBE
07 - Roofing & siding	A&R MBE Roofing	MBE	A&R MBE Roofing	MBE



# Job Application Process



## Job site applications:

- Install Mailbox & QR code access for applications
- Manage updated log of applications & walk-ons
- Send all applications to Janine McLaren, Jobs Bank Coordinator, Office of Economic Development