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Kaplan Construction completes work at 229-unit Holyoke Farms

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Holyoke, MA Kaplan Construction has completed a new 17,000 s/f, three-story apartment building and renovations to existing apartments at Holyoke Farms. The project creates 229 units of mixed income family housing across 32 buildings, including 217 renovated two and three-bedroom townhouse apartments. The owner is Holyoke Farms Redevelopment LLC, a long-standing partnership between Maloney Properties and the Whiting Farms Tenant Association, and the developer/sponsor is Maloney Development LLC.

“Kaplan sensitively responded to the occupied rehabilitation component of this project, ever mindful of the residents and minimizing disruption whenever possible. Despite a global health pandemic, we were able to meet all our goals with little interference to our schedule.” said Felicia Jacques, vice president at Maloney Properties and managing director of development. “The result is a reinvigorated and renewed development, and new affordable housing units to support the city of Holyoke.”

Starting in June 2019, Kaplan performed the demolition of an existing residential structure containing eight townhouse units, before constructing a new three-story building in its place. It includes 12 fully accessible housing units, community space, laundry room, and a new management office. The new building, clad with masonry veneer and three different metal siding types, is at once durable and aesthetically appealing. The company also performed “back-to-the-studs” renovations to 217 full baths on the campus’ existing residential units. Each bathroom received new flooring, drywall, tub, sink, toilet, lighting, and ventilation.

“We have enjoyed a successful relationship over the years working with Maloney Properties,” said Nathan Peck, president at Kaplan Construction. “Holyoke Farms is our largest project in Western Massachusetts to date and the result is 229 well-conceived units for families of modest means. We are proud to partner with Maloney to develop communities which help to address the housing crisis in Massachusetts.”

The ground-up project included site work, new utility entrances, a ground water retention system, and new mechanical, electrical, plumbing, and fire protection (MEP/FP) systems. Kaplan worked

extensively with architect Guzman Prufer and MEP subcontractors to find alternative locations for mechanical systems so the apartments could be enhanced with increased ceiling heights and kitchen pass-throughs.

In addition, Kaplan replaced all boilers serving the existing complex with more energy efficient equipment, upgraded the HVAC zoning, and replaced electrical panels in each apartment.

Extensive site work included repaving the parking lots and sidewalks throughout the complex. Kaplan adding three “pocket parks” with landscaping and benches and a “tot lot” with play structure to create community gathering spaces. Additionally, patios and steps were replaced at many apartments to complete the landscape upgrades.

Holyoke Farms is situated near schools, parks, and healthcare providers, with shopping and dining at the nearby Holyoke Mall. Residents also enjoy ease of transportation with proximity to the Mass Pike and I-91, onsite public transportation, and a neighboring Amtrak station.

When the COVID-19 pandemic emerged in March, Kaplan installed additional hand-washing stations and restrooms, disinfected the site multiple times per day, and quickly adapted to adhere to the strictest guidelines within the state.

The project team members for this project include:

Owner: Holyoke Farms Redevelopment LLC

Developer/Sponsor: Maloney Development LLC

Construction Manager: Kaplan Construction

Architect: Guzman Prufer, Inc.

Structural Engineer: Summit Engineers, PLLC

Mechanical, Electrical, Plumbing and Fire Protection (MEP/FP) Engineer: Wozny/Barbar & Associates, Inc.

Civil Engineer: White Engineering, Inc.

Landscape Architect: Plant It Green Landscape Architecture

Property Manager: Maloney Properties, Inc.

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