



DEVELOPMENT & CONSTRUCTION

Every project is unique. We find the best solution to achieve your vision.

Targeted Construction Solutions for Target Markets

One Development and Construction provides ground-up design/build, general construction, electrical and equipment installations specializing in the following markets:

- Commercial and industrial buildings
- Food and Beverage
- Water and Wastewater
- Steel and Metal fabricators
- Stone, sand and aggregate industry
- Clean room installation
- Renewable Energy
- Fuel Cell design/build installations

GENERAL CONTRACTING

One DC is a general contractor specializing in the construction needs of the industrial, manufacturing and commercial industries. We are fully licensed and insured in the New England states. Acting as your general contractor, we take your plans and designs to the next level. From small renovations to multifaceted industrial projects, you can be assured of a high quality and professional solution. Our experienced construction professionals and qualified subcontractors will seamlessly deliver your project on time and within budget.

Construction Management

Planning, management and workmanship deliver a project on time and on budget. We supervise every aspect of the construction process. First, a preliminary design is prepared and an initial budget is established. Then we expedite the process, using only prequalified firms for each phase of construction. We value engineer your design to save you costs and improve construction efficiencies. Our project management team are professionals in all phases of the construction process with clear goals and benchmarks to keep your project on schedule and within budget.

One DC and Butler – Powerful Partnership

One DC is proud to be an Authorized Builder with Butler Manufacturing for over 20 years. Butler is a leader in high quality pre-engineered commercial and industrial metal building systems. The Butler/ One DC partnership designs and constructs buildings that outperform the highest quality and safety standards in the industry. In addition to conventional structured steel buildings, Butler also manufactures engineered mezzanines, roof, wall and structural steel systems. All building components are manufactured in the USA.

Renewable Energy

Outside the general contracting scope of business, we have focused on highly specialized renewable energy projects, including:

- Fuel Cell design/build installations
- Large scale solar design and construction
- Energy/power-system retrofitting
- Battery storage applications

INDUSTRIAL MAINTENANCE AND REPAIR

Reduce the service and life-cycle cost of your building.

One DC offers a full range of building inspection, maintenance and repair services. We can provide your firm with a comprehensive plan to address all of your maintenance needs, including:

- Annual site inspections and condition evaluations
- Structural modification, renovation and repair
- Machinery pads, pits, manufacturing and industrial services
- Mezzanine turnkey solutions
- Energy efficiency upgrades
- Roof, siding, window and door installation and repairs
- Concrete and masonry work and repairs

One DC is your single source for new construction planning, design, engineering, budgeting and permitting.

Email: info@one-d-c.com

one-d-c.com

MA LIC# A1 2196/A-17024
CT LIC# E1-125482 • VT LIC# EM-3803
NH LIC# 10627M • ME LIC# 60020776

HEADQUARTERS

One Development and Construction, LLC
68 Union Street
Westfield, MA 01085
413.485.4060

MIDDLETOWN, CT OFFICE

One Development and Construction, LLC
14 Industrial Park Place
Middletown, CT. 06457
413.568.0905



DEVELOPMENT & CONSTRUCTION

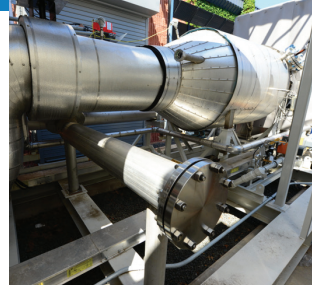


GENERAL CONTRACTING

DESIGN AND BUILD

RENEWABLE ENERGY

REPAIR/MAINTENANCE



DESIGN-BUILD EXPERTISE

Minimize risks and achieve goals

One Development and Construction is your single source for your industrial design/build construction projects. From concept through final construction, One DC can provide a turnkey solution. We are experts in evaluating and determining the path to drive your project forward. Our construction management team follows a proven project management methodology, so your project is completed on time and within budget. You have our expertise and support through every phase of your project.

Planning

Smart, strategic planning is the key to any successful building project. We help you establish a detailed roadmap for construction. Proactively managing your schedule is our first priority. Our goal is to save you cost, time and energy. From basic concept to final close out, our team will develop a comprehensive plan that will identify milestones and timelines to keep your project on track.

Design & Engineering

Expert design and engineering help your project stand out and perform well. One DC has a broad network of engineers that will customize an engineering plan specifically to meet your project requirements. Our team uses the latest BIM and VDC design authoring tools to plan and simulate a virtual prototype of your project before we go out and build. This drives certainty into our design and construction process.

Budgeting

Decades of experience in project development and construction mean we estimate costs accurately allowing you to move your business plan forward. We take market conditions into consideration when developing a preliminary budget and schedule. Because we combine our knowledge of market conditions, construction costs and delivery, we stay on top of your budget.

Permitting

We consult with state and local agencies to identify the permitting requirements in order for your project to move forward. We work with local jurisdictions to ensure your project is in compliance with all environmental, building and local zoning laws and regulations.

Subcontractors

One DC follows a rigorous prequalification process for all subcontractors. Our prequalification process ensures all insurance, financial and safety statistics are at or exceeds industry standards. Only subcontractors that meet our level of quality workmanship will be approved to perform on our job sites.

50 Years of Powering Productivity with Elm Electrical, Inc.

One Development and Construction, LLC is a wholly owned subsidiary of Elm Electrical, Inc. For over 50 years Elm has continued to grow and diversify in the electrical construction industry throughout the New England markets.

Elm Electrical is known in both private and public sectors with key market growth in Water & Wastewater, Renewable Energy, Automation & Robotics, Industrial & Process Electrical and General Construction.

Elm is acknowledged in the industry for its safety and trade management excellence. Elm's business philosophy is passed down to One Development. Together both companies maintain outstanding job site and management compliance. Innovative, smart, forward thinking staff create the attention to detail that has propelled Elm to where it is today.



General Contracting • Construction Management • Design/Build • Industrial Repair and Maintenance
One Development and Construction, LLC • 68 Union Street • Westfield, MA 01085 • 413.485.4060 • one-d-c.com