



Holyoke Veterans' Home Access, Inclusion & Diversity Committee

Project Update

November 2025



DIVISION OF
CAPITAL ASSET
MANAGEMENT &
MAINTENANCE

Agenda

Project Updates

- Project/Schedule Update
- Work in Progress
- Project MBE/WBE Participation Plan
- Project VBE Participation Plan
- Business Participation Payment Report
- Workforce Hours Report
- Ongoing Outreach
- Questions



Phase 1 Milestone Schedule

Scope	Planned
Temp Weather Tight (Level 2-5)	2/21/2025
Temp Weather Tight (Level 2 & Above)	6/27/2025
Permanent Power Available	7/16/2025
Building Weather Tight	4/3/2026
MDFs and IDF Turned over to Owner – group 1	1/8/2026
Owner's Network Availability	5/13/2026
Complete Fire Alarm Testing	6/30/2026
Start FF&E	6/8/2026
Certificate of Occupancy	9/3/2026
Phase 1 Substantial Completion	9/11/2026



Work in Progress – Overall Site



COMMODORE | WALSH
HOLYOKE JOINT VENTURE

Natural stone retaining walls installation ongoing



COMMODORE | WALSH
HOLYOKE JOINT VENTURE

Masonry installation substantially completed



COMMODORE | WALSH
HOLYOKE JOINT VENTURE

Unitized curtainwall at West was installed



COMMODORE | WALSH
HOLYOKE JOINT VENTURE

Drywall installation continues at soffits (L2 below)



COMMODORE | WALSH
HOLYOKE JOINT VENTURE

Millwork installation started



COMMODORE | WALSH
HOLYOKE JOINT VENTURE

Finishes installation continues



COMMODORE | WALSH
HOLYOKE JOINT VENTURE

Project MBE/WBE Participation Plan

Total GMP
\$401,558,505

Contract Goals

MBE \$18,873,250

WBE \$30,920,005

Current Awards

MBE \$17,965,691

WBE \$33,754,195

MBE

4.7%

WBE

7.7%

MBE

4.5%

WBE

8.4%



COMMODORE | WALSH
HOLYOKE JOINT VENTURE

Project VBE Participation Plan

Total GMP
\$401,558,505

Contract Goals

VBE \$12,046,755

VBE
3.0%

Current Awards

VBE \$15,197,900

VBE
3.8%



COMMODORE | WALSH
HOLYOKE JOINT VENTURE

MBE Participation – Paid through DCMS September Audit 2025

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	\$ 601,298.20	98.4%	0.1%
Demolition & Abatement - Main	<i>Not yet identified</i>		\$ -	\$ -	0.0%	0.0%
Roofing and Flashing	Titan Roofing, Inc.		\$ 3,383,129.00	\$ 1,885,410.54	55.7%	0.5%
Tier Packages (Trade-Description)						
Concrete Prime - Tier 2 Installation of Reinforcing	Regis Steel Corp		\$ 1,215,000.00	\$ 912,996.62	75.1%	0.2%
Structural Steel - Tier 3 Welding	Trident Production Welding		\$ 850,000.00	\$ 814,570.51	95.8%	0.2%
Fireproofing Prime - Tier 2 Labor for Carpentry Fireproofing Support	Triple J Drywall & Carpentry, Inc.		\$ 90,000.00	\$ 90,000.00	100.0%	0.0%
Drywall Prime - Tier 2 Furnishing Labor For Taping/Carpentry Support	Scorpions Contracting, Inc.		\$ 23,650.00	\$ 23,650.00	100.0%	100.0%
Drywall Prime - Tier 2 Furnishing Labor For Taping	American Finish Systems, Inc.		\$ 1,480,000.00	\$ 129,053.69	8.7%	8.7%
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	\$ 29,519.74	29.5%	0.0%
Plumbing Prime - Tier 2 Furnish & Installation of Plumbing Insulation	Kim Industries, Inc.		\$ 1,116,000.00	\$ 265,050.00	23.8%	0.1%
HVAC Prime - Tier 2 Material and Field Labor	Kim Industries, Inc.		\$ 3,975,000.00	\$ 695,405.30	17.5%	0.2%
Electrical Prime - Tier 2 Furnish & Install Systems	KB-Mac, Inc.		\$ 3,032,664.00	\$ 2,623,824.00	86.5%	0.7%
Earthwork Prime - Tier 2 Trucking of Materials To & From the Site	C&C Contractors, LLC		\$ 1,162,000.00	\$ 882,838.75	76.0%	0.2%
Earthwork Prime - Tier 2 Installation of Reinforcing	Regis Steel Corp		\$ 100,000.00	\$ 46,511.15	46.5%	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)						
Ceramic Tile Prime - Tier 2 Furnishing Materials	ST Materials & Equipment, LLC	Current Subcontract Value	15% of Subcontract dollar value for credit			
Plumbing Prime - Tier 2 Furnish Only Plumbing Materials	JHP Industrial Supply Company, Inc.	\$ 150,000.00	\$ 22,500.00	\$ 38,276.86	170.1%	0.0%
HVAC Prime - Tier 2 Furnish Only HVAC Materials	Carl-Louis & Co., Inc.	\$ 986,483.00	\$ 147,972.45	\$ 156,091.88	105.5%	0.0%
Electrical Prime - Tier 2 Furnish Low Voltage Materials	Certified Connections, Inc.	\$ 900,000.00	\$ 135,000.00	\$ 75,046.15	55.6%	0.0%
					Percent to Full Subcontract	Percent to Projected Goal
				\$ 17,965,691.45	\$ 9,748,804.14	54.3% 2.4%
					Projected GOAL	4.5%



WBE Participation – Paid through DCMS September Audit 2025

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	\$ 470,868.74	8.4%	0.1%
Carpet	Ayotte & King for Tile, Inc.		\$ 103,478.00	\$ 55,801.10	53.9%	0.0%
Window Treatments	Contexture		\$ 2,470,093.00	\$ 966,358.38	39.1%	0.2%
Resilient Flooring	Ayotte & King for Tile, Inc.		\$ 3,575,000.00	\$ 77,176.10	2.2%	0.0%
Tier Packages (Trade-Description)	Tier Subcontractor					
Concrete Prime - Tier 2 Furnishing Reinforcing	Rebars & Mesh, Inc.		\$ 1,400,000.00	\$ 1,253,939.50	89.6%	0.3%
Steel Prime - Tier 3 Install Shear Connectors	Composite Co., Inc.		\$ 187,610.00	\$ 162,992.60	86.9%	0.0%
Millwork Prime - Tier 2 Installation of Millwork	J. Thibert Architectural Woodwork Installation		\$ 1,924,092.00	\$ 15,999.00	0.8%	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	\$ 295,289.33	40.7%	0.1%
Drywall Prime - Tier 2 Labor For Carpentry Support	Advanced Scaffold Services of N.E. LLC		\$ 39,250.00	\$ 34,075.36	86.8%	0.0%
Plumbing Prime - Tier 2 Furnish & Installation of Plumbing Materials	413 Plumbing & Heating, Inc.		\$ 1,620,000.00	\$ 524,064.55	32.3%	0.1%
HVAC Prime - Tier 2 Furnish & Installation of Sheetmetal Ductwork	L.K. Sheet Metal, Inc.		\$ 5,500,000.00	\$ 3,286,829.94	59.8%	0.8%
Electrical Prime - Tier 2 Furnish & Install Site Lighting	Chapman Construction Group, Inc.		\$ 1,308,394.00	\$ 1,308,394.00	100.0%	0.3%
Electrical Prime - Tier 2 Material and Install Gear and Lighting Package	Seaport Energy Co., Inc.		\$ 2,811,675.00	\$ 2,632,376.84	93.6%	0.7%
Earthwork Prime - Tier 2 Furnishing & Installing/ReloTemporary Site Fence	Guardrail Solutions, LLC		\$ 494,875.00	\$ 294,615.92	59.5%	0.1%
Earthwork Prime - Tier 2 Silt Fence, jute mesh & temp seeding	CSL, Inc.		\$ 142,038.00	\$ 128,664.20	90.6%	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 for credit			
Masonry Prime - Tier 2 Furnish only masonry materials	Architectural Products, Inc.	\$ 195,607.00	\$ 29,341.05	\$ 12,676.03	43.2%	0.0%
Masonry Prime - Tier 2 Furnish only masonry materials	Della Supply, LLC	\$ 815,000.00	\$ 122,250.00	\$ 81,605.59	66.8%	0.0%
Steel Prime - Tier 3 Furnish only of Safety Screening System	Essential Perimeter	\$ 1,972,250.00	\$ 295,837.50	\$ 316,908.30	107.1%	0.1%
Curtain Wall, Windows & Panels Prime -Tier 2 Furnish Louvers & Vents	Architectural Products, Inc.	\$ 3,907,941.00	\$ 586,191.15	\$ 591,614.24	100.9%	0.1%
Painting Prime -Tier 2 Furnish Only Painting Supplies	Heritage Construction & Supply	\$ 156,059.00	\$ 23,408.85	\$ 691.14	3.0%	0.0%
HVAC Prime - Tier 2 Furnish Only Controls Material	Northeast Controls Panel Fabrication. Inc.	\$ 600,000.00	\$ 90,000.00	\$ 49,500.00	55.0%	0.0%
			\$ 425,953.00	\$ 475,647.47	Percent to Full Subcontract	Percent to Projected Goal
			\$ 32,045,460.55	\$ 13,036,088.33	40.7%	3.2%
					Projected GOAL	8.0%



VBE Participation – Paid through DCMS September Audit 2025

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	\$ 7,576,458.20	63.1%	1.9%
Prime - Waterproofing and Dampproofing	Superior Caulking & Waterproofing Co., Inc.	\$ 3,188,000.00	\$ 1,608,030.76	50.4%	0.4%
				Percent to Full Subcontract	Percent to Projected Goal
		\$ 15,188,000.00	\$ 9,184,488.96	60.5%	2.3%
				Projected GOAL	3.8%



Workforce Participation - *Percentages as of 11-09-2025

Goal	All Workers	Minority 15.3%	Women 6.9%	Veterans 7%
Reported Hours	585,801.72	168,154.81	58,497.33	50,789.5
% percent	N/A	28.7%	10%	8.7%

Goal	Apprentice 20%	**Minority, Women, Veteran Apprentices 40% of Apprentice Hours
Reported Hours	116,488.25	87,212.75
% percent	19.9%	More than 40%

Goal – 40% of Apprentice Hours	Minority Apprentices	**Women Apprentices	Veteran Apprentices	Minority & Women Apprentices
Reported Hours	47,956.00	33,770.75	5,486.00	11,020.25
% percent	41.17%	28.99%	4.71%	9.46%

** Includes women who are also part of a minority group.

* Percentages are based on hours reported in DCMS LCPtracker



Workforce Participation as of 11/09/2025 (1 of 4)

Division	Description	Tier 1 Contractor	Tier 2 or 3 Contractor	Apprentice Goal 20%			Minority Goal 15.3%			Women Goal 6.9%			Veteran Goal 7%		
				Total Hours	Hours	%	Hours	%	Hours	%	Hours	%	Hours	%	
Division 01	Scaffolding	BrandSafway Services LLC, Inc.		21,897.50	5,266.50	24.1%	11,609.50	53.0%	2,202.00	10.1%	621.50	2.8%			
Division 01 & 06	Progress Cleaning/Rough Carp.	Charles Services & Equipment		22,475.50	5,882.00	26.2%	9,574.00	42.6%	2,990.00	13.3%	4,342.50	19.3%			
Division 03	Cast-In-Place Concrete	Manafort-Precision, LLC		34,558.00	4,572.50	13.2%	7,050.50	20.4%	2,340.00	6.8%	3,442.50	10.0%			
Division 03	Concrete Reinforcing	Manafort-Precision, LLC	Regis Steel Corporation	8,849.00	1,467.00	16.6%	1,734.00	19.6%	1,824.00	20.6%	1,699.00	19.2%			
Division 03	Cast-In-Place Concrete	Manafort-Precision + Tiers Aggregate		43,407.00	6,039.50	13.9%	8,784.50	20.2%	4,164.00	9.6%	5,141.50	11.8%			
Division 04	Masonry	Capasso Enterprises Inc.		36,371.00	3,340.50	9.2%	14,427.50	39.7%	3,135.00	8.6%	3,768.00	10.4%			
Division 05	Structural Steel	Les Constructions Beaute Atlas, Inc.		-	-	0.0%	-	-	-	-	-	-	0.0%		
Division 05	Structural Steel	Les Constructions Beaute Atlas, Inc.	McGregor Industries Inc	1,176.00	-	0.0%	328.00	27.9%	328.00	27.9%	-	0.0%			
Division 05	Structural Steel	Les Constructions Beaute Atlas, Inc.	Prime Steel Erecting, Inc.	50,974.00	10,849.50	21.3%	10,603.00	20.8%	2,782.50	5.5%	6,355.00	12.5%			
Division 41	Cranes	Les Constructions Beaute Atlas, Inc. / Prime Steel Erecting, Inc.	Morrow Equipment Company, LLC	4,302.50	1,143.00	26.6%	-	0.0%	2,021.50	47.0%	-	0.0%			
Division 05	Structural Steel	Les Constructions Beaute Atlas, Inc. / Prime Steel Erecting, Inc.	Composite Company, Inc.	1,021.00	136.00	13.3%	-	0.0%	-	0.0%	136.00	13.3%			
Division 05	Structural Steel	Les Constructions Beaute Atlas, Inc. / Prime Steel Erecting, Inc.	Trident Production Welding, Inc.	6,111.00	-	0.0%	5,580.00	91.3%	-	0.0%	-	0.0%			
Division 05	Structural Steel	Les Constructions Beaute Atlas + Tiers Aggregate		63,584.50	12,128.50	19.1%	16,511.00	26.0%	5,132.00	8.1%	6,491.00	10.2%			
Division 05	Misc. Metals	Quinn Brothers of essex, Inc.		369.00	-	0.0%	123.00	33.3%	55.00	14.9%	55.00	14.9%			
Division 05	Misc. Metals	Quinn Brothers of essex, Inc.	American Anchor	-	-	-	-	-	-	-	-	-			
Division 05	Misc. Metals	Quinn Brothers of essex, Inc.	American Anchor, Inc.	-	-	0.0%	-	0.0%	-	0.0%	-	0.0%			
Division 05	Misc. Metals	Quinn Brothers of Essex + Tiers Aggregate		369.00	0.00	0.0%	123.00	33.3%	55.00	14.9%	55.00	14.9%			
Division 06	Millwork	Millwork One, Inc.		-	-	0.0%	-	0.0%	-	0.0%	-	0.0%			
Division 06	Millwork Installation	Millwork One, Inc.	J. Thibert Architectural Woodwork Installation	772.00	88.00	11.4%	192.00	24.9%	8.00	1.0%	-	0.0%			
Division 01	Cleaning/Labor	Millwork One, Inc.	Front Line, Inc.	496.00	-	0.0%	130.00	26.2%	40.00	8.1%	-	0.0%			
Division 06	Millwork	Millwork One, Inc. + Tiers Aggregate		1,268.00	88.00	6.9%	322.00	25.4%	48.00	3.8%	0.00	0.0%			
Division 07	Fireproofing	H Carr & Sons, Inc		-	-	0.0%	-	-	-	-	-	-	0.0%		
Division 07	Fireproofing	H Carr & Sons, Inc	Triple J Drywall and Carpentry, Inc.	659.50	510.00	77.3%	-	0.0%	40.00	6.1%	-	0.0%			
Division 09	Acoustical Tile Ceilings	H Carr & Sons, Inc		7,260.00	247.00	3.4%	3,816.50	52.6%	262.00	3.6%	468.00	6.4%			
Division 09	Acoustical Tile Ceilings	H Carr & Sons, Inc	Triple J Drywall and Carpentry, Inc.	-	-	0.0%	-	0.0%	-	0.0%	-	0.0%			
Division 07/09	Fireproofing + ACT	H. Carr & Sons, Inc. + Tiers Aggregate		7,260.00	247.00	3.4%	3,816.50	52.6%	262.00	3.6%	468.00	6.4%			
Division 07	Waterproofing and Dampproofing	Superior Caulking & Waterproofing Co., Inc.		6,911.50	-	0.0%	2,069.50	29.9%	-	0.0%	-	0.0%			
Division 07	Roofing and Flashing	Titan Roofing, Inc.		6,440.50	2,237.75	34.7%	5,305.50	82.4%	68.50	1.1%	-	0.0%			
Division 08	Specialty Doors	Alta Material Handling		-	-	0.0%	-	0.0%	-	0.0%	-	0.0%			



Workforce Participation as of 11/09/2025 (2 of 4)

Division	Description	Tier 1 Contractor	Tier 2 or 3 Contractor	Total Hours	Apprentice Goal 20%		Minority Goal 15.3%		Women Goal 6.9%		Veteran Goal 7%	
					Hours	%	Hours	%	Hours	%	Hours	%
Division 08	Curtain Wall + Glass & Glazing	Chandler Architectural Products, Inc.		21,554.50	4,119.50	19.11%	5,843.50	27.11%	2,198.00	10.20%	6,063.00	28.13%
Division 08	Doors, Frames, and Hardware	Thompson Co., Inc. + Tiers Aggregate		64.00	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Division 09	Resinous Flooring	Allegheny Contract Flooring, Inc.		776.00	168.00	21.6%	356.00	45.9%	-	0.0%	-	0.0%
Division 09	Resilient Flooring & Carpet	Ayotte and King for Tile Inc.		1,028.00	190.00	18.5%	16.00	1.6%	-	0.0%	-	0.0%
Division 09	Tile	Select Tile, Marble & Flooring,LLC		2,663.00	186.00	7.0%	1,411.00	53.0%	362.00	13.6%	-	0.0%
Division 09	Terrazzo	Roman Mosaic and Tile Company		-	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Division 09	Painting	John W. Egan Company Inc.		1,491.00	246.00	16.5%	-	0.0%	664.00	44.5%	-	0.0%
Division 09	Drywall	Professional Drywall Construction, Inc.		59,115.00	11,558.50	19.6%	28,998.00	49.1%	6,566.50	11.1%	4,450.50	7.5%
Division 09	Window Blocking/Clean Up	Professional Drywall Construction, Inc.	Adams & Ruxton Construction Co.	7,640.25	1,668.75	21.8%	3,022.25	39.6%	878.75	11.5%	1,350.50	17.7%
Division 09	Taping	Professional Drywall Construction, Inc.	Scorpions Contracting, Inc.	268.00	-	0.0%	224.00	83.6%	-	0.0%	-	0.0%
Division 09	Taping	Professional Drywall Construction, Inc.	American Finish Systems	3,737.50	-	0.0%	3,296.50	88.2%	120.00	3.2%	92.00	2.5%
Division 09	Taping	Professional Drywall Construction, Inc.	Connecticut Drywall Finishing	24.00	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Division 09	Drywall/Insulation	Professional Drywall Construction, Inc.	Acoustical Thermal Insulators, Inc.	-	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Division 01	Scaffolding	Professional Drywall Construction, Inc.	Advanced Scaffold Services of NE	156.00	8.00	5.1%	93.00	59.6%	-	0.0%	-	0.0%
Division 09	Drywall	Professional Drywall Construction, Inc. + Tiers Aggregate		70,940.75	13,235.25	18.7%	35,633.75	50.2%	7,565.25	10.7%	5,893.00	8.3%
Division 10	Specialties	Unified Specialty Services		-	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Division 10	Signage	Design Communications		-	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Division 11	Appliances/Food Service	Singer MA, LLC dba Singer Kittredge		125.75	-	0.0%	3.00	2.4%	-	0.0%	-	0.0%
Division 11	Appliances/Food Service	Singer MA, LLC dba Singer Kittredge	Titan Roofing, Inc.	28.00	14.00	50.0%	-	0.0%	-	0.0%	-	0.0%
Division 11	Appliances/Food Service	Singer + Tiers Aggregate		153.75	14.00	0.0%	3.00	2.0%	0.00	0.0%	0.00	0.0%
Division 12	Window Treatments	Contexture + Tiers Aggregate		217.25	0.00	0.0%	20.50	0.0%	0.00	0.0%	0.00	0.0%
Division 14	Electric Trolley Hoist	Mass Crane + Tiers Aggregate		0.00	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%
Division 14	Elevator	KONE		3,998.00	867.50	21.7%	675.50	16.9%	42.00	1.1%	301.00	7.5%



Workforce Participation as of 11/09/2025 (3 of 4)

Division	Description	Tier 1 Contractor	Tier 2 or 3 Contractor	Apprentice Goal 20%			Minority Goal 15.3%			Women Goal 6.9%			Veteran Goal 7%		
				Total Hours	Hours	%	Hours	%	Hours	%	Hours	%	Hours	%	
Division 21	Fire Protection	Arden Engineering Constructors, LLC		-	-	0.0%	-	-	-	-	-	-	-	0.0%	
Division 22	Plumbing	Arden Engineering Constructors, LLC		57,152.50	12,553.50	22.0%	5,333.00	9.33%	3,188.00	5.58%	3,909.00	6.8%			
Division 22	Plumbing	Arden Engineering Constructors, LLC	413 Plumbing & Heating Inc.	1,187.50	431.00	36.3%	114.00	9.6%	-	0.0%	32.00	2.7%			
Division 22	Plumbing	Arden Engineering Constructors, LLC	M.J.Daly LLC	2,400.50	-	0.0%	2,392.50	99.7%	-	0.0%	-	0.0%			
Division 22	Plumbing Insulation	Arden Engineering Constructors, LLC	Kim Industries Inc	4,328.00	8.00	0.2%	1,321.51	30.5%	-	0.0%	-	0.0%			
Division 21/22	Fire Protection + Plumbing	Arden Engineering Constructors, LLC + Tiers Aggregate		65,068.50	12,992.50	20.0%	9,161.01	14.1%	3,188.00	4.9%	3,941.00	6.1%			
Division 23	HVAC	Harry Grodsky & Co., Inc.		32,460.00	7,291.00	22.5%	4,837.50	14.9%	2,179.00	6.7%	2,345.00	7.2%			
Division 23	HVAC Sheetmetal Work	Harry Grodsky & Co., Inc.	LK Sheetmetal	25,056.50	8,010.00	32.0%	7,921.00	31.6%	4,745.50	18.9%	1,362.00	5.4%			
Division 23	HVAC Insulation	Harry Grodsky & Co., Inc.	Kim Industries Inc	7,636.00	1,843.00	24.1%	2,303.00	30.2%	-	0.0%	-	0.0%			
Division 07	Firestopping	Harry Grodsky & Co., Inc.	Barber Firestop Systems LLC	695.00	82.00	11.8%	-	0.0%	-	0.0%	-	0.0%			
Division 41	Cranes	Harry Grodsky & Co., Inc.	Central Mass Crane Service Inc.	239.00	73.00	30.5%	-	0.0%	34.50	14.4%	-	0.0%			
Division 23	HVAC	Harry Grodsky & Co., Inc.	Automated Logic Contracting Services	329.00	-	0.0%	-	0.0%	-	0.0%	-	0.0%			
Division 23	HVAC	Harry Grodsky & Co., Inc. / Automated Logic Contracting Services	William Roberts Electric Co., Inc	6,292.75	1,819.25	28.9%	1,533.00	24.4%	253.25	4.0%	-	0.0%			
Division 23	HVAC	Harry Grodsky & Co., Inc. + Tiers Aggregate		72,708.25	19,118.25	26.3%	16,594.50	22.8%	7,212.25	9.9%	3,707.00	5.1%			
Division 26	Electrical / Low Voltage	Collins Electric Co., Inc.		60,171.25	17,352.50	28.8%	12,387.00	20.6%	10,221.75	17.0%	5,345.50	8.9%			
Division 26	Electrical / Low Voltage	Collins Electric Co., Inc.	Chapman Construction Group, Inc.	8.00	-	0.0%	-	0.0%	-	0.0%	-	0.0%			
Division 26	Electrical / Low Voltage	Collins Electric Co., Inc.	Seaport Energy Co., Inc.	48.00	-	0.0%	-	0.0%	-	0.0%	-	0.0%			
Division 26	Electrical / Low Voltage	Collins Electric Co., Inc.	KB-Mac, Inc.	-	-	0.0%	-	0.0%	-	0.0%	-	0.0%			
Division 26	Electrical / Low Voltage	Collins Electric Co., Inc. + Tiers Aggregate		60,227.25	17,352.50	28.8%	12,387.00	20.6%	10,221.75	17.0%	5,345.50	8.9%			
Division 31	Earthwork	Northern Construction Service, LLC		894.50	-	0.0%	-	0.0%	263.00	29.4%	3.50	0.4%			
Division 31	Earthwork	Northern Construction Service, LLC	Northern General Contractors, Inc.	51,723.50	11,072.50	21.4%	8,988.50	17.4%	3,982.00	7.7%	3,576.50	6.9%			
Division 31	Earthwork	Northern Construction Service, LLC	Northern Land Clearance LLC	332.50	-	0.0%	-	0.0%	-	0.0%	-	0.0%			
Division 03	Concrete cutting	Northern Construction Service, LLC	Ace Concrete Cutting, LLC	4.00	-	0.0%	-	0.0%	-	0.0%	-	0.0%			
Division 31	Erosion and sediment control	Northern Construction Service, LLC	CSL, Inc.	376.00	-	0.0%	108.00	28.7%	-	0.0%	-	0.0%			
Division 01	Fence and gates	Northern Construction Service, LLC	Guardrail Solutions LLC	938.00	-	0.0%	332.50	35.4%	-	0.0%	47.50	5.1%			
Division 31	Earthwork	Northern Construction Service, LLC	Keller North America	4,239.00	704.50	16.6%	179.00	4.2%	-	0.0%	281.00	6.6%			
Division 32	Asphalt Paving	Northern Construction Service, LLC	Don Martin Corporation	95.00	-	0.0%	38.00	40.0%	-	0.0%	19.00	20.0%			
Division 32	Asphalt Paving	Northern Construction Service, LLC	Palmer Paving Corporation	-	-	0.0%	-	0.0%	-	0.0%	-	0.0%			
Division 03	Concrete Reinforcing	Northern Construction Service, LLC	Regis Steel Corporation	385.00	48.00	12.5%	86.00	22.3%	161.00	41.8%	64.00	16.6%			
Division 31	Geothermal	Northern Construction Service, LLC	Skillings & Sons, Inc.	2,206.25	-	0.0%	416.25	18.9%	-	0.0%	344.00	15.6%			



Workforce Participation as of 11/09/2025 (4 of 4)

Division	Description	Tier 1 Contractor	Tier 2 or 3 Contractor	Apprentice Goal 20%			Minority Goal 15.3%			Women Goal 6.9%			Veteran Goal 7%		
				Total Hours	Hours	%	Hours	%	Hours	%	Hours	%	Hours	%	
Division 31	Geothermal	Northern Construction Service, LLC / Skillings & Sons, Inc.	Ground Source Drilling LLC	136.00	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	
Division 31	Geothermal	Northern Construction Service, LLC / Skillings & Sons, Inc.	Wragg Well Company LLC	319.00	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	
Division 31	Earthwork	Northern Construction Service, LLC + Tiers Aggregate		61,648.75	11,825.00	19.2%	10,148.25	16.5%	4,406.00	7.1%	4,335.50	7.0%			
Division 32	Landscaping	Brightview Landscape		1,389.91	-	0.0%	280.28	20.2%	278.08	20.0%	-	-	0.0%		
Division 32	Landscaping	Brightview Landscape	Front Line, Inc.	-	-	0.0%	-	0.0%	-	0.0%	-	-	0.0%		
Division 32	Landscaping	Brightview + Tiers Aggregate		1,389.91	0.00	0.0%	280.28	20.2%	278.08	20.0%	136.00	9.8%			
Division 41	Cranes	Marr Crane & Rigging		5,715.00	-	0.0%	2,134.50	37.3%	3,441.50	60.2%	-	-	0.0%		
				585,801.72	116,488.25	19.9%	168,154.81	28.7%	58,497.33	10.0%	50,789.50	8.7%			



Apprentice Workforce Participation as of 11/09/2025 (1 of 2)

Tier 1 Contractor Tier 2 Contractor Tier 3 Contractor	Apprentice 20% Goal			Minority			Women			Veteran			Minority & Women		
	Hours	Count	%	Hours	Count	%	Hours	Count	%	Hours	Count	%	Hours	Count	%
Arden Engineering Constructors, LLC	12,553.50	16	22.0%	840.5	4	6.7%	2,288.50	2	18.2%	255.50	1	2.0%	0.00	0	0.0%
413 Plumbing & Heating Inc.	431.00	3	36.3%	0	0	0.0%	-	0	0.0%	0.00	0	0.0%	0.00	0	0.0%
Allegheny Contract Flooring, Inc.	168.00	1	21.7%	0	0	0.0%	-	0	0.0%	0.00	0	0.0%	0.00	0	0.0%
Ayotte and King for Tile Inc.	190.00	2	18.5%	10	1	5.3%	-	0	0.0%	0.00	0	0.0%	0.00	0	0.0%
B-G Mechanical Contractors, Inc.	303.00	1	30.0%	0.2	0	0.0%	-	0	0.0%	0.00	0	0.0%	0.00	0	0.0%
BrandSafway Services LLC, Inc.	5,266.50	4	24.1%	3956.5	2	75.1%	2,202.00	1	41.8%	0.00	0	0.0%	2,202.00	1	41.8%
Capasso Enterprises Inc.	3,340.50	4	9.2%	1485	2	44.5%	614.00	2	18.4%	0.00	0	0.0%	129.50	1	3.9%
Chandler Architectural Products, Inc.	4,119.50	8	19.1%	721.5	1	17.5%	1,476.50	3	35.8%	1,552.50	1	37.7%	721.50	1	17.5%
Charles Services & Equipment	5,882.00	4	26.2%	5882	4	100.0%	2,422.00	2	41.2%	0.00	0	0.0%	2,422.00	2	41.2%
Collins Electric Co., Inc.	17,352.50	35	28.8%	6592.5	9	38.0%	6,321.25	4	36.4%	1,565.00	2	9.0%	0.00	0	0.0%
Edward F. Corcoran Plumbing & Heating	48.00	1	32.0%	0.2	0	0.0%	-	0	0.0%	0.00	0	0.0%	0.00	0	0.0%
H Carr & Sons, Inc	247.00	3	3.4%	0	0	0.0%	158.00	1	64.0%	0.00	0	0.0%	0.00	0	0.0%
Triple J Drywall and Carpentry, Inc.	510.00	1	77.3%	0	0	0.0%	-	0	0.0%	0.00	0	0.0%	0.00	0	0.0%
Harry Grodsky & Co., Inc.	7,291.00	5	22.5%	2781.5	1	38.1%	2,179.00	1	29.9%	0.00	0	0.0%	0.00	0	0.0%
Kim Industries Inc	1,499.00	5	16.3%	40	2	2.7%	-	0	0.0%	0.00	0	0.0%	0.00	0	0.0%
LK Sheetmetal	8,010.00	10	32.0%	2193	3	27.4%	3,332.50	3	41.6%	0.00	0	0.0%	0.00	0	0.0%
Todd Barber dba Barber Firestop Systems LLC	82.00	1	11.8%	0	0	0.0%	-	0	0.0%	0.00	0	0.0%	0.00	0	0.0%
William Roberts Electric Co., Inc	1,819.25	3	28.9%	1533	1	84.3%	253.25	1	13.9%	0.00	0	0.0%	0.00	0	0.0%
Central Mass Crane Service Inc.	73.00	1	30.5%	0	0	0.0%	-	0	0.0%	0.00	0	0.0%	0.00	0	0.0%



Apprentice Workforce Participation as of 11/09/2025 (2 of 2)

Tier 1 Contractor Tier 2 Contractor Tier 3 Contractor	Apprentice 20% Goal			Minority			Women			Veteran			Minority & Women		
	Hours	Count	%	Hours	Count	%	Hours	Count	%	Hours	Count	%	Hours	Count	%
John W. Egan Company Inc.	102.00	1	38.9%	0	0	0.0%	-	0	0.0%	0.00	0	0.0%	0.00	0	0.0%
KONE, Inc.	725.00	5	22.4%	498.5	2	68.8%	10.00	1	1.4%	182.50	1	25.2%	10.00	1	1.4%
Les Constructions Beauce-Atlas, Inc.															
Prime Steel Erecting, Inc.	10,849.50	16	21.3%	2299.5	6	21.2%	1,239.50	3	11.4%	1,154.00	2	10.6%	277.50	1	2.6%
Composite Company, Inc.	136.00	1	13.3%	0	0	0.0%	-	0	0.0%	136.00	1	100.0%	0.00	0	0.0%
Morrow Equipment Company, LLC	1,143.00	2	26.6%	0	0	0.0%	1,112.00	1	97.3%	0.00	0	0.0%	0.00	0	0.0%
Manafort-Precision, LLC	4,572.50	9	13.9%	2329	4	50.9%	2,340.00	4	51.2%	78.00	1	1.7%	1,702.00	1	37.2%
Regis Steel Corporation	1,467.00	6	17.1%	606	2	41.3%	559.00	2	38.1%	429.00	1	29.2%	409.00	1	27.9%
Millwork One, Inc.	-	0	0.0%	0	0	0.0%	-	0	0.0%	0.00	0	0.0%	0.00	0	0.0%
J. Thibert Architectural Woodwork Installation	88.00	2	11.4%	80	1	90.9%	8.00	1	9.1%	0.00	0	0.0%	0.00	0	0.0%
Moran Sheet Metal, Inc.	7.00	1	54.0%	0.2	0	0.0%	-	0	0.0%	0.00	0	0.0%	0.00	0	0.0%
Northern General Contractors, Inc.	11,072.50	13	21.4%	7396	7	66.8%	2,870.00	3	25.9%	0.00	0	0.0%	1,315.00	1	11.9%
Keller North America	704.50	2	17.0%	0	0	0.0%	-	0	0.0%	0.00	0	0.0%	0.00	0	0.0%
Regis Steel Corporation	48.00	6		25	2	52.1%	25.00	2	52.1%	7.00	1	14.6%	22.00	1	28.6%
Power Line Contractors, Inc.	10.00	1	1.0%	0.2	0	0.0%	-	0	0.0%	0.00	0	0.0%	0.00	0	0.0%
Professional Drywall Construction, Inc.	11,558.50	17	19.6%	5473.5	7	47.4%	3,143.00	4	27.2%	8.00	1	0.1%	745.00	1	6.4%
Advanced Scaffold Services of NE	8.00	1	5.1%	8	1	100.0%	-	0	0.0%	0.00	0	0.0%	0.00	0	0.0%
Adams & Ruxton Construction Company	1,668.75	3	21.8%	878.75	1	52.7%	878.75	1	52.7%	0.00	0	0.0%	878.75	1	52.7%
Select Tile, Marble & Flooring, LLC	186.00	1	7.0%	186	1	100.0%	186.00	1	100.0%	0.00	0	0.0%	186.00	1	100.0%
Titan Roofing, Inc.	2,237.75	14	34.7%	2116.25	9	94.6%	8.50	1	0.4%	0.00	0	0.0%	0.00	0	0.0%
Total for Project (Chiller & Main):	116,488.25	205	19.9%	47,956.00	71	41.17%	33,770.75	43	28.99%	5,486.00	11	4.71%	11,020.25	13	9.46%



Outreach: Job Site Tours

October 23

Franklin County Tech – Junior Electrical



COMMODORE | WALSH
HOLYOKE JOINT VENTURE

Outreach: Job Site Tours (2)



October 30

Franklin County Tech – Seniors Electrical



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HOLYOKE JOINT VENTURE

Outreach: Supplier Diversity Fair

October 29
City of Boston Supplier Diversity in
Construction Networking Event



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HOLYOKE JOINT VENTURE

Outreach: Pipeline Event



Governor Healey Celebrates Massachusetts Women and Girls in Trades

Mass.gov/news/governor-healey-celebrates-massachusetts-women-and-girls-in-trades

November 12
Massachusetts Girls in Trades
Eastern Conference & Career Fair

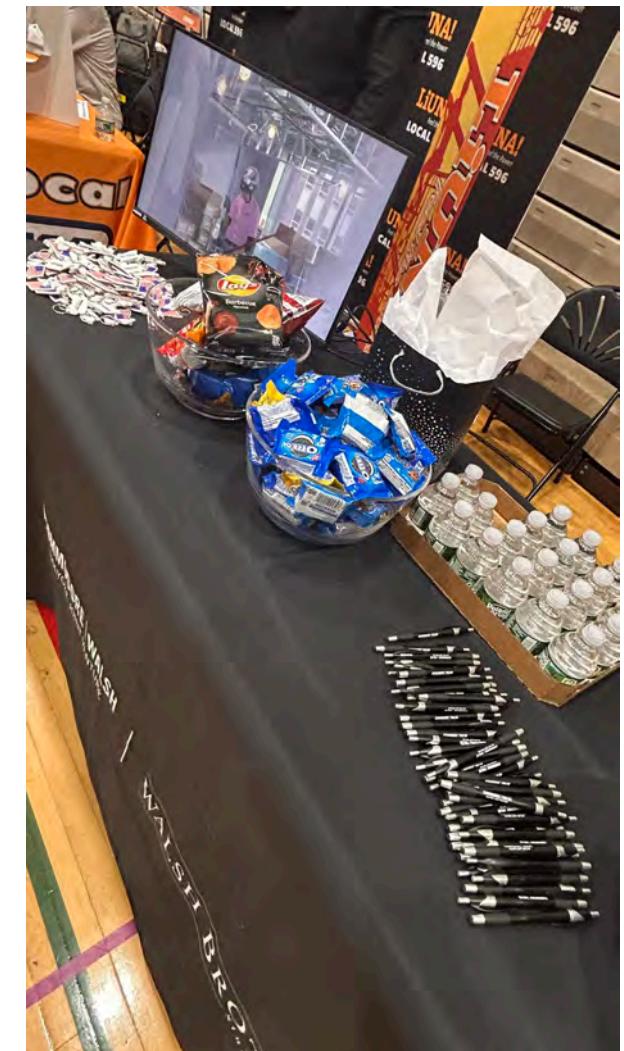


COMMODORE | WALSH
HOLYOKE JOINT VENTURE

Outreach: Pipeline Event (2)

November 20

Massachusetts Girls in Trades Western Conference & Career Fair



Outreach: Pipeline Event (3)



November 20

Massachusetts Girls in Trades Western Conference & Career Fair



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HOLYOKE JOINT VENTURE

Outreach: DCAMM/SDO

Nov 25 from 10am to 2pm

Overview

Learn about SDO programs for veteran-owned businesses and meet with community resource providers!

Join us for a day of connection! All are welcome to attend this event although it will be primarily focused on programs and services available for veteran-owned and service-disabled veteran-owned businesses (VOBES/SDVOBES).

Join the **Massachusetts Supplier Diversity Office (SDO)** and partner organizations for a comprehensive info-session focused on state programs for diverse and small businesses, procurement opportunities, and local resources designed to support veteran entrepreneurs.

The Supplier Diversity Office (SDO) presents:

VETERAN-OWNED BUSINESS INFO-SESSION

This session will include:

- SDO program overview
 - Certification
 - Supplier Diversity Program (SDP)
 - Small Business Purchasing Program (SBPP)
- Central MA and statewide resource partners for veteran-owned and service-disabled veteran-owned businesses will be in attendance



Date: November 25th
10AM – 2PM

Location: Worcester
Public Library, Saxe Room
(3 Salem St, Worcester,
MA 01608)



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HOLYOKE JOINT VENTURE

Questions



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