

WHO WE ARE

We are on the forefront of engineering and technical innovation, using Technology to expedite the construction process that leads to Higher Performance for our clients.



CAGE CODE: 65KF1 | UEI: G8NRKTRGED3

OUR EXPERTISE

In collaboration with our dedicated partner (Commodore Builders), we provide exceptional Construction, Engineering and Architectural Services from the smallest project to the most challenging project, we deliver innovative and sustainable projects. We make the process easy and enjoyable for our clients and partners.

Our Engineering & Technical Services (ETS): We drive project success by applying our extensive engineering experience, proven processes, and cutting-edge in-house technology to expedite the construction process and to carefully control the outcome. We do this by leveraging our knowledge of construction and engineering, and by utilizing our virtual design and technology capabilities.

- ✓ Construction
- ✓ Engineering Services
- ✓ Architecture
- ✓ Facilities Support Services

Our comprehensive range of virtual design and construction services includes:

- ✓ Laser-scanning
- ✓ Scan-to-BIM
- ✓ 4D Scheduling
- ✓ Ground penetrating radar (GPR)
- ✓ Drone photography
- ✓ 3D Coordination Management

SELECTED PAST PERFORMANCE

- One Charles Park – Large Project Recently Completed over \$300 million
- Veterans' Home in Holyoke - 234 long-term care beds
- Town of Dedham - 50,000 SF public safety building
- City of Malden - Police Headquarters building
- City of Newton - Construction of a new 24,000 SF Station
- Department of Conservation & Recreation - Maintenance Facility



COMPANY INFORMATION

Technical Certifications:

- Professional Engineer (PE)
- Project Management Professional (PMP)
- Certified Construction Manager (CCM)

Contracting Vehicles:

- GSA 47QTC A20D00A1
- 8(a); GSA 8(a) STARS – Partner
- NASA SEWP (Partner)

Selected Clients:

- Dept of Navy, Dept of Veterans Affairs, Dept of Labor, Dept of Interior, Veterans' Home in Holyoke, Town of Dedham, City of Malden, Town of Arlington, City of Newton, Department of Conservation & Recreation

Business Certifications:

- SBA 8(a)
- HUBZone
- Disadvantaged Business Enterprise (DBE)
- Small Disadvantaged Business

NAICS Codes:

- 236220 - Commercial and Institutional Building Construction
- 541330 - Engineering Services
- 541310 - Architectural Services
- 561210 - Facilities Support Services

SELECTED PAST PERFORMANCE

➤ One Charles Park – Large Project Recently Completed

Commodore Builders transformed an existing 413,000 SF office building into a lab. Completed the base building repositioning, as well as the fit-out of the ground floor lobby and five tenant floors. The base building project included interior demolition of the existing office building, a mechanical penthouse expansion, and utility upgrades in preparation for a lab building fit-out with over 500 tradespeople onsite for four months.

Virtual design services, particularly BIM modeling, were critical to the success of the project.

All work was coordinated while ground floor retail tenants remained operational in the building which required extensive planning to keep key-life-safety systems, and utilities active at all times, while being replaced with new systems. The completed project is designed to achieve LEED Silver and Fitwell certifications.

- LOCATION: Cambridge, MA
- PROJECT TYPE: Renovation
- PROJECT SIZE: 413,000 SF
- DELIVERY METHOD: CM-at-Risk/GMP
- DURATION: 17 months
- PROJECT VALUE: Over \$300 Million

➤ Veterans' Home in Holyoke

A beacon for veterans in Western Massachusetts, the Veterans' Home in Holyoke is committed to providing "care with honor, dignity, and respect" for veterans needing long-term health care.

Project Specifications

- Phased construction to minimize disruption to the veterans, staff, and surrounding community
- Designed to LEED Gold certification with features including a geothermal heating/cooling system (with VRF), a high efficiency exterior envelope with triple glazed windows, and natural ventilation vent
- 350,000-gsf building
- 234 long-term care beds
- 212 single occupancy rooms and 11 double occupancy rooms
- 30-bed dedicated memory-care floor
- 260 parking spaces
- Sensory-rich outdoor environment, including the Holyoke Terrace, Dementia Garden, and a Koi pond

➤ Town of Dedham

The new 50,000 SF public safety building houses both police and fire departments for the Town of Dedham. The new building features a large apparatus bay, locker rooms, interview rooms, cells, a kitchen area, offices, and bedrooms. The project is pursuing LEED certification and was delivered in accordance with the Chapter 149A process.

Project Specifications

- 50,000 SF
- 3 years and 5 months schedule
- Demolition of pre-existing structures

➤ City of Malden

Construction management services for the new Malden Police Headquarters. The new Police Station includes a garage for vehicle maintenance, training areas, detention cells, a community room, staff offices, locker rooms and a fitness area, as well as all other police department functions.

Project Specifications

- 27,000 SF
- 17-month schedule
- This initiative is part the master plan for the City of Malden plan that includes relocating the existing City Hall and Police Station to new locations to facilitate the redevelopment of the Pleasant Street area
- Site improvements such as new landscaping and parking to provide 91 on-site spaces
- This project is being delivered in accordance with Chapter 149A principles

➤ City of Newton

The construction of a new 24,000 SF Station #3 on the same site, and renovation of the historic fire station headquarters, originally built in 1928.

Project Specifications

- 31,000 SF
- 21-month schedule
- Maintained mission-critical operations (back-up dispatch & city communications) during construction until new operations were operational, and switched over
- Work included establishing location, temp bunk facility design & installation, temp garage with working HVAC and Plymovent, and emergency traffic control, both temporary and future
- The station is situated on a very challenging and congested site, bordered by the MWRA Sudbury Aqueduct, a residential neighborhood, and Centre Street
- Pursuant to M.G.L. Chapter 149A CM-at-Risk

➤ Department of Conservation & Recreation

The Department of Conservation & Recreation's new North Point Maintenance Facility is a pre-engineered building featuring 21 vehicle storage bays, a large maintenance bay, an outdoor yard area, and an attached office area. The new facility will improve the visitor experience in the Charles River Basin and improve the efficiency of DCR operations.

Project Specifications

- 35,000 SF. 22-month schedule. 4-acre parcel of land
- Interior project features include a wash bay, internal storage, locker rooms, meeting space, and kitchenette
- The yard includes 95 parking spaces, a fuel station, a salt shed, and debris bins
- The site includes pedestrian connections to the Charles River, North Point Park, the Lynch Skate Park, and nearby Cambridge parks
- Constructed following the MA Chapter 149A process

LEADERSHIP

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Bonded & Insured