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**JON SANTIAGO, MD,**  
**MPH**  
SECRETARY, EOVS

December 18, 2025

Timothy Carroll  
House Clerk  
State House, Room 145  
Boston, MA 02133

Michael D. Hurley  
Senate Clerk  
State House, Room 335  
Boston, MA 02133

Dear Clerk Carroll and Clerk Hurley,

Pursuant to Section 4 of Chapter 15 of the Acts of 2021, *An Act financing the reconstruction of the Massachusetts Veterans Home at Holyoke* (formerly the Soldiers' Home at Holyoke), please find the Executive Office of Veterans Services annual report on the construction of the new long-term care facility at the Veterans Home in Holyoke.

Sincerely,

Jon Santiago

CC:

Senator Michael Rodrigues, Senate Chair of the Joint Committee on Ways and Means  
Representative Aaron Michlewitz, House Chair of the Joint Committee on Ways and Means  
Senator John Velis, Senate Chair of the Joint Committee on Veterans and Federal Affairs  
Representative Joe McGonagle, House Chair of the Joint Committee on Veterans and Federal Affairs

## **Legislative Mandate**

The following report is issued pursuant to Section 4 of Chapter 15 of the Acts of 2021, summarized as follows:

*Annually, not later than December 31, and until the completion of the new facility for the Veterans Home at Holyoke, the Executive Office of Veterans Services, in consultation with the division of capital asset management and maintenance, shall file a report on the construction of the new facility. The report shall include, but not be limited to: (i) a brief, current description of the project and any substantial changes in the description of the project during the previous year; (ii) the state of progress of the project; (iii) a summary of the total and major costs of the project as originally estimated and as currently expended or currently estimated to be expended; (iv) the original project schedule and the current and estimated schedule and progress of the project; and (v) identification of the designers and contractors who have contracted to provide materials or services for the new facility, including how the designers and contractors meet any applicable participation goals for minority and women workers. The report shall be filed with the clerks of the senate and house of representatives, the joint committee on veterans and federal affairs and the house and senate committees on ways and means.*

## **Holyoke Veterans Home Construction 2025 Annual Report**

**(i) A brief, current description of the project and any substantial changes in the description of the project during the previous year:**

- No identified changes to the building design or layout. As a reminder, the new facility is designed utilizing the VA's small house model. Each resident floor of the proposed new building is designed with 2 to 3 "homes" per floor, typically with 12 beds per home, accommodating a maximum of 36 Veterans per floor.
- Most rooms have single occupancy with private baths, but two rooms on each floor are larger than a standard room so that they can function as a double, a couple's room, or a bariatric room.
- The second floor of the facility is specifically designed for memory care.
- The first floor and basement will provide both resident services and support facilities, including community room, chapel, café, store, dental clinic, hair salon, and PT/OT facilities. The design also includes several outdoor garden spaces and activities, such as a memorial garden and an open-air pavilion.
- Overall project specifications
  - 348,000 square foot facility.
  - 8 stories tall.
  - 234 long-term care beds, 30 of which are designed for memory care.
- There will be an Adult Day Health space that can serve 40-50 participants per day, with approximately 5,600 gross square feet and its own drop-off/pickup area.
- When completed, the project will reduce consumption of energy resources by 90%. Operating costs will be reduced, and carbon emissions will be reduced by 1,000 tons annually.

**(ii) The state of progress of the project:**

- Commodore|Walsh, a veteran-owned business, has managed the construction project since its initiation.
- Substantial work has been accomplished to seal the exterior of the building and make it weatherproof to inclement weather conditions. Exterior brickwork was completed in November 2025.
- Interior framing for rooms and offices continues. Elevators are operational, allowing for the removal of external lifts.
- The geothermal well field is complete with piping connected to the building.
- DCAMM, Payette Architecture, Commodore|Walsh, and the Home representatives have been meeting regularly with EOTSS (Executive Office of Technical Support Services), to develop plans for IT infrastructure that will support the Commonwealth's IT network but also integrate the new Electronic Medical Record (EMR) system of the Home.
- The construction is considered approximately 64% complete.

**(iii) A summary of the total and major costs of the project as originally estimated and as currently expended or currently estimated to be expended:**

- Project Cost: \$405,334,600
- The Commonwealth has been awarded the VA State Home Construction Grant Program totaling 65% federal reimbursement and continues to work with the VA to meet annual reporting deadlines. The grant program follows federal rules, including compliance with the Build America Buy America Act (BABAA).
- The Commonwealth has requested, on nine occasions, VA reimbursement totaling \$136M in support of this project.
- There is approximately \$127M available in VA reimbursement to meet the 65% criterion for total VA project reimbursement.

**(iv) The original project schedule and the current and estimated schedule and progress of the project:**

- Ahead of schedule:
  - New building completion/occupancy: Fall 2026
  - Project is slightly ahead of schedule with the Certificate of Occupancy projected to be available in September 2026, which is two months earlier than originally planned.
  - Existing building will be demolished and site restoration scheduled for completion: Summer 2028

**(v) Identification of the designers and contractors who have contracted to provide materials or services for the new facility, including how the designers and contractors meet any applicable participation goals for minority and women workers:**

- Architect Selection: Payette Architecture
- Construction Manager Selection: Commadore|Walsh (a joint venture). Commadore is a veteran-owned business.
- The Access, Inclusion, and Diversity (AID) Committee continues to meet monthly and has initiated productive discussions. The construction project remains on track to meet all established goals and objectives. Approved meeting minutes, presentations, and video recordings are available on the Committee's website: <https://www.mass.gov/service-details/holyoke-soldiers-home-reconstruction-access-inclusion-diversity-committee>
- Workforce participation percentages as of October 5, 2025 - all benchmarks have been met or exceeded:

Group	Goal %	Reported Hours	Actual %
Minority	15.3%	150,926.31	28.42%
Women	6.9%	53,750.83	10.12%
Veterans	7%	48,310.25	9.1%
Apprentices	20%	106,650.00	20.08%
All Workers	-	531,017.72	-