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NEI General Contracting completes 173-unit The Cove Apartments at Polar Park - designed by The Architectural Team

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Worcester, MA NEI General Contracting, an award-winning general contracting firm, has completed construction of The Cove Apartments, an exciting new residential community located adjacent to Polar Park, home of the Worcester Woosox minor league baseball club. The seven-story, mixed-use property features 173 units and 16,000 s/f of retail space with accommodations for entertainment and remote work, among other amenities.

As one of the most exciting developments to come to the city's Canal District, the completion of the project coincides with the start of the 2025 Woosox baseball season, allowing residents to enjoy live games from any number of indoor and outdoor common areas with views of the stadium. In addition, nearby entertaining and dining options are numerous, and attractions like a brick oven pizza restaurant and candlepin bowling alley will occupy the ground-floor retail areas. Other features include a 7th floor Sky Lounge and rooftop deck with views into Polar Park; a double-sided marble fireplace in the lobby, adjacent to a self-serve coffee bar; a shared chef's kitchen that opens onto an outdoor patio; and a fitness center and fire pits for relaxation and community-building.

Along with the amenities package, NEI and design partner The Architectural Team also integrated a variety of green building features. A standout feature is its 5,500 s/f green roof, which reduces heat island effect and supports stormwater retention which is an especially vital function given the building's location below the water table. Continuous insulation was applied throughout the structure to optimize thermal performance while high-efficiency windows complement the envelope, minimizing energy loss and enhancing comfort.

V10 Development, a Massachusetts-based real estate development firm, led the project's vision and execution, while Churchill James LLC played a critical role in early site control and programming the commercial components, including the restaurant and bowling alley.

"When we embarked on bringing The Cove to life, it was clear we had an ambitious project with myriad goals in front of us," said John Tocco, managing partner and chief operations officer, V10 Development. "Working with NEI provided us a construction partner that appreciated the need for The Cove to be an absolute home run for residents and the city of Worcester, and the finished product will leave a lasting impression on anyone who steps inside."

The Cove's urban infill site presented some of the most complex building conditions in the region. NEI's team oversaw a sitework phase that required digging 20 feet below grade for the below-ground parking garage and bowling alley. The entire foundation sat beneath the water table, necessitating a robust support system using soldier piles and lagging, along with a continuous dewatering system designed to recharge the ground water.

"NEI, along with its project partners, is excited to unveil The Cove Apartments at Polar Park in Worcester, one of the most anticipated residential developments in the city's history," said Josef Rettman, president, NEI. "With aggressive goals for occupancy and a variety of stakeholder interests from retail clients to residents, this project required a highly collaborative approach between the developers, city leaders, and the construction and design teams. We're thrilled with the result and look forward to continued investment in the city's Canal District."

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540