

MONTHLY PROGRESS REPORT

REPORT NO. 004 | SEPTEMBER 2018

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SOUTHBOROUGH PUBLIC SAFETY COMPLEX

SOUTHBOROUGH, MASSACHUSETTS



Pictures: Interior foundation footings, ledge and boulders, forming foundation footings.

PROJECT DESCRIPTION:

This contract work is for a new Public Safety Complex Bldg. with Police and Fire Station headquarters. The station will include 5 apparatus bays, dispatch and communications, offices, dormitory space, kitchen, fitness room, and showers for the on-duty firefighters. The site is located right off of Cordaville Road and near Common Street. The new Police Station and Fire Station will be manned 24 hours a day, 7 days a week.

The project was designed by Context Architecture (formerly Donham & Sweeney) of Boston, MA. CTA Construction Managers of Waltham, MA was selected as the General Contractor. Both CTA Construction Managers and the Town of Southborough ("Town") executed a Standard Form of Agreement between Owner and Contractor (AIA A101). The Agreement stipulated sums of \$15,125,000.00 for complete construction.

PROJECT COMPLETION

LAST REPORT

10%*

*This is the Third Application for Payment

CURRENT REPORT

18%**

**as of Pay App No. 4

PROJECT INFORMATION:

Owner:
 Town of Southborough
 17 Common St.
 Southborough, MA 01772
 508.480.0161

Owner's Project Manager:
 The Vertex Companies, Inc. ("VERTEX")
 Kevin Heffernan
 400 Libbey Parkway
 Weymouth, MA 02189
 781.952.6000 / 6060F

Architect:
 Context Architecture ("Context")
 Jeff Shaw
 98 Harrison Ave
 Boston, MA 02111
 617.423.1400

Contractor:
 CTA Construction Managers ("CTA")
 Jared Dougan, PM
 400 Totten Pond Road
 Waltham, MA 02451
 781.786.6624

PAYMENT DETAILS

PAY APP NO. 4

Date Executed by Contractor
July 2, 2018Date Certified by Architect
TBDOriginal Contract Amount
\$15,125,000.00Approved Change Orders
\$ 43,099.22Amended Contract Amount
\$ 15,168,099.22Approved To Date
\$2,606,888.33Retainage Withholdings
\$130,344.41Paid To Date
\$1,496,686.90Pending Payment
\$979,857.02Remaining To Bill
\$12,691,555**PAYMENT STATUS**

A schedule of values ("SOV") was initially provided by CTA Construction Managers to the Owner, Context and Vertex for review. The SOV is an outline of the project cost break-downs per trade. The SOV will have adjustments as the rest of the sub-contractors get on board, there were no comments at this time, but continues to get reviewed at the weekly project meetings.

Payment Application No. 4 was submitted for review by Context and Vertex on September 25, 2018.

After review of the pencil requisition by Context and Vertex, CTA resubmitted Application No. 4 in a revised amount of \$979,857.02.

POTENTIAL DAMAGES

There are no potential damages to report at this time.

PROJECT COMPLETION**LAST REPORT****10%***

*As of Pay App. No. 03

CURRENT REPORT**18%****

**as of Pay App No. 04

AFFIRMATIVE CLAIMS

There are no affirmative claims at this time.

SCHEDULE UPDATE

Schedule Update – CTA submitted a notice for a time extension request for Phase I and Phase II of the project on September 17, 2018.

Vertex (OPM) and Context (Architect) have both reviewed the letter request and have concluded that the reasons expressed by CTA did not support a time extension and as a result, the extension request has been denied. An official response to the CTA request was drafted and sent back to CTA on October 1, 2018. NO response or follow-up has been received from CTA as of the day of this report.

CONSTRUCTION ACTIVITY

Site:

Site work is being done by S. J. Blair Excavating . The septic field system work is complete, and pre-testing has started. Excavation work for the foundation footings is complete. Exposed ledge material was found and a jack hammer was used to break it up. The rocks, boulders and ledge material found on-site will be crushed and removed from the site.

Electrical:

Energy Electric finished the electrical work for the septic field, septic monitoring, and temp power to Woodward School Electrical Room. Pre-testing of the septic system monitoring has started and is on-going.

Exterior Work:

Marguerite Concrete completed the foundation footings and are stripping the last concrete pour forms. The concrete slab work has not started, and waiting for utilities rough-ins to be started and completed.

Fernandes Masonry has started erecting the elevator shaft cmu walls, and will continue.

Steel:

The structural steel is scheduled for delivery to site on October 2, 2018. The crane has been delivered onsite, steel erection will start right after steel delivery and run approx. four weeks.

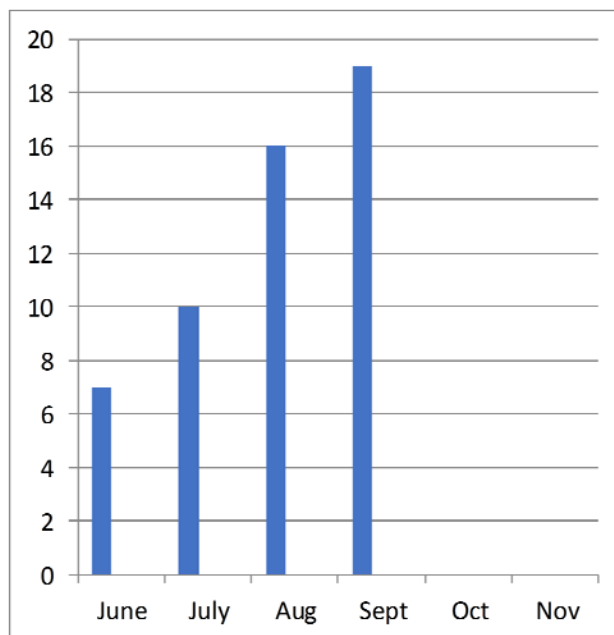
Plumbing , HVAC, and Interior Work:

RFIs and Submittals review are on-going; physical work has not started.

Safety:

CTA Construction Managers along with VERTEX has been ensuring on-site job safety. S. J. Blair does equipment inspections and servicing every morning, and having safety meetings several times a week with their work crew. Marguerite Construction has morning safety meetings.

Manpower per Month



Manpower:

The average daily manpower has been approximately 19 men per day. The low for the month was 8 men, the high was 29 men.

Certified Payrolls:

Certified payrolls continue coming in to Vertex from the sub-contractors. VERTEX will maintain copies, and review all certified payrolls.

CHANGE ORDERS / PROPOSAL REQUESTS

AT THIS TIME THERE ARE A NUMBER OF PCOs UNDER REVIEW BY THE PROJECT TEAM.

PCO No.	CE No.	CCD No.	Description	Total
1	1		Seismic clips (ASI 02) - (\$8,025.67)	\$ -
2	2	1	Clubhouse trailer upgrades & storage containers	\$ 8,926.12
3	3		Cleanouts (ASI 01) (original value - \$2,070.09))	\$ 1,447.38
4	4		Guardrail curbing & asphalt (RFI 01) (\$3,927.00)	\$ 1,309.37
5	5		Kitchen Sink Revision (RFI 10) - Orig. \$7,429.42) - Revised	\$ 1,173.19
6	6		Ice maker - plumbing connection (RFI 15/ASI 05) (\$1,550	\$ -
7	8		Clubhouse dampproofing - (\$2,580.52)	\$ -
8	10	2	Clubhouse foundation revisions	\$ -
9	11		Clubhouse HVAC - (\$4,417.58)	\$ -
10	12	3	Clubhouse plumbing (10,564.85)	\$ 4,037.92
11	13	4	Clubhouse basement ceiling demo	\$ 3,969.24
12	14	6	Temp clubhouse electrical	\$ 6,631.02
13	15	5	Clubhouse electrical demo (\$5,040.33)	\$ 3,000.00
14	16		Ice maker - electrical	\$ 645.15
15	17		Plumbing permit fees (\$2,395.31)	\$ -
16	18		Sewer pump electrical revisions (\$24,225.38)	\$ 17,301.24
17	19		<i>Not yet received</i>	
18	20		Clubhouse temporary power	\$ 20,752.67
19	21		<i>Not yet received</i>	
20	22		Clubhouse duct demolition	\$ 881.84
21	23		Clubhouse ADA paving	\$ 8,886.24
22	24	RFI 27	Clubhouse foundation drainage	\$ 3,708.21
23	25	RFI 36	Moisture mitigation	\$ (20,000.00)
24	26		Brick alternate	\$ (43,000.00)
25			<i>Not yet received</i>	
26		9	Ledge removal	\$ 10,000.00
27	31	RFI 24	Clubhouse mixing valve	\$ 2,750.48
28			Locker room Misc mirrors	\$ 2,051.18
29			Water line size revision	\$ (4,967.15)
30			<i>Not yet received</i>	
31			<i>Not yet received</i>	
32			Plumbing fixture P-17	\$ 11,807.60
33			Clubhouse interior stairs	\$ 5,937.34
34			<i>Not yet received</i>	
35			<i>Not yet received</i>	
36			<i>Not yet received</i>	
37			<i>Not yet received</i>	
38			<i>Not yet received</i>	
39			<i>Not yet received</i>	
40			Clubhouse gas line credit	\$ (1,220.16)
TBD	TBD	7	Power for Golf cart chargers at relocated Clubhouse	\$ 4,000.00
Totals				\$ 50,028.88

ISSUES / CONCERNS

1. At the time of this report, VERTEX's secondary concern is making sure that the Phase One septic field monitoring and controls, temp power is completed. Phase Two Public Safety Bldg. is well under way.
2. See SCHEDULE section for comments on the extension of time that was requested.

SITE DOCUMENTATION

01



Photo depicts elevator shaft cmu erection on 9/26/18.

02



Photo depicts the interior footing construction on 9/26/18..

03



Photo depicts large interior footing rebar on 9/24/18.

04



Photo depicts the interior foundation footings on 9/24/18.

SITE DOCUMENTATION

05



Photo depicts the septic tank filling on 9/24/18.

06



Photo depicts pulling of the septic wiring on 9/22/18.

07



Photo depicts Woodward School septic conduits rough-in on 9/21/18.

08



Photo depicts the backfill foundation wall on 9/21/18.

SITE DOCUMENTATION

09



Photo depicts the breaking of large boulders on 9/21/18.

10



Photo depicts the septic monitoring panel on 9/19/18.

11



Photo depicts the Mockup Location on 9/17/18.

12



Photo depicts the foundation walls on 9/14/18.

SITE DOCUMENTATION

13



Photo depicts the Golf Clubhouse interior stair on 9/20/18.

14



Photo depicts the Golf Clubhouse basement concrete on 9/06/18.

15



Photo depicts the foundation wall footings on 9/04/18.

16



Photo depicts the foundation stem wall on 9/05/18.