

MONTHLY PROGRESS REPORT

REPORT NO. 010 | March 2019

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Notable Correspondence	N/A

SOUTHBOROUGH PUBLIC SAFETY COMPLEX

SOUTHBOROUGH, MASSACHUSETTS



Pictures: Overall building progress

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 staffed 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

54%*

*as of Pay App No. 9

CURRENT REPORT

64%**

**as of Pay App No. 10

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. 10

Date Executed by Contractor
April 4, 2019

Date Certified by Architect
April 4, 2019

Original Contract Amount
\$15,125,000

Approved Change Orders
\$ 831,860.69

Amended Contract Amount
\$ 15,956,860.69

Approved To Date
\$10,280,587.72

Retainage Withholdings
\$514,029.40

Paid To Date
\$8,056,356.66

Pending Payment
\$1,710,201.66

Remaining To Bill
\$6,190,302

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.1 was submitted for payment on July 6, 2018 in the amount of \$454,843.85

Payment Application No.2 was submitted for payment on August 6, 2018 in the amount of \$439,691.91

Payment Application No.3 was submitted for payment on September 11, 2018 in the amount of \$602,151.54

Payment Application No.4 was submitted for payment on October 9, 2018 in the amount of \$979,857.02

Payment Application No.5 was submitted for payment on November 6, 2018 in the amount of \$1,071,930.46

Payment Application No.6 was submitted by CTA on November 29, 2018 for the building committee to approve in the amount of \$804,796.65

Payment application No. 7 was submitted by CTA on December 31, 2018 for Vertex and Context to review in the amount of \$812,053.12 and after comments the application was revised to \$797,993.72.

Payment application No. 8 was submitted by CTA on January 25, 2019 for Vertex and Context to review in the amount of \$1,293,845.02 and after comments the application was revised to \$1,266,788.94.

Payment application No.9 was submitted by CTA on February 26, 2019 for Vertex and Context to review in the amount of \$1,753,556.09 and after comments revised to \$1,638,302.96.

Payment application No.10 was submitted by CTA on March 27, 2019 for Vertex and Context to review in the amount of \$1,789,5859.16 and after comments revised to \$1,710,201.66.

PROJECT COMPLETION

LAST REPORT

54%*

*as of Pay App No.9

CURRENT REPORT

64%**

**as of Pay App No. 10

POTENTIAL DAMAGES

There are no potential damages to report at this time.

AFFIRMATIVE CLAIMS

There are no affirmative claims at this time.

SCHEDULE UPDATE

Vertex and Context requested an updated schedule along with this month's requisition. CTA Construction Managers has yet to provide a schedule update since February 25, 2019.

As of the writing of this report, CTA has asked for four (4) additional working days due to PCO work which would extend the substantial completion date from July 10, 2019 to July 16, 2019; that time has not been agreed to thus far.

CONSTRUCTION ACTIVITY

Site:

Site work is on-going. Apparatus bay is compacted and complete. Excavation for carport footings is 90% complete. Fine grading, and prep for pavement is scheduled to occur this month.

Electrical:

National grid pole has been placed. Second floor rough in is complete. Wire is being pulled for security, electrical devices, and HVAC wiring. First floor rough-in is approximately 95% complete.

Exterior Work:

Brick veneer is approximately 80% complete, should be completed by next month. Carport excavation has started, and will be on going. Window installation is on-going, and is approximately 75% complete. Roofing is on-going and is approximately 75% complete.

Steel:

Car port steel is scheduled to be installed next month

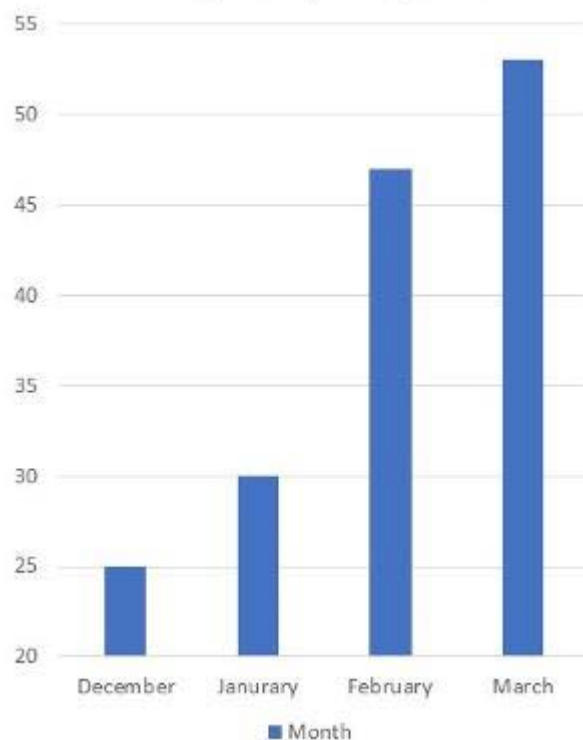
Plumbing , HVAC, and Interior Work:

Second floor plumbing and HVAC rough-in is complete. Finishes have been delivered and installation has begun. Drywall is 95% complete. Primer and first coats of paint are approximately 90% complete. Ceiling grid is scheduled to begin the first week of April. First floor plumbing and HVAC has been inspected, and insulation is on-going. Drywall is approximately 90% complete, taping and mudding to follow. All interior CMU walls are complete.

Safety:

CTA Construction Managers along with VERTEX have been ensuring on-site job safety.

Average Daily Workforce



Workforce:

The average daily workforce has been approximately 47 workers per day. The low for the month was 4 workers (Signet on a Saturday), the high was 69 workers.

Certified Payrolls:

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

CHANGE ORDERS / PROPOSAL REQUESTS

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) - Revise	\$ 1,173.19
6	6		Ice maker - plumbing connection (RFI 15/ASI 05) (\$1,55	\$ -
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)	\$ 6,137.27
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		Clubhouse deck / ramp revisions (\$15,524.77)	\$ 1,380.06
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			Glass & glazing revisions	
26		9	Ledge removal (orig. \$10,000 - superceded by PCO 42)	
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			Elevator floor	\$ (161.79)
31			<i>Not yet received</i>	
32			Plumbing fixture P-17	\$ 11,807.60
33			Clubhouse interior stairs	\$ 5,937.34
34			Shower revisions	\$ 28,695.14
35			Misc. metals revisions	
36			Hydrant and FD connection	\$ 5,688.00
37			Pass through window	\$ 11,231.62
38			Clubhouse trailer & storage containers	\$ 3,167.10
39			<i>Not yet received</i>	
40			Clubhouse gas line credit	\$ (1,220.16)
41			Detention glazing	\$ 3,431.23
42			Ledge removal	\$ 44,520.00
43			Fire alerting system	\$ 107,340.51
44			Clubhouse revisions	\$ 25,964.00
45			N line steel support at masonry	\$ 2,315.36
46			Training tower revisions	\$ (1,220.07)
47			SEE BID SAVINGS DETAIL BELOW	
48			Flow meter	\$ 6,804.94
49			Fire rated glazing	\$ 1,423.77
50			Clubhouse electrical submeter	\$ 1,803.73
51			Antenna bracket revisions	\$ 1,483.28
52			<i>Not yet received</i>	
53			Phase 1 & 2 time extension	\$ -
54			Lobby floor insignias	\$ 6,567.76
55			Electrical panel revisions	
56			Credit for handicapped rail	\$ (2,459.59)
57			<i>Not yet received</i>	
58			<i>Not yet received</i>	
59			Cornice revisions	\$ 16,658.22
60			Clubhouse trench drain & piping	\$ 11,567.82
61			Epoxy floors	\$ 80,611.26
62			Metal roof edge	\$ 3,314.45
63			Turnout gear lockers	\$ 32,951.20
64			LED signs	\$ 7,854.00
65			<i>Not yet received</i>	
66			<i>Not yet received</i>	
67			Dimple door frame	\$ 841.50
68			Detention hardware revisions	\$ (1,950.24)
69			Appliance revisions	\$ 246.83
70			Misc GWB framing revisions	
71			Electrical revisions	\$ 4,844.91
72			Brick supports at corners	\$ 4,844.24
73			Electronic keying at detention	\$ 1,486.77
74			<i>Not yet received</i>	
75			Eliminate gas to dryers	\$ (3,765.45)
76			<i>Not yet received</i>	
77			Decon shower pan	\$ 2,179.91
78			<i>Not yet received</i>	
79			<i>Not yet received</i>	
80			Doors C202 & C206 stair revisions	
81			Septic tank core size conflict	\$ 785.40
82			Grease skimmer	\$ 19,342.20
83			Clubhouse revisions	\$ 14,624.06
84			Drain line extension	\$ 2,117.56
85			Relieving angle at stair tower	\$ 9,837.85
86			<i>Not yet received</i>	
87			<i>Not yet received</i>	
88			<i>Not yet received</i>	
89			<i>Not yet received</i>	
90			<i>Not yet received</i>	
91			Steel kicker	\$ 3,134.00
92			Waterline revision	\$ 1,133.70
93			<i>Not yet received</i>	
94			Kitchen hood controls	\$ 538.56
95			<i>Not yet received</i>	
96			Dayroom TV wall	\$ 723.64
97			<i>Not yet received</i>	
98			Framing at entry roof knee wall	\$ 2,153.53
99			Interior window sealant	\$ 13,285.85
100			<i>Not yet received</i>	
101			Tight tank drainage	\$ 6,426.54
102			Booking window	\$ 4,480.82
103			Electrical revisions - 2nd floor	\$ 2,119.02
104			<i>Not yet received</i>	
105			<i>Not yet received</i>	
106			Room 210 windows	\$ 3,671.54
TBD	TBD	7	Power for Golf cart chargers at relocated Clubhouse	\$ 4,000.00
Totals				\$ 536,162.97

ISSUES / CONCERNS

1. At the time of this report, Vertex's main concern is limiting change orders that will impact the schedule.

SITE DOCUMENTATION

01



Photo depicts the progress of the exterior at the main entrance.

02



Photo depicts the installation of windows.

03



Photo depicts the progress of the exterior.

04



Photo depicts the completion on-going masonry at the apparatus bay.

SITE DOCUMENTATION

05



Photo depicts the progress of first floor dispatch area.

06



Photo depicts the progress of first floor turnout gear room.

07



Photo depicts the progress of the first floor electrical room

08



Photo depicts the progress of first floor Booking area.

SITE DOCUMENTATION

09



Photo depicts the progress of Police Chief's office on the second floor.

10



Photo depicts the progress of the second floor framing, drywall, painting, electrical and HVAC on police side.

11



Photo depicts the progress of second floor fitness room.

12



Photo depicts the progress of the second floor dorm room hallway

SITE DOCUMENTATION

13



Photo depicts the progress of excavation, and forming of the footings.

14



Photo depicts the progress of slab preparation for the apparatus bay.

15



Photo depicts the progress of the lower flat roof.

16



Photo depicts golf access road.



Appendix A-01

APPLICATION FOR PAYMENT NO. 10
(cover page only)

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF

PAGES

TO THE OWNER: Name: **Town of Southborough**
 Address: **17 Common Street**
Southborough, MA 01772

PROJECT: Name: **Southborough Public Safety**
 Address: **32 Cordaville Road**
Southborough, MA 01772

APPLICATION NO.: **10**
 PERIOD TO: **03/31/19**
 APPLIC DATE: **03/31/19**

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

FROM CONTRACTOR: **CTA Construction Managers, LLC**
 400 Totten Pond Road 2nd Floor
 Waltham, MA 02451

VIA ARCHITECT: Name: **Context Architecture, Inc.**
 Address: **68 Harrison Avenue**
Boston, MA 02111

CONTRACT DATE:

CONTRACT FOR: Southborough Public Safety

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract

Continuation sheet, AIA document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	<u>\$15,125,000.00</u>
2. Net change by Change Orders	\$	<u>\$831,860.69</u>
3. CONTRACT SUM TO DATE (Line 1 + or - 2)	\$	<u>\$15,956,860.69</u>
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	<u>\$10,280,587.72</u>
5. RETAINAGE:		
a. 5% % of Completed Work	\$	<u>\$514,029.40</u>
(Columns D + E + F on G703)		
b. % of Stored Material	\$	<u></u>
(Column on G703)		
Total Retainage (Line 5a + 5b or Total in Column 1 of G703)	\$	<u>\$514,029.40</u>
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$	<u>\$9,766,558.32</u>
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) (amount paid to date)	\$	<u>\$8,056,356.66</u>
8. CURRENT PAYMENT DUE	\$	<u>\$1,710,201.66</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	<u>\$6,190,302</u>

CHANGE ORDER SUMMARY	CO's	CCD's
Total changes approved in previous months by Owner	\$789,541.24	\$15,007.16
Total approved this Month	\$10,825.76	\$16,486.53
TOTALS	\$800,367.00	\$31,493.69
NET CHANGES by Change Order & CCD's	\$831,860.69	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed

in accordance with the Contract Documents, that all amounts have been paid by the

Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner and that current payment shown herein is now due.

CONTRACTOR: CTA Construction Managers, LLC

By: _____ Date: _____

State of: MASSACHUSETTS

County of: MIDDLESEX

Subscribed and sworn to before
me this _____ day of _____

Notary Public:

My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ _____

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT **Context Architecture, Inc.**

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.