

MONTHLY PROGRESS REPORT

REPORT NO. 011 | April 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

64%*

*as of Pay App No. 10

CURRENT REPORT

72%**

**as of Pay App No. 11

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. 11

Date Executed by Contractor
April 30, 2019

Date Certified by Architect
TBD

Original Contract Amount
\$15,125,000

Approved Change Orders
\$ 830,512.57

Amended Contract Amount
\$ 15,955,512.57

Approved To Date
\$11,600,877.83

Retainage Withholdings
\$580,043.90

Paid To Date
\$11,020,833.93

Pending Payment
\$1,254,275.61

Remaining To Bill
\$4,934,679

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.

Payment Application No. 11 was submitted by CTA on April 30, 2019 for Vertex and Context to review in the amount of \$1,296,845.92 and after comments revised to \$1,254,275.61.

PROJECT COMPLETION

LAST REPORT

64%*

*as of Pay App No.10

CURRENT REPORT

72%**

**as of Pay App No. 11

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 with last months Pay Application. It was received on April 17, 2019. The team reviewed the schedule, however several PCOs have been issued with requests for added time. Vertex, Context, CTA, and the Town have scheduled a meeting for May 6, 2019 to resolve the outstanding issues, and resolve schedule, at which time a new schedule will be provided.

CONSTRUCTION ACTIVITY

Site:

Site work is on-going. Excavation for utilities, at the rear of the building is in process, and fine grading and asphalt prep is scheduled to start next month.

Electrical:

Second floor rough electrical is complete, devicing has begun. Light fixtures are being placed. First floor rough is 98% complete, wire is being pulled, and device installation has started.

Exterior Work:

Brick veneer is complete, and washed. The mason has demobilized, and just has clean-up around the building remaining. Carport footings are on-going. All roofs are complete. All garage doors have been installed. Window installation is approximately 75% complete.

Steel:

Car port steel is scheduled to be installed next month

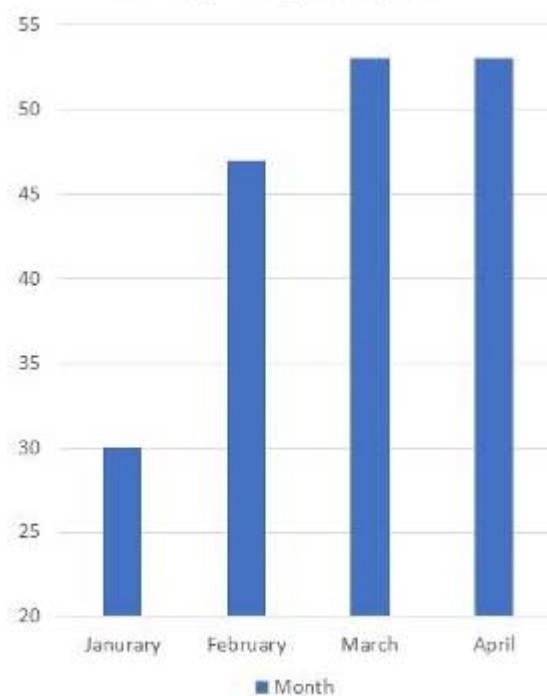
Plumbing , HVAC, and Interior Work:

Rough plumbing is complete, and inspected. Insulation is 80% complete, and finish work has started. HVAC rough in work is approximately 80% complete, all roof top units have been placed. Second floor prime and first coat of paint is complete. Ceiling grid is 95% complete, flooring expected to start early next month. First floor drywall is 95% complete, primer and first coat painting has started.

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 53 workers per day. The low for the month was 29 workers, the high was 82 workers.

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

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	\$ 14,979.06
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)

PCO No.	CE No.	CCD No.	Description	Total
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			Chair rail revisions	\$ (411.06)
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			Elevator penthouse damper	\$ 4,999.99
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)	\$ -
107			Elevator damper crane remobilization	\$ 2,226.41
108			<i>Not yet received</i>	
109			<i>Not yet received</i>	
110			Added air supply outlet	\$ 3,115.05
111			<i>Not yet received</i>	
112			<i>Not yet received</i>	
113			<i>Not yet received</i>	
114			<i>Not yet received</i>	
115			<i>Not yet received</i>	
116			<i>Not yet received</i>	
117			<i>Not yet received</i>	
118			<i>Not yet received</i>	
119			<i>Not yet received</i>	
120			Kitchen sink	\$ 4,344.59
121			Floor insignia	\$ 579.63
TBD	TBD	7	Power for Golf cart chargers at relocated Clubhouse	\$ 4,000.00
Totals				\$ 542,982.90

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 the garage doors

03



Photo depicts the progress of the exterior along with progress of the carport footings

04



Photo depicts the rear of the apparatus bay progress.

SITE DOCUMENTATION

05



Photo depicts the progress of the booking area

06



Photo depicts the progress of the fitness room

07



Photo depicts the progress of plumbing fixtures on the second floor

08



Photo depicts the progress of the apparatus bay.

SITE DOCUMENTATION

09



Photo depicts the progress of the first floor.

10



Photo depicts the progress of the apparatus bay.

11



Photo depicts the progress of the elevator.

12



Photo depicts the progress of the electrical room.

SITE DOCUMENTATION

13



Photo depicts the progress of excavation for generator pad

14



Photo depicts the progress of excavation, and conduit installation.

15



Photo depicts the delivery of main mechanical room equipment

16



Photo depicts transformer pad prep.



Appendix A-01

APPLICATION FOR PAYMENT NO. 11
(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.: **11**
 PERIOD TO: **04/30/19**
 APPLIC DATE: **04/30/19**
 Architect's Proj Nos.
 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>\$830,512.57</u>
3. CONTRACT SUM TO DATE (Line 1 + or - 2)	\$	<u>\$15,955,512.57</u>
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	<u>\$11,600,877.83</u>
5. RETAINAGE:		
a. 5% % of Completed Work	\$	<u>\$580,043.90</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>\$580,043.90</u>
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$	<u>\$11,020,833.93</u>
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) (amount paid to date)	\$	<u>\$9,766,558.32</u>
8. CURRENT PAYMENT DUE	\$	<u>\$1,254,275.61</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	<u>\$4,934,679</u>

CHANGE ORDER SUMMARY	CO's	CCD's
Total changes approved in previous months by Owner	\$800,367.00	\$24,457.03
Total approved this Month		\$5,688.54
TOTALS	\$800,367.00	\$30,145.57
NET CHANGES by Change Order & CCD's	\$830,512.57	

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.