

MONTHLY PROGRESS REPORT

REPORT NO. 001 | JUNE 2018

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Notable Correspondence	N/A

SOUTHBOROUGH PUBLIC SAFETY COMPLEX

SOUTHBOROUGH, MASSACHUSETTS



Picture: Fire Headquarters Site (Boston Road)

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

0.00%*

*This is the first Application for Payment

CURRENT REPORT

3.17%**

**as of Pay App No. 1

PROJECT INFORMATION:

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

Owner's Project Manager:
 The Vertex Companies, Inc. ("VERTEX")
 Steve Theran
 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. 1**

Date Executed by Contractor
July 2, 2018

Date Certified by Architect
TBD

Original Contract Amount
\$15,125,000

Approved Change Orders
\$ 0

Amended Contract Amount
\$ 15,125,000

Approved To Date
\$478,783

Retainage Withholdings
\$23,939

Paid To Date
\$0

Pending Payment
\$454,844

Remaining To Bill
\$14,670.156

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 review by Context and Vertex on June 30, 2018 in the amount of \$483,365.00..

After review of the pencil requisition by Context and Vertex, CTA resubmitted Application No. 1 in a revised amount of \$454,843.85.

POTENTIAL DAMAGES

There are no potential damages to report at this time.

PROJECT COMPLETION**LAST REPORT**

0.00%*

**This is the first Application for Payment*

CURRENT REPORT

3.17%**

***as of Pay App No. 1*

AFFIRMATIVE CLAIMS

There are no affirmative claims at this time.

SCHEDULE UPDATE

CTA Construction Managers provided an updated schedule to the team for review on June 11, 2018. Vertex and Context are currently reviewing to ensure that the project will meet the July 1, 2019 substantial completion date. The Phase One work is on-going to relocate the existing Golf Clubhouse in it's new location. Phase Two work is starting a month early with the project fencing and bldg. foundation excavation work to begin next week 7/2/18. The building of the bldg. mock-up location is being revised to the Woodward School soccer field. The RFIs and Submittals process is on-going with CTA.

CONSTRUCTION ACTIVITY

Site:

CTA Construction Managers started on-site construction silt socks and BMP work on June 5, 2018. Site work is being done by S. J. Blair Excavating . They are started excavating the Septic Field area on 6/6/18, and installing the septic chambers on 6/27/18. Tree cutting was started on 6/19/18 and finished on 6/26/18. The chipped tree mulch was hauled offsite on 6/27/18.

Exterior Work:

Relocated Golf Clubhouse foundation excavating work to begin 7/2/18.
New bldg. foundation excavating work to begin on 7/2/18.

Interior work:

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

Plumbing:

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

HVAC:

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

Electrical:

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

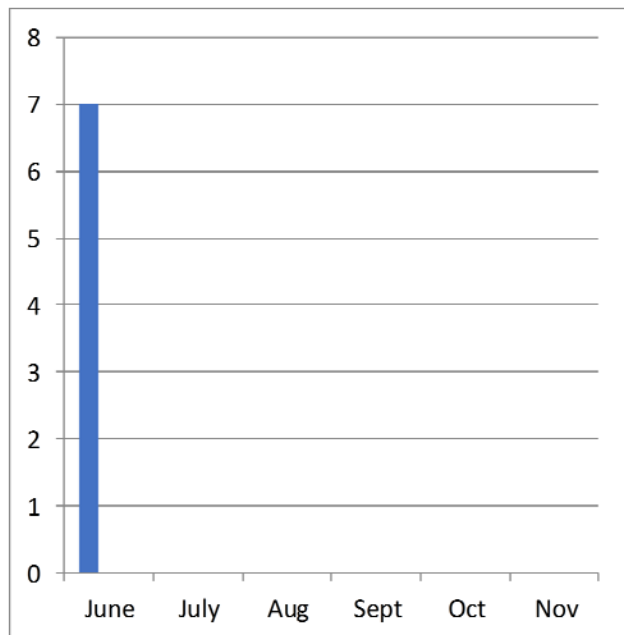
Steel:

Steel 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. Job-site meetings has not started yet, until other subcontractors are on site. S. J. Blair does equipment inspections and servicing every morning, and having safety meetings several times a week with their work crew.

Manpower per Month



Manpower:

The average daily manpower has been approximately 7 men per day. The low for the month was 4 men; the high was 11 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	SPSC	Golf	Roadway
1	1		Seismic clips (ASI 02)	\$ 8,025.67	\$ 8,025.67		
2	2	1	Clubhouse trailer upgrades & storage containers	\$ 8,926.12		\$ 8,926.12	
3	3		Cleanouts (ASI 01)	\$ 2,070.09	\$ 2,070.09		
4	4		Guardrail curbing & asphalt (RFI 01)	\$ 3,927.00			\$ 3,927.00
5	5		Kitchen Sink Revision (RFI 10)	\$ 7,429.42	\$ 7,429.42		
6	6		Ice maker - plumbing connection (RFI 15/ASI 05)	\$ 1,550.79	\$ 1,550.79		
7	8		Clubhouse dampproofing	\$ 2,580.52		\$ 2,580.52	
8	10	2	Clubhouse foundation revisions	\$ -		\$ -	
9	11		Clubhouse HVAC	\$ 4,417.58		\$ 4,417.58	
10	12	3	Clubhouse plumbing	\$ 10,564.85		\$ 10,564.85	
11	13	4	Clubhouse basement ceiling demo	\$ 3,969.24		\$ 3,969.24	
12	14	6	Temp clubhouse electrical	\$ 6,631.02		\$ 6,631.02	
13	15	5	Clubhouse electrical demo	\$ 5,040.33		\$ 5,040.33	
14	16		Ice maker - electrical	\$ 645.15	\$ 645.15		
Totals				\$ 65,777.78	\$ 19,721.12	\$ 42,129.66	\$ 3,927.00

ISSUES / CONCERNS

1. At the time of this report, VERTEX's main concern is ensuring that CTA Construction Managers does their RFIs and Submittals, order materials, and provides material and color options for the mock-up so it can be reviewed by the necessary parties, and final selections made, so material can be ordered.
2. At the time of this report, VERTEX's secondary concern is making sure that the Phase One Relocating Golf Clubhouse is completed, so that the Phase Two Public Safety Bldg. work can proceed on schedule.

SITE DOCUMENTATION

01



Photo depicts James Downing inspection of the septic field and septic chambers on 6/27/18.

02



Photo depicts the septic field excavation work and septic chambers, piping, accessories.

03



Photo depicts loading and hauling off site of the tree cutting chipping mulch material on 6/27/18.

04



Photo depicts the dropped off Golf Clubhouse office trailer and four conex boxes for golf cart storage on 6/26/18.

SITE DOCUMENTATION

05



Photo depicts the septic field excavation, prior to trench excavation for the septic chambers on 6/26/18.

06



Photo depicts the tree cutting chipping mulch pile prior to hauling off the site on 6/26/18.

07



Photo depicts progress of the tree cutting work adjacent to Woodward School on 6/26/18.

08



Photo depicts the delivered double washed crushed stone for the septic field chamber base course on 6/26/18.

SITE DOCUMENTATION

09



Photo depicts the delivery of the double washed crushed stone on 6/25/18.

10



Photo depicts the tracing and connection of the Golf Clubhouse waterline on 6/25/18.

11



Photo depicts the septic field trenching for the septic chambers on 6/27/18.

12



Photo depicts the sewage tanks pumping of Woodward School on 6/28/18.

SITE DOCUMENTATION

13



Photo depicts the tree cutting and clearing adjacent to the Woodward School soccer field on 6/25/18.

14



Photo depicts the tree cutting and clearing adjacent to the Woodward School soccer field on 6/25/28.

15



Photo depicts the septic field installation of the septic chambers for civil engineer inspection on 6/27/18.

16



Photo depicts the tree cutting and clearing adjacent to the Woodward School soccer field and Golf Club parking lot on 6/25/18.