

MONTHLY PROGRESS REPORT

REPORT NO. 005 | OCTOBER 2018

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APPENDICES

Payment Application	N/A
Three Week Look Ahead	A-02
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 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

18%*

*as of Pay App No. 4

CURRENT REPORT

25%**

**as of Pay App No. 5

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. 5

Date Executed by Contractor
November 2, 2018

Date Certified by Architect
November 6, 2018

Original Contract Amount
\$15,125,000

Approved Change Orders
\$ 113,350.90

Amended Contract Amount
\$ 15,238,350.90

Approved To Date
\$3,735,236.18

Retainage Withholdings
\$187,761.80

Paid To Date
\$3,548,474.38

Pending Payment
\$1,071,930.46

Remaining To Bill
\$11,689,877.00

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

POTENTIAL DAMAGES

There are no potential damages to report at this time.

PROJECT COMPLETION

LAST REPORT

18%*

*as of Pay App No.4

CURRENT REPORT

25%**

**as of Pay App No. 5

AFFIRMATIVE CLAIMS

There have been 2 claims for schedule delay. First letter is dated September 17, 2018, and the second letter is dated October 22, 2018. All parties are scheduled to meet and discuss this issue.

SCHEDULE UPDATE

CTA Construction Managers provided an updated schedule to the team for review on October 29, 2018. The schedule is still under review as CTA has not updated any dates due to their delay claim. There will be a meeting to discuss the schedule, and an updated schedule will be issued soon after for further review.

After numerous questions to CTA regarding any delay on the project and CTA's acknowledgement of none, the Owner received a request to extend the project end date from July 1 to August 1. There is a meeting scheduled for November 12, 2018 to discuss and hopefully resolve.

CONSTRUCTION ACTIVITY

Site:

Site work is on-going. Phase 1 is 90% complete at the time of this report. Phase 2 is on-going, septic is 95% complete, site drainage is 80% complete, under slab utilities have been started, and underground electrical is scheduled for the middle of next month, along with grading around the building footprint.

Electrical:

Electrical for the clubhouse is 90% complete at the time of this report. Rough in work on the apparatus bay side is 90% complete, and under slab rough-in work has begun.

Exterior Work:

The second floor deck has been poured, CMU for the apparatus bay and training tower is complete and ready for AVB. Wood blocking has begun for the wood trusses. AVB has been applied to the concrete footings and walls.

Steel:

The structural steel is 90% complete at the time of this report. Remaining steel is for the apparatus bay roof.

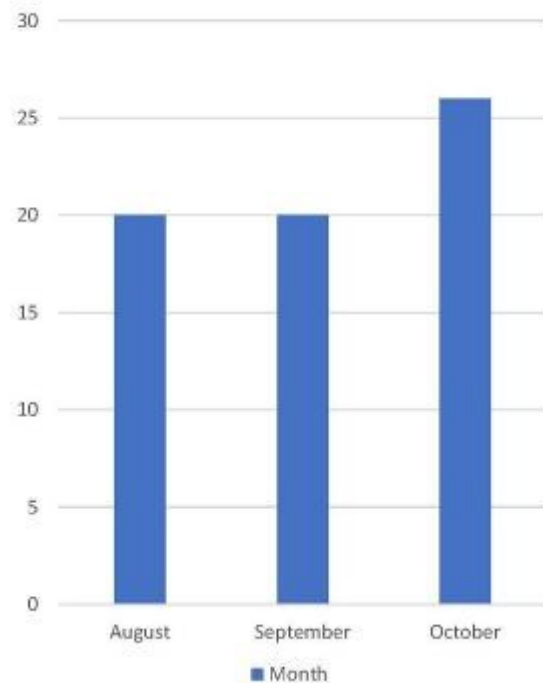
Plumbing , HVAC, and Interior Work:

Plumbing under slab utilities have begun.

Safety:

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

Average Daily Manpower



Manpower:

The average daily manpower has been approximately 26 workers per day. The low for the month was 18 workers, the high was 38 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 - Revised	\$ 1,173.19
6	6		Ice maker - plumbing connection (RFI 15/ASI 05) (\$1,550.79)	\$ -
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 (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			<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			Hydrant and FD connection	\$ 5,688.00
37			<i>Not yet received</i>	
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			<i>Not yet received</i>	
47			<i>Not yet received</i>	
48			Flow meter	\$ 6,804.94
49			<i>Not yet received</i>	
50			Clubhouse electrical submeter	\$ 1,803.73
TBD	TBD	7	Power for Golf cart chargers at relocated Clubhouse	\$ 4,000.00
Totals				\$ 241,063.75

ISSUES / CONCERNS

1. Please see the Schedule Update section of this report for comments regarding scheduling concerns.

SITE DOCUMENTATION

01



Photo depicts the second floor concrete deck being poured

02



Photo depicts the progress of the steel and CMU

03



Photo depicts the progress of the steel and CMU

04



Photo depicts the cured second floor concrete deck.

SITE DOCUMENTATION

05



Photo depicts the installation of site drainage.

06



Photo depicts the installation of site drainage.

07



Photo depicts the under slab plumbing installation.

08



Photo depicts the under slab plumbing installation.

SITE DOCUMENTATION

09



Photo depicts the installation of steel for the apparatus bay roof.

10



Photo depicts the start of wood blocking, and AVB.

11



Photo depicts the completion of footings at entry doors, and door frames at CMU walls.

12



Photo depicts completion of CMU at apparatus bay, and installation of under slab plumbing

SITE DOCUMENTATION

13



Photo depicts the piers for the clubhouse deck.

14



Photo depicts the Golf Clubhouse basement with the garage door installed, and electrical work being started.

15



Photo depicts the progress of the mock-up

16




Photo depicts the back-filled drainage, and excavation of the future driveway.



Appendix A-02

THREE WEEK LOOK AHEAD SCHEDULE

CTA Construction Managers	Project: SPSC 3-Week Look Ahead Schedule															
		Mon	Tue	Wed	Thu	Fri	Mon	Tue	Wed	Thu	Fri	Mon	Tue	Wed	Thu	Fri
	Activity	29-Oct	30-Oct	31-Oct	1-Nov	2-Nov	5-Nov	6-Nov	7-Nov	8-Nov	9-Nov	12-Nov	13-Nov	14-Nov	15-Nov	16-Nov
Mock-Up Wall																
	Install AVB Membrane on masonry & Gyp	Awaiting UTS TESTING														
	Install Veneer Masonry and precast	TBD	TBD	TBD	TBD	TBD	TBD	TBD								
	Install Throughwall Flashing at Mock Up	TBD	TBD	TBD	TBD	TBD	TBD	TBD								
	Field Measure, Fabricate & Install Roofing and Cornice Profile			FM	FM	FM	FM	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Phase 1 - Clubhouse Relocation																
	Clubhouse HC Ramp and Deck Footing Excavation and Installation	x	x	x	x	x										
	Clubhouse HC Ramp and Deck Installation						x	x	x	x	x	x	x	x	x	x
	Clubhouse Parking Lot Asphalt Installation						x	x	x	x	x					
	Clubhouse Parking Lot Curb Stops										x	x	x	x		
	Clubhouse Parking Lot Parking Signage										x	x	x	x		
	*Clubhouse HVAC	Scheduling		Scheduling		Scheduling		Scheduling		Scheduling		Scheduling		Scheduling		Scheduling
	*Clubhouse interior electrical (T&M)			x	x	x	x	x	x	x	x					
	*Plumbing (T&M) Sanitary & Water pipe			x	x	x	x	x	x	x	x					
	Clubhouse Electrical Service to Building (Awaiting Other Elec Directive)			x	x	x	x	x	x	x	x					
Phase 1 - Septic System																
	*Septic Tank Flow Meter Controls Panel Installations (Awaiting Dir.)	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD					
	Septic System BOH Final Signoff of Title 5 Paperwork	In Progress														
Phase 2 - SPSC Main Building																
	Structural Steel Frame Erection and Deck Installation (CL A-N)	x	x													
	Install Slab S eaves and Boxouts for SOD Concrete Pour	x	x													
	Install Steel Prep and Pour Slab On Deck Concrete (Main Building 2nd Fl)	x	x	x	x	x										
	Exterior Wall Stud Framing and Sheathing at Main Building						x	x	x	x	x	x	x	x	x	x
	Exterior Sheathing Main Building										x	x	x	x	x	x
	Excavate for Main Building Interior Underground Piping	all clear	x	x	x	x	x	x	x	x	x	x	x	x	x	x
	Install Main Building Underground Piping... (CL A-N)	x	x	x	x	x	x	x	x	x	x	x	x	x		
	Prep Gravel for SOG Haunches, Depressions & Insulation														x	x
	Install Blocking for Roof Trusses and Curbs	x	x	x	x	x	x	x	x	x						
	Install Roof Trusses					x	x	x	x	x	x	x	x	x	x	x
	Install Roof Blocking at Low Roof for Curbs / Equip/ Drains			x	x	x			x	x	x					

		Project: SPSC 3-Week Look Ahead Schedule														
		Mon	Tue	Wed	Thu	Fri	Mon	Tue	Wed	Thu	Fri	Mon	Tue	Wed	Thu	Fri
	Activity	29-Oct	30-Oct	31-Oct	1-Nov	2-Nov	5-Nov	6-Nov	7-Nov	8-Nov	9-Nov	12-Nov	13-Nov	14-Nov	15-Nov	16-Nov
	Install Roof Equipment Curbs, stubs & Drains at Low Roof								x	x	x	x	x			
Phase 2 - SPSC Apparatus Bay (CL N-S)																
	Excavate/ Form tie bar and pour Apron Foundation Walls	x	x	x												
	*RFI 77 N-Line Bearing Plate Support Resolved and Installed	x	x	x												
	(Remobe Crane) Install Apparatus Roof and Loft/Tower Steel and Detail same			x	x	x	x	x	x	x	x	x	x	x		
	Install Apparatus Roof Blocking For Curbs / Equipment / Drains											x	x	x	x	x
	Install Apparatus Door and Window Blocking At Exterior Walls			x	x	x	x	x	x							
	South Exterior Wall Apparatus Air & Vapor Barrier and Brick Veneer								x	x	x	x	x	x	x	x
Phase 2 - Sitework																
	Site Drainage Structure and Piping Installations	x	x	x	x	x	x	x								
	Site Water Service Piping Installation and Backfill	x	x	x	x											
	level around building footprint for Crane, boom and scissor lift work		x	x	x	x										
	Site Electric Primary & Data Duct Bank Installation and backfill			x	x	x	x	x	x							
	Form and Pour Concrete TX Pad and Oil Contain curb After Elec (coordinate conduits with bollard layout)				x	x	x	x								
	Form and Pour Chiller Pad After Crane Demobe									TBD	TBD	TBD	TBD			
	Site Electrical Conduits Throughout										x	x	x	x	x	
	Install 5000 Gal Tight Tank in East Parking Lot															Fabrication
	Gas Main excavation, Installation, and Backfill										x					x

* This Look-ahead schedule is a general description of site activities for Coordination and is subject to change.