

MONTHLY PROGRESS REPORT

REPORT NO. 006 | NOVEMBER 2018

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Three Week Look Ahead	N/A
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

25%*

*as of Pay App No. 5

CURRENT REPORT

30%**

**as of Pay App No. 6

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. 6

Date Executed by Contractor
November 29, 2018

Date Certified by Architect
November 29, 2018

Original Contract Amount
\$15,125,000

Approved Change Orders
\$ 266,698.67

Amended Contract Amount
\$ 15,391,698.67

Approved To Date
\$4,582,390.53

Retainage Withholdings
\$229,119.49

Paid To Date
\$4,353,271.04

Pending Payment
\$804,796.65

Remaining To Bill
\$11,038,428.00

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

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

POTENTIAL DAMAGES

There are no potential damages to report at this time.

PROJECT COMPLETION

LAST REPORT

25%*

*as of Pay App No.5

CURRENT REPORT

30%**

**as of Pay App No. 6

AFFIRMATIVE CLAIMS

There was a meeting held to discuss a claim for a time extension, after discussion it was agreed upon that CTA would be granted a 6 working day time extension, with no added costs from any parties involved. As part of the discussion the Owner agreed to not assess any liquidated damages for Phase 1 and CTA agreed that there would be no General Conditions costs associated with the time extension. This would extend the Phase 2 Substantial Completion date from July 1 to July 10 (there is one weekend and the Fourth of July holiday in the time period).

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.

CONSTRUCTION ACTIVITY

Site:

Site work is on-going. Phase 1 is scheduled to be 100% complete early next month. Under-slab utilities are on-going, the police/admin side is 70% complete at the time of this report. Waterline, and drainage are 90% complete, and excavation for the utility duct-banks, and retention pond will begin early next month.

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 is approximately 40% complete.

Exterior Work:

Wood truss installation is complete at the time of this report, metal framing is approximately 50% complete. Wood sheathing, and densglas are scheduled to start early next month. The mock-up is awaiting cornice, and roofing.

Steel:

The structural steel is 100% complete for the public safety building at the time of this report.

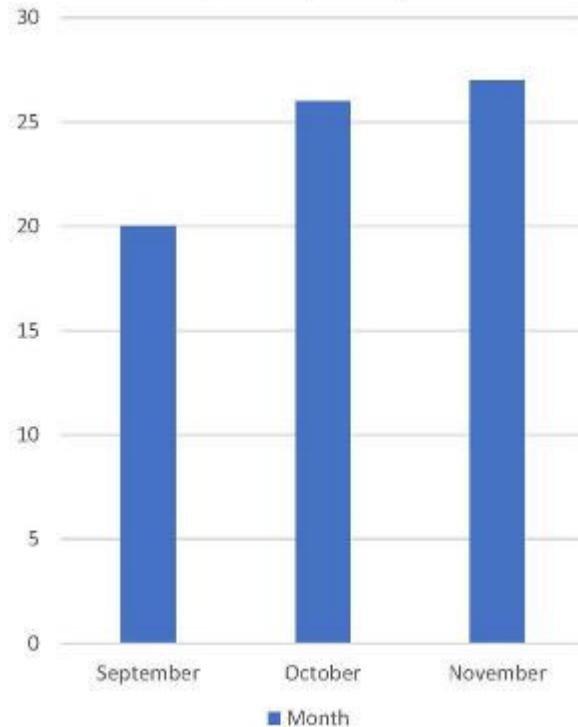
Plumbing , HVAC, and Interior Work:

Plumbing under slab utilities are approximately 50% complete at the time of this report.

Safety:

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

Avg. Daily Workforce



Workforce:

The average daily workforce has been approximately 27 workers per day. The low for the month was 12 workers, the high was 37 workers.

Certified Payrolls:

Certified payrolls continue coming in to Vertex from the sub-contractors. VERTEX will maintain copies, and review all certified payrolls. At this time all firms submitting are current.

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		Clubhouse deck / ramp revisions	\$ 15,524.77
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	\$ 11,231.16
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			<i>Not yet received</i>	
35			Misc. metals revisions	\$ 2,898.13
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			<i>Not yet received</i>	
47			Parking canopies	\$ 350,609.69
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	\$ 7,010.18
TBD	TBD	7	Power for Golf cart chargers at relocated Clubhouse	\$ 4,000.00
Totals				\$ 648,882.32

ISSUES / CONCERNS

1. At the time of this report, VERTEX's main concern is the winter weather conditions.

SITE DOCUMENTATION

01



Photo depicts the installation of roof trusses.

02



Photo depicts the completion of steel, and installation of roof trusses.

03



Photo depicts the progress of the roof trusses.

04



Photo depicts the overall building progress.

SITE DOCUMENTATION

05



Photo depicts the installation of underground plumbing on police side.

06



Photo depicts the installation of underground plumbing and electrical on police side.

07



Photo depicts the completion of the water line and site drainage on the apparatus bay side.

08



Photo depicts the installation of drainage at future driveway entrance.

SITE DOCUMENTATION

09



Photo depicts the installation of the roof trusses, and start of metal framing on the second floor.

10



Photo depicts the installation of roof trusses, and start of metal framing on second floor.

11



Photo depicts the installation of roof trusses, and start of metal framing on the second floor.

12

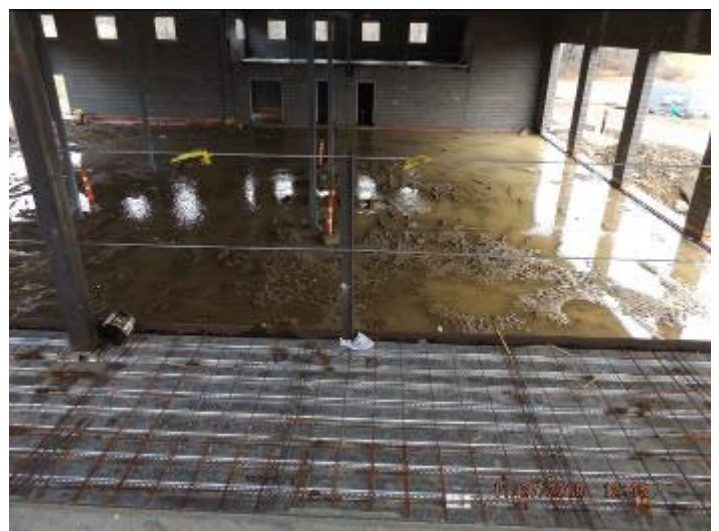


Photo depicts a view from the second floor into the apparatus bay, with completed CMU, and steel.

SITE DOCUMENTATION

13



Photo depicts the completed metal deck for the apparatus bay roof.

14



Photo depicts the installation of the primary electrical conduits into the building.

15



Photo depicts the detail of the blocking bolted connections for the roof trusses.

16



Photo depicts the completed additional hydrant.



Appendix A-01

APPLICATION FOR PAYMENT NO. 6
(Cover page)

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.: 6
PERIOD TO: 11/30/18
APPLIC DATE: 11/30/18
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 \$ 15,125,000.00
2. Net change by Change Orders \$ 266,698.67
3. CONTRACT SUM TO DATE (Line 1 + or - 2) \$ 15,391,698.67
4. TOTAL COMPLETED & STORED TO DATE \$ 4,582,390.53
(Column G on G703)
5. RETAINAGE:
 - a. 5% % of Completed Work \$ 229,119.49
(Columns D + E + F on G703)
 - b. % of Stored Material \$

Total Retainage (Line 5a + 5b or
Total in Column I of G703) \$ 229,119.49
6. TOTAL EARNED LESS RETAINAGE \$ 4,353,271.04
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ 3,548,474.39
(Line 6 from prior Certificate) (amount paid to date)
8. CURRENT PAYMENT DUE \$ 804,796.65
9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 11,038,428
(Line 3 less Line 6)

CHANGE ORDER SUMMARY	CO's	CCD's
Total changes approved in previous months by Owner	\$72,708.82	\$40,642.08
Total approved this Month	\$153,347.77	\$0.00
TOTALS	\$226,056.59	\$40,642.08
NET CHANGES by Change Order & CCD's	\$266,698.67	

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: [Signature] Date: 11/29/18

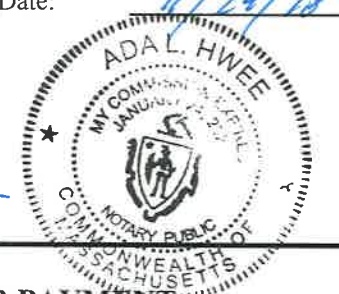
State of: MASSACHUSETTS

County of: MIDDLESEX

Subscribed and sworn to before me this 29 day of November

Notary Public: [Signature] 2018

My Commission expires: 1-24-25



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.