

## MONTHLY PROGRESS REPORT

REPORT NO. 009 | FEBRUARY 2019

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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

43%\*

\*as of Pay App No. 8

#### CURRENT REPORT

53%\*\*

\*\*as of Pay App No. 9

### 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. 9

Date Executed by Contractor  
March 5, 2019

Date Certified by Architect  
March 5, 2019

Original Contract Amount  
\$15,125,000

Approved Change Orders  
\$ 804,219.32

Amended Contract Amount  
\$ 15,929,219.32

Approved To Date  
\$8,480,375.41

Retainage Withholdings  
\$424,018.75

Paid To Date  
\$6,418,053.70

Pending Payment  
\$1,638,302.96

Remaining To Bill  
\$7,872,863

## 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. Comments have been issued to CTA, and 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. 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. After comments, the application was revised to \$1,638,302.96.

## PROJECT COMPLETION

### LAST REPORT

43%\*

\*as of Pay App No.8

### CURRENT REPORT

53%\*\*

\*\*as of Pay App No. 9

## POTENTIAL DAMAGES

There are no potential damages to report at this time.

## AFFIRMATIVE CLAIMS

There are no affirmative claims at this time.

## SCHEDULE UPDATE

CTA provided an updated schedule to the team for review on February 25, 2019. It was asked that this schedule show how the estimated 3-weeks behind plan to be made up. The schedule was reviewed by both Vertex and Context and discussed with CTA. The schedule shows an overlap of several trades opposed to simply one trade completing and the next one starting. Because of the particular trades that have been shown as overlapping, Context and Vertex agree that CTA's "compressed" schedule is feasible to complete the project by July 10, 2019. CTA also provided a letter dated February 25, 2019. That letter discussed CTA's concerns regarding the impact of additional PCOs and the potential for Designer turnaround times having schedule impact if not managed very tightly moving forward. Vertex has discussed this letter with CTA and will work to mitigate any such delays from Context.

## CONSTRUCTION ACTIVITY

### Site:

Site work is on-going. All structures are in and complete. The golf access road is complete, and the construction fencing has been adjusted. Backfilling and compaction for the apparatus bay are scheduled to be complete early next month. Excavation for the car port footings is also scheduled to begin early next month.

### Electrical:

Under-slab conduit is complete. Electrical ductbanks are complete. Second floor rough in work has been inspected, first floor rough-in is approximately 20% complete. National Grid is scheduled to provide the new site pole, along with pole replacement along the road early next month.

### Exterior Work:

Exterior metal framing is complete, denglass is complete, AVB on exterior sheathing is approximately 25% complete. Pitched roof framing is complete, AVB is complete, hunter panel installation is complete, and ice and water shield is approximately 70% complete. Masonry has started on the police side of the main building.

### Steel:

Car port steel is scheduled to be delivered and installed next month.

### Plumbing, HVAC, and Interior Work:

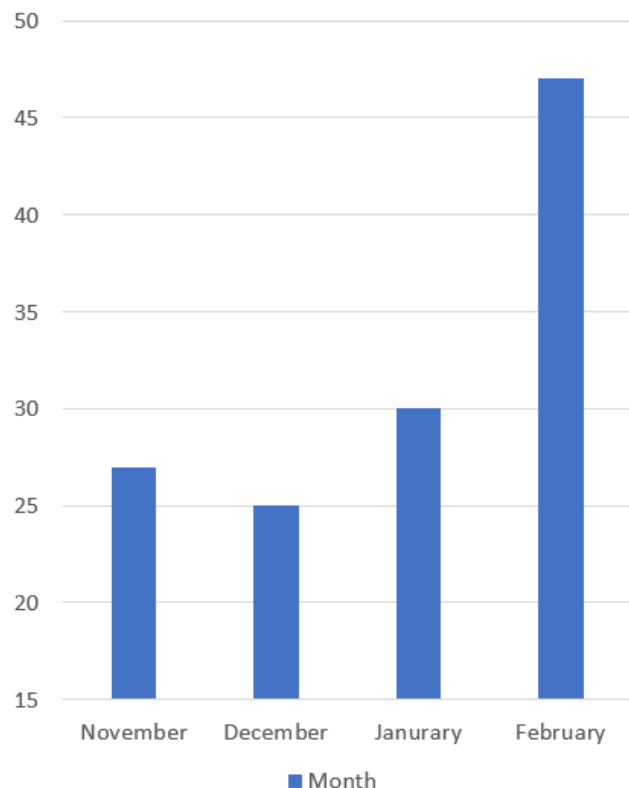
Second floor plumbing and HVAC have been inspected, insulation is on-going. Insulation and drywall is about 30% on the second floor. First floor Plumbing and HVAC is on going. Rough plumbing on the first floor is approximately 80%.

Trench drains in the apparatus bay are about 50% complete. First floor HVAC rough-in work is approximately 65% complete. First floor framing is approximately 90% complete. Stairs 1 and 2 have been installed and infilled with concrete. Stair 3 will be complete early next month.

### Safety:

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

Average Daily Staffing



### Workforce:

The average daily workforce has been approximately 47 workers per day. The low for the month was 22 workers, the high was 68 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	PCO No.	CE No.	CCD No.	Description	Total
1	1		Seismic clips (ASI 02) - (\$8,025.67)	\$ -	51			Antenna bracket revisions	\$ 1,483.28
2	2	1	Clubhouse trailer upgrades & storage containers	\$ 8,926.12	52			<i>Not yet received</i>	
3	3		Cleanouts (ASI 01) (original value - \$2,070.09))	\$ 1,447.38	53			Phase 1 & 2 time extension	\$ -
4	4		Guardrail curbing & asphalt (RFI 01) (\$3,927.00)	\$ 1,309.37	54			Lobby floor insignias	\$ 6,567.76
5	5		Kitchen Sink Revision (RFI 10) - Orig. \$7,429.42) - Revised	\$ 1,173.19	55			Electrical panel revisions	
6	6		Ice maker - plumbing connection (RFI 15/ASI 05) (\$1,550.79)	\$ -	56			Credit for handicapped rail	\$ (2,459.59)
7	8		Clubhouse dampproofing - (\$2,580.52)	\$ -	57			<i>Not yet received</i>	
8	10	2	Clubhouse foundation revisions	\$ -	58			<i>Not yet received</i>	
9	11		Clubhouse HVAC - (\$4,417.58)	\$ -	59			Cornice revisions	\$ 16,658.22
10	12	3	Clubhouse plumbing (10,564.85)	\$ 6,137.27	60			Clubhouse trench drain & piping	\$ 11,567.82
11	13	4	Clubhouse basement ceiling demo	\$ 3,969.24	61			Epoxy floors	\$ 80,611.26
12	14	6	Temp clubhouse electrical	\$ 6,631.02	62			Metal roof edge	\$ 3,314.45
13	15	5	Clubhouse electrical demo (\$5,040.33)	\$ 3,000.00	63			Turnout gear lockers	\$ 32,951.20
14	16		Ice maker - electrical	\$ 645.15	64			LED signs	\$ 7,854.00
15	17		Plumbing permit fees (\$2,395.31)	\$ -	65			<i>Not yet received</i>	
16	18		Sewer pump electrical revisions (\$24,225.38)	\$ 17,301.24	66			<i>Not yet received</i>	
17	19		<i>Not yet received</i>		67			<i>Not yet received</i>	
18	20		Clubhouse temporary power	\$ 20,752.67	68			Detention hardware revisions	\$ (1,950.24)
19	21		Clubhouse deck / ramp revisions (\$15,524.77)	\$ 1,380.06	69			Appliance revisions	\$ 246.83
20	22		Clubhouse duct demolition	\$ 881.84	70			Misc GWB framing revisions	
21	23		Clubhouse ADA paving	\$ 8,886.24	71			Electrical revisions	
22	24	RFI 27	Clubhouse foundation drainage	\$ 3,708.21	72			Brick supports at corners	\$ 4,844.24
23	25	RFI 36	Moisture mitigation	\$ (20,000.00)	73			Electronic keying at detention	\$ 1,486.77
24	26		Brick alternate	\$ (43,000.00)	74			<i>Not yet received</i>	
25			Glass & glazing revisions		75			Eliminate gas to dryers	\$ (3,765.45)
26		9	Ledge removal (orig. \$10,000 - superceded by PCO 42)		76			<i>Not yet received</i>	
27	31	RFI 24	Clubhouse mixing valve	\$ 2,750.48	77			Decon shower pan	\$ 2,179.91
28			Locker room Misc mirrors	\$ 2,051.18	78			<i>Not yet received</i>	
29			Water line size revision	\$ (4,967.15)	79			<i>Not yet received</i>	
30			Elevator floor	\$ (161.79)	80			Doors C202 & C206 stair revisions	
31			<i>Not yet received</i>		81			Septic tank core size conflict	
32			Plumbing fixture P-17	\$ 11,807.60	82			<i>Not yet received</i>	
33			Clubhouse interior stairs	\$ 5,937.34	83			Clubhouse revisions	\$ 14,624.06
34			Shower revisions	\$ 28,695.14	TBD	TBD	7	Power for Golf cart chargers at relocated Clubhouse	\$ 4,000.00
35			Misc. metals revisions		<b>Totals</b>				<b>\$ 460,726.35</b>
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					

## ISSUES / CONCERNS

1. See SCHEDULE update.



## 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 of masonry at the second floor roof deck.



## SITE DOCUMENTATION

05



Photo depicts the progress of first floor rough plumbing, electrical, HVAC and CMU walls at the detention area.

06



Photo depicts the progress of first floor plumbing, electrical, HVAC and CMU walls at the apparatus bay.

07



Photo depicts the first floor framing, rough plumbing, electrical and HVAC.

08



Photo depicts the progress of first floor framing, rough plumbing, electrical and HVAC.



## SITE DOCUMENTATION

09



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

10



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

11



Photo depicts the progress of second floor framing, rough plumbing, electrical and HVAC on Fire side.

12



Photo depicts the progress of the second floor framing, electrical, HVAC, and fire suppression in training room.



## SITE DOCUMENTATION

13



Photo depicts the completion of utility ductbank.

14



Photo depicts the progress of trench drains in the apparatus bay.

15



Photo depicts installation of stair #1, complete with concrete.

16



Photo depicts progress of golf access road.





## Appendix A-01

# APPLICATION FOR PAYMENT NO. 9 (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 APPLICATION NO.:

9

Distribution to:

Address: 32 Cordaville Road

PERIOD TO:

02/28/19

☒ OWNER

Southborough, MA 01772

APPLIC DATE:

02/28/19

☒ ARCHITECT

Architect's Proj Nos.

☐ CONTRACTOR

FROM CONTRACTOR:

CTA Construction Managers, LLC VIA ARCHITECT:

Name: Context Architecture, Inc.

CONTRACT DATE:

400 Totten Pond Road 2nd Floor

Address: 68 Harrison Avenue

Waltham, MA 02451

Boston, MA 02111

☐  
☐

## CONTRACTORS 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 \$ \$804,219.32
3. CONTRACT SUM TO DATE (Line 1 + or - 2) \$ 15,929,219.32
4. TOTAL COMPLETED & STORED TO DATE \$ \$8,480,375.41

## 5. RETAINAGE:

a. 5% % of Completed Work \$ 424,018.75

(Columns D + E + F on G703)

b. % of Stored Material \$

(Column on G703)

Total Retainage (Line 5a + 5b or

Total in Column 1 of G703) \$

## 6. TOTAL EARNED LESS RETAINAGE

(Line 4 less Line 5 Total) \$

## 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$

(Line 6 from prior Certificate) (amount paid to date) \$

## 8. CURRENT PAYMENT DUE \$

## 9. BALANCE TO FINISH, INCLUDING RETAINAGE \$

(Line 3 less Line 6) \$ 7,872,863

CHANGE ORDER SUMMARY		CO's	CCD's
Total changes approved in previous months by Owner		\$637,780.01	\$40,642.08
Total approved this Month		\$125,797.23	\$0.00
TOTALS		\$763,577.24	\$40,642.08
NET CHANGES by Change Order & CCD's		\$804,219.32	

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:

State of: MASSACHUSETTS

County of: MIDDLESEX

Subscribed and sworn to before me this 5th day of November 2019

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

\$ 1,638,302.96

(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:

*[Signature]*

Date: 3/5/19

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.

AIA DOCUMENT G702.

APPLICATION AND CERTIFICATE FOR PAYMENT, 1992 EDITION, AIA, 1992, THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006-5292

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G702-1992