

MONTHLY PROGRESS REPORT

REPORT NO. 17 | July 2022

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ASHLAND PUBLIC SAFETY

ASHLAND, MASSACHUSETTS



Pictures: Overall Site Progress

PROJECT DESCRIPTION:

This contract work is for a new public safety building for police and fire departments. The building will be 42,000 SF with a three-story structure, single story apparatus building with a mezzanine, a one story sally port with police vehicle storage, a freestanding carport, a free standing shooting range and associated site work. Ground level will contain the main entrance for the public, dispatch, booking area and cells roll call room, and police offices along with a k-9 kennel. The fire department will contain the watch room and apparatus bay. The second level will contain a training mezzanine for the fire department, dorm rooms, day room and kitchen, a shared fitness are for both departments and police locker rooms. The third level will contain offices and conference rooms for both police and fire departments. Some exterior features will include 2 roof gardens in police areas and sawtooth skylights in the fire department apparatus bay.

PROJECT COMPLETION

LAST REPORT

89.0%*

As of Payment Application No..17

CURRENT REPORT

93.0%**

**as of Pay App No. 18

PROJECT INFORMATION:

Owner:

Town of Ashland
 101 Main Street
 Ashland, MA 01721
 508.881.0100

Owner's Project Manager:

The Vertex Companies, Inc. ("VERTEX")
 Bill Nangle
 400 Libbey Parkway
 Weymouth, MA 02189
 781.952.6000 / 6060F

Architect:

HKT Architects, Inc. ("HKT")
 Paula Claridge
 24 Roland Street Suite 301
 Charlestown, MA 02129
 617.776.6678

Contractor:

CTA Construction Mangers, LLC ("CTA")
 Bob Manning PM
 400 Totten Pond Road 2nd Floor
 Waltham, MA 02451
 781.786.6600

PAYMENT DETAILS

PAY APP NO. 18

Date Executed by Contractor
TBD

Date Certified by Architect
TBD

Original Contract Amount
\$22,145,000.00

Approved Change Orders
\$1,215,733.11

Amended Contract Amount
\$23,640,978.66

Approved To Date
\$21,640,978.66

Retainage Withholdings
\$1,082,048.94

Paid To Date
\$1,981,924.29

Pending Payment
\$739,686.43 **(Draft)**

Remaining To Bill
\$2,801,803.00 **(Draft)**

PAYMENT STATUS

Payment Application No.1 was recommended for payment in the amount of \$378,596.85.

Payment Application No. 2 was recommended for payment in the amount of \$233,970.94.

Payment Application No.3 was recommended for payment in the amount of \$226,913.00.

Payment Application No.4 was recommended for payment in the amount of \$401,084.64.

Payment Application No. 5 was recommended for payment in the amount of \$1,007,547.39.

Payment Application No. 6 was recommended for payment in the amount of \$849,580.69.

Payment Application No. 7 was recommended for payment in the amount of \$1,653,641.61.

Payment Application No. 8 was recommended for payment in the amount of \$1,094,647.00.

Payment Application No. 9 was recommended for payment in the amount of \$1,449,650.63

Payment Application No. 10 was recommended for payment in the amount of \$1,226,655.23

Payment Application No. 11 was recommended for payment in the amount of \$1,885,332.82

Payment Application No. 12 was recommended for payment in the amount of \$1,268,382.85.

Payment Application No. 13 was recommended for payment in the amount of \$1,845,650.57

Payment Application No. 14 was recommended for payment in the amount of \$1,952,463.92

Payment Application No. 15 was recommended for payment in the amount of \$1,727,589.01

Payment Application No. 16 was recommended for payment in the amount of \$1,486,183.19

Payment Application No. 17 was recommended for payment in the amount of \$1,199,452.94

Payment Application No.18 has been reviewed by Vertex and HKT , comments have been issued and being updated by CTA—therefore the pay application is still in draft and not finalized.

PROJECT COMPLETION

LAST REPORT

89.0%*

**as of Pay App No.17*

CURRENT REPORT

93.0%**

***as of Pay App No. 18*

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 is currently providing weekly 3-week look-aheads which be reviewed weekly to ensure they are keeping on schedule.

CONSTRUCTION ACTIVITY

Site:

Site work is on-going; prep. For new sidewalk is on-going, light pole bases are being installed grading and excavation for walkways and entry is on-going.

Electrical:

3rd floor electrical is complete, and inspected. 2nd floor electrical is complete and inspected. First floor admin is complete scheduled to be inspected. Sally port and detention area are on-going. Power has been turned on in the building.

Exterior Work:

Metal Panel installation is 99% complete, brick is complete and washed, metal edge trim is approximately 95% complete, traffic lights have been installed - final wiring remains, carport roofing and framing is on-going.

Steel:

Substantially complete.

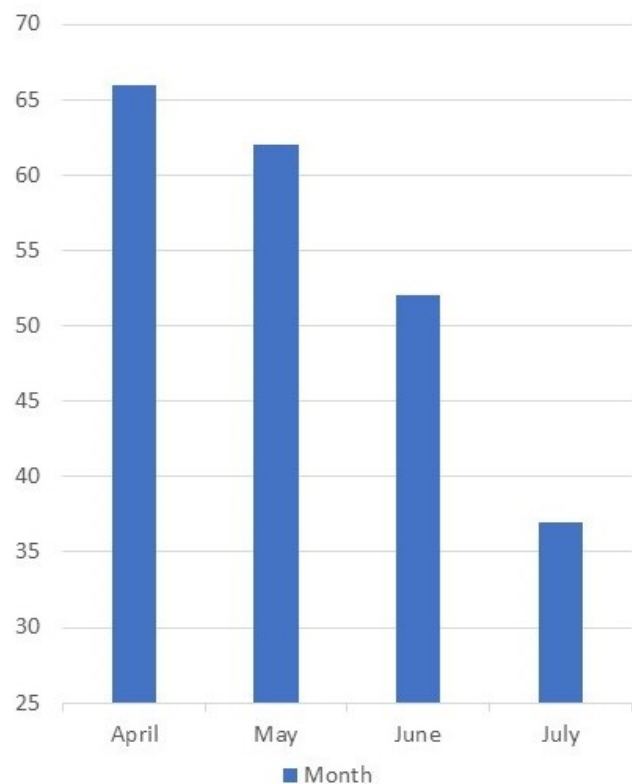
Plumbing , HVAC, and Interior Work:

3rd and 2nd floor finish plumbing and HVAC is complete. 1st floor plumbing and HVAC finish is on-going and approximately 90% complete. Final coat of paint is complete on the 3rd floor, all flooring is complete on the 3rd floor, flooring has started on the 2nd floor. HVAC start-ups have begun.

Safety:

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

Average Daily Workforce



Workforce:

The average daily workforce has been approximately 37 workers per day. The low for the month was 30 workers the high was 50workers.

Certified Payrolls:

Certified payrolls are coming in to Vertex from the sub-contractors. VERTEX will maintain copies, and review all certified payrolls and distribute to the Town.

CHANGE

ORDERS /

POC No.	FE / EIT No.	Description	Original	Current	Approved	Status	CO
1	RF1002	Siteing Contingency - \$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	Approved	1
2	RF1002	POC #1 - Revised layout based on structural issues	\$2,650,731	\$2,650,731	\$2,650,731	Approved	1
3	RF1002	POC #2 - PA electrical distribution	\$1,033,139	\$1,033,139	\$1,033,139	Approved	2
4	RF1005	POC #3 - Change out of water meter main at site	\$14,336.20	\$14,336.20	\$14,336.20	Approved	2
4	Rev. 7	POC #4 - Fire alarm changes	\$41,966.05	\$41,966.05	\$41,966.05	Approved	3
5	RF102	POC #5 - Change out of fire alarm	\$12,662.60	\$12,662.60	\$12,662.60	Approved	2
6	RF1005	POC #6 - Change out of fire alarm	\$17,370.00	\$17,370.00	\$17,370.00	Approved	2
7	RF1007	POC #7 - Lower drain line at 2nd and 3rd floor	\$6,536.00	\$6,536.00	\$6,536.00	Approved	2
8	RF1006	POC #8 - Additional fire alarm changes	\$9,900.00	\$9,900.00	\$9,900.00	Approved	2
9	RF1043	POC #9 - Added power to data room near room monitor	\$1,307.34	\$1,307.34	\$1,307.34	Approved	2
10	RF101	POC #10 - Change out of electrical on 2nd floor for VAV's	\$796.64	\$796.64	\$796.64	Approved	3
11	RF1017	POC #11 - Electrical on 2nd floor	\$1,539.06	\$1,539.06	\$1,539.06	Approved	4
12	RF103	POC #12 - Extension of water service line to 2nd floor [4th floor]	\$69,620.64	\$69,620.64	\$69,620.64	Approved	3
13	RF1035	POC #13 - Add 110V/200V/240V/300V/360V/480V/600V/720V/840V/960V/1080V/1200V/1320V/1440V/1560V/1680V/1800V/1920V/2040V/2160V/2280V/2400V/2520V/2640V/2760V/2880V/3000V/3120V/3240V/3360V/3480V/3600V/3720V/3840V/3960V/4080V/4200V/4320V/4440V/4560V/4680V/4800V/4920V/5040V/5160V/5280V/5400V/5520V/5640V/5760V/5880V/6000V/6120V/6240V/6360V/6480V/6600V/6720V/6840V/6960V/7080V/7200V/7320V/7440V/7560V/7680V/7800V/7920V/8040V/8160V/8280V/8400V/8520V/8640V/8760V/8880V/9000V/9120V/9240V/9360V/9480V/9600V/9720V/9840V/9960V/10080V/10200V/10320V/10440V/10560V/10680V/10800V/10920V/11040V/11160V/11280V/11400V/11520V/11640V/11760V/11880V/12000V/12120V/12240V/12360V/12480V/12600V/12720V/12840V/12960V/13080V/13200V/13320V/13440V/13560V/13680V/13800V/13920V/14040V/14160V/14280V/14400V/14520V/14640V/14760V/14880V/15000V/15120V/15240V/15360V/15480V/15600V/15720V/15840V/15960V/16080V/16200V/16320V/16440V/16560V/16680V/16800V/16920V/17040V/17160V/17280V/17400V/17520V/17640V/17760V/17880V/18000V/18120V/18240V/18360V/18480V/18600V/18720V/18840V/18960V/19080V/19200V/19320V/19440V/19560V/19680V/19800V/19920V/20040V/20160V/20280V/20400V/20520V/20640V/20760V/20880V/21000V/21120V/21240V/21360V/21480V/21600V/21720V/21840V/21960V/22080V/22200V/22320V/22440V/22560V/22680V/22800V/22920V/23040V/23160V/23280V/23400V/23520V/23640V/23760V/23880V/24000V/24120V/24240V/24360V/24480V/24600V/24720V/24840V/24960V/25080V/25200V/25320V/25440V/25560V/25680V/25800V/25920V/26040V/26160V/26280V/26400V/26520V/26640V/26760V/26880V/27000V/27120V/27240V/27360V/27480V/27600V/27720V/27840V/27960V/28080V/28200V/28320V/28440V/28560V/28680V/28800V/28920V/29040V/29160V/29280V/29400V/29520V/29640V/29760V/29880V/30000V/30120V/30240V/30360V/30480V/30600V/30720V/30840V/30960V/31080V/31200V/31320V/31440V/31560V/31680V/31800V/31920V/32040V/32160V/32280V/32400V/32520V/32640V/32760V/32880V/33000V/33120V/33240V/33360V/33480V/33600V/33720V/33840V/33960V/34080V/34200V/34320V/34440V/34560V/34680V/34800V/34920V/35040V/35160V/35280V/35400V/35520V/35640V/35760V/35880V/36000V/36120V/36240V/36360V/36480V/36600V/36720V/36840V/36960V/37080V/37200V/37320V/37440V/37560V/37680V/37800V/37920V/38040V/38160V/38280V/38400V/38520V/38640V/38760V/38880V/39000V/39120V/39240V/39360V/39480V/39600V/39720V/39840V/39960V/40080V/40200V/40320V/40440V/40560V/40680V/40800V/40920V/41040V/41160V/41280V/41400V/41520V/41640V/41760V/41880V/42000V/42120V/42240V/42360V/42480V/42600V/42720V/42840V/42960V/43080V/43200V/43320V/43440V/43560V/43680V/43800V/43920V/44040V/44160V/44280V/44400V/44520V/44640V/44760V/44880V/45000V/45120V/45240V/45360V/45480V/45600V/45720V/45840V/45960V/46080V/46200V/46320V/46440V/46560V/46680V/46800V/46920V/47040V/47160V/47280V/47400V/47520V/47640V/47760V/47880V/48000V/48120V/48240V/48360V/48480V/48600V/48720V/48840V/48960V/49080V/49200V/49320V/49440V/49560V/49680V/49800V/49920V/50040V/50160V/50280V/50400V/50520V/50640V/50760V/50880V/51000V/51120V/51240V/51360V/51480V/51600V/51720V/51840V/51960V/52080V/52200V/52320V/52440V/52560V/52680V/52800V/52920V/53040V/53160V/53280V/53400V/53520V/53640V/53760V/53880V/54000V/54120V/54240V/54360V/54480V/54600V/54720V/54840V/54960V/55080V/55200V/55320V/55440V/55560V/55680V/55800V/55920V/56040V/56160V/56280V/56400V/56520V/56640V/56760V/56880V/57000V/57120V/57240V/57360V/57480V/57600V/57720V/57840V/57960V/58080V/58200V/58320V/58440V/58560V/58680V/58800V/58920V/59040V/59160V/59280V/59400V/59520V/59640V/59760V/59880V/60000V/60120V/60240V/60360V/60480V/60600V/60720V/60840V/60960V/61080V/61200V/61320V/61440V/61560V/61680V/61800V/61920V/62040V/62160V/62280V/62400V/62520V/62640V/62760V/62880V/63000V/63120V/63240V/63360V/63480V/63600V/63720V/63840V/63960V/64080V/64200V/64320V/64440V/64560V/64680V/64800V/64920V/65040V/65160V/65280V/65400V/65520V/65640V/65760V/65880V/66000V/66120V/66240V/66360V/66480V/66600V/66720V/66840V/66960V/67080V/67200V/67320V/67440V/67560V/67680V/67800V/67920V/68040V/68160V/68280V/68400V/68520V/68640V/68760V/68880V/69000V/69120V/69240V/69360V/69480V/69600V/69720V/69840V/69960V/70080V/70200V/70320V/70440V/70560V/70680V/70800V/70920V/71040V/71160V/71280V/71400V/71520V/71640V/71760V/71880V/72000V/72120V/72240V/72360V/72480V/72600V/72720V/72840V/72960V/73080V/73200V/73320V/73440V/73560V/73680V/73800V/73920V/74040V/74160V/74280V/74400V/74520V/74640V/74760V/74880V/75000V/75120V/75240V/75360V/75480V/75600V/75720V/75840V/75960V/76080V/76200V/76320V/76440V/76560V/76680V/76800V/76920V/77040V/77160V/77280V/77400V/77520V/77640V/77760V/77880V/78000V/78120V/78240V/78360V/78480V/78600V/78720V/78840V/78960V/79080V/79200V/79320V/79440V/79560V/79680V/79800V/79920V/80040V/80160V/80280V/80400V/80520V/80640V/80760V/80880V/81000V/81120V/81240V/81360V/81480V/81600V/81720V/81840V/81960V/82080V/82200V/82320V/82440V/82560V/82680V/82800V/82920V/83040V/83160V/83280V/83400V/83520V/83640V/83760V/83880V/84000V/84120V/84240V/84360V/84480V/84600V/84720V/84840V/84960V/85080V/85200V/85320V/85440V/85560V/85680V/85800V/85920V/86040V/86160V/86280V/86400V/86520V/86640V/86760V/86880V/87000V/87120V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01



Photo depicts the progress of installation of the standing seam metal siding and progress of the site work out front.

02



Photo depicts the progress the rear of the admin side of the building.

03



Photo depicts the progress of the exterior at the rear of the fire department side.

04



Photo depicts the progress of the exterior of the apparatus bay.

SITE DOCUMENTATION

05



Photo depicts the progress of storefront vestibule installation.

06



Photo depicts the third floor finished ceiling, walls and hallway flooring.

07



Photo depicts the progress of dispatch consoles.

08



Photo depicts the progress of the lobby floor tiling.

09



Photo depicts the progress of countertop installation.

10



Photo depicts the progress of finish plumbing install.

11



Photo depicts progress of the miscellaneous fixture installation.

12



Photo depicts the installation of second floor resilient flooring.

SITE DOCUMENTATION

13



Photo depicts the progress of entry ramp and stairs along with site lighting.

14



Photo depicts the preparation for the new sidewalk out front.

15



Photo depicts the progress of the upper green roof.

16



Photo depicts the preparation for the concrete apron at dispatch.



Appendix A-01

APPLICATION FOR PAYMENT NO. 18
(cover page only—*DRAFT*)

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF

PAGES

TO THE OWNER: Name: Town of Ashland
Address: Town Hall
101 Main Street
Ashland, MA 01721

PROJECT: Name: Ashland Public Safety Building
Address: 12 Union Street
Ashland, MA 01721

APPLICATION NO.: 18
PERIOD TO: 7/31/2022
APPLICATION DATE: 7/31/2022
Architect's Project #: _____
Distribution to:
x OWNER
x ARCHITECT
CONTRACTOR

FROM CONTRACTOR: CTA Construction Managers, LLC
400 Totten Pond Road 2nd Floor
Waltham, MA 02451

VIA ARCHITECT: Name: HKT Architects Inc.
Address: 24 Roland Street, Suite 301
Charlestown, MA 02129

CONTRACT DATE: 03/15/21

CONTRACT FOR: Ashland Public Safety Building

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	\$	\$22,145,000.00
2. Net change by Change Orders	\$	\$1,215,733.11
3. CONTRACT SUM TO DATE (Line 1 + or - 2)	\$	\$23,360,733.11
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	\$ 21,640,978.66
5. RETAINAGE:		
a. 5% % of Completed Work	\$	\$1,082,048.94
(Columns D + E + F on G703)		
b. % of Stored Material	\$	
(Column on G703)		
Total Retainage (Line 5a + 5b or		
Total in Column J of G703)	\$	\$1,082,048.94
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$	\$ 20,558,929.72
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) (amount paid to date)	\$	\$ 19,819,243.29
8. CURRENT PAYMENT DUE	\$	\$ 739,686.43
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	\$2,801,803

CHANGE ORDER SUMMARY	CO's	CCD's
Total changes approved in previous months by Owner	\$1,054,554.45	\$0.00
Total approved this Month	\$161,178.66	\$0.00
TOTALS	\$1,215,733.11	\$0.00
NET CHANGES by Change Order & CCD's	\$1,215,733.11	

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]
State of: MASSACHUSETTS
County of: MIDDLESEX
Subscribed and sworn to before me this 27th day of July 2022

Date: 7/27/2022

Notary Public: [Signature]
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 HKT Architects 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.



Appendix A-02

THREE WEEK LOOK AHEAD

NOTABLE CORRESPONDENCE