

# MONTHLY PROGRESS REPORT

REPORT NO. 04 | June 2021

## REPORT LISTING

Project Description	1
Project Information	1
Payment Status	2
Damages / Claims	2
Schedule Update	3
Construction Activity	3
Change Orders / PCOs	4
Issues / Concerns	4
Site Documentation	5 - 7
<b>APPENDICES</b>	
Payment Application	A-01
Three Week Look Ahead	A-02
Notable Correspondence	N/A

## 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

**6.0%\***

As of Payment Application No..4

### CURRENT REPORT

**11.0%\*\***

\*\*as of Pay App No. 5

### 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. 5**

Date Executed by Contractor  
July 7, 2021

Date Certified by Architect  
July 14, 2021

Original Contract Amount  
\$22,145,000.00

Approved Change Orders  
\$156,366.40

Amended Contract Amount  
\$22,366,434.55

Approved To Date  
\$1,240,656.43

Retainage Withholdings  
\$118,321.72

Paid To Date  
\$1,240,656.43

Pending Payment  
\$1,007,547.39

Remaining To Bill  
\$20,053,254.00

# 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.

**PROJECT COMPLETION**

**LAST REPORT**

**6.0%\***

*\*as of Pay App No.4*

**CURRENT REPORT**

**11.0%\*\***

*\*\*as of Pay App No. 5*

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## POTENTIAL DAMAGES

There are no potential damages to report at this time.

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## AFFIRMATIVE CLAIMS

There are no affirmative claims at this time.

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# SCHEDULE UPDATE

CTA is currently providing weekly 3-week look-aheads. CTA provided the first draft CPM (Critical Path Method) schedule. This was reviewed by Vertex and HKT and a meeting was held to discuss concerns about the critical path and CTA eased those concerns with their plan on how to address lost production. A revised schedule from CTA is expected shortly.

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## CONSTRUCTION ACTIVITY

**Site:**

Site work is on-going; Excavation for footings and foundation continues. Dewatering of the site is on-going and export of material is on-going.

**Electrical:**

Cores and conduits have been placed in foundations, preparation for temporary power is on-going.

**Exterior Work:**

Forms and rebar are being placed for footings and foundations. Concrete pouring is on-going, stripping of forms is on-going.

**Steel:**

Steel has all been approved and is anticipated for delivery early August.

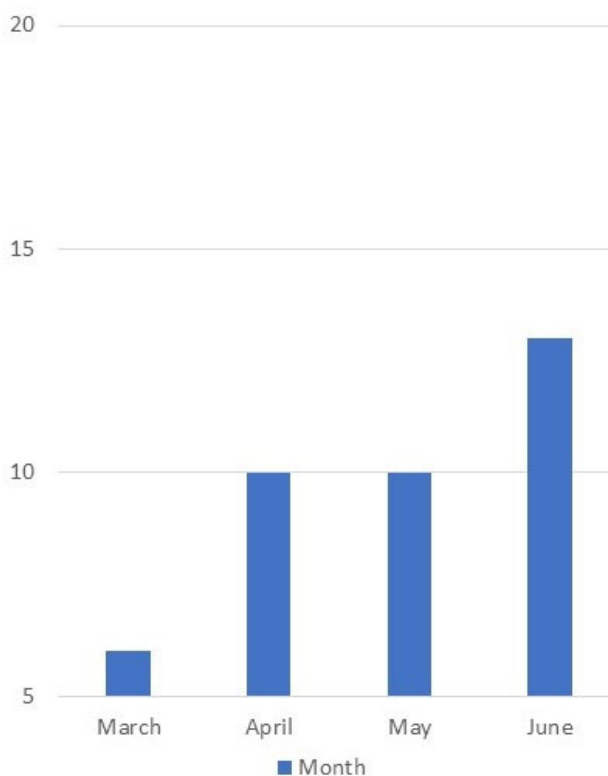
**Plumbing , HVAC, and Interior Work:**

Submittals are being submitted.

**Safety:**

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

Average Daily Workforce



**Workforce:**

The average daily workforce has been approximately 13 workers per day. The low for the month was 6 workers, the high was 20 workers.

**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 / PROPOSAL REQUESTS

There are currently five PCO's that have been issued:

- PCO 001 – Revised window layout due to structural bracing – \$2,650.73. **Approved (CO 01)**
- PCO 002 – PA Priority Capability – \$1,053.19. **Approved (CO 01)**
- PCO 003 – Cut/Cap 2 existing water mains at the street –\$16,357. **Revised -\$14,295.39. Recommended for approval**
- PCO 004 – Fire Review changes – \$31,353.29. **Under Review**
- PCO 005 – Communication Antenna – \$152,662.48. **Approved (CO 01)**
- PCO 006 – Eversource Temp. Power – 17,370.00. **Recommended for approval**
- PCO 007 – Sewer drain line and manhole credit – -\$3,535.00. **Revised -\$6,596.80. Recommended for approval**
- PCO 008 – Additional drainage structures – \$9,990.05 **Recommended for approval**
- PCO 009 – Added power and data for fitness room monitor – \$2,107.34 **Recommended for approval**
- PCO 010 – Credit for reduction in elec. Connections for VRV's – -\$796.64. **Under Review**
- PCO 011 – additional detailing – \$1,826.06 **Under Review.**

There are two potential additional cost items that have not been formalized into PCO's at this time:

1. Unsuitable materials were encountered that may result in some additional costs. Pare commented on the issue and unsuitable material excavation will be tracked on site as encountered.
2. A portion of the retaining wall at the split of Rte 135 and E. Union came down during the tree removal operations. HKT reviewed the issue in the field. Remedial work will be necessary however it is still being decided whether remedial work will take place through CTA and the Filed Sub Mason or directly through the Town.

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## ISSUES / CONCERNS

1. At the time of this report, Vertex is concerned about the response from the Conservation Commission after tropical storm Elsa caused overflow from the wetlands into the project site.

# SITE DOCUMENTATION

01



Photo depicts the site progress along with footing and foundation progress.

02



Photo depicts the site progress along with footing and foundation progress.

03



Photo depicts the site progress along with footing and foundation progress.

04



Photo depicts the site progress along with footing and foundation progress.

# SITE DOCUMENTATION

05



Photo depicts the progress of high wall panel installation.

06



Photo depicts the progress of high wall panel installation.

07



Photo depicts pouring concrete for footings and dewatering of the site.

08



Photo depicts the concrete pour for the high foundation walls.

# SITE DOCUMENTATION

05



Photo depicts the under footing preparations

06



Photo depicts the under footing preparations.

07



Photo depicts the sediment leaving the site during tropical storm Elsa.

08



Photo depicts the corrective actions taken to keep erosion and sediment control.



**Appendix A-01**

**APPLICATION FOR PAYMENT NO. 5  
(cover page only)**

# APPLICATION AND CERTIFICATE FOR PAYMENT AIA DOCUMENT G702

PAGE ONE OF

PAGES

TO THE OWNER: Name: <b>Town of Ashland</b> Address: <b>Town Hall</b> <b>101 Main Street</b> <b>Ashland, MA 01721</b>	PROJECT: Name: <b>Ashland Public Safety Building</b> Address: <b>12 Union Street</b> <b>Ashland, MA 01721</b>	APPLICATION NO.: <b>5</b> PERIOD TO: <b>6/30/2021</b> APPLICATION DATE: <b>6/30/2021</b> Architect's Project #:	Distribution to: <input checked="" type="checkbox"/> OWNER <input checked="" type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR
FROM CONTRACTOR: <b>CTA Construction Managers, LLC</b> 400 Totten Pond Road 2nd Floor Waltham, MA 02451	VIA ARCHITECT: Name: <b>HKT Architects Inc.</b> Address: <b>24 Roland Street, Suite 301</b> <b>Charlestown, MA 02129</b>	CONTRACT DATE: <b>03/15/21</b>	<input type="checkbox"/> <input type="checkbox"/>
CONTRACT FOR: <b>Ashland Public Safety Building</b>			

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.

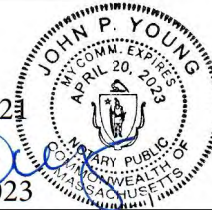
Continuation sheet, AIA document G703, is attached.

1. **ORIGINAL CONTRACT SUM** \$ \$22,145,000.00
2. **Net change by Change Orders** \$ \$156,366.40
3. **CONTRACT SUM TO DATE** (Line 1 + or - 2) \$ \$22,301,366.40
4. **TOTAL COMPLETED & STORED TO DATE** \$ \$ 2,366,434.55  
(Column G on G703)
5. **RETAINAGE:**
  - a. 5% % of Completed Work \$ \$118,321.72  
(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) \$ \$118,321.72
6. **TOTAL EARNED LESS RETAINAGE** \$ \$ 2,248,112.83  
(Line 4 less Line 5 Total)
7. **LESS PREVIOUS CERTIFICATES FOR PAYMENT** \$ \$1,240,565.43  
(Line 6 from prior Certificate) (amount paid to date)
8. **CURRENT PAYMENT DUE** \$ \$ 1,007,547.39
9. **BALANCE TO FINISH, INCLUDING RETAINAGE**  
(Line 3 less Line 6) \$ \$20,053,254

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: *Paula J. Claridge* Date: 7/7/21  
 State of: MASSACHUSETTS  
 County of: MIDDLESEX  
 Subscribed and sworn to before  
 me this 7th day of July, 2021  
 Notary Public: *John P. Young*  
 My Commission expires: 04/20/2023



## 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** \$ \$ 1,007,547.39

(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: *Paula J. Claridge* Date: 7.14.21

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.

CHANGE ORDER SUMMARY	CO's	CCD's
Total changes approved in previous months by Owner	\$0.00	
Total approved this Month	\$156,366.40	
<b>TOTALS</b>	<b>\$156,366.40</b>	<b>\$0.00</b>
<b>NET CHANGES by Change Order &amp; CCD's</b>	<b>\$156,366.40</b>	



Appendix A-02

# THREE WEEK LOOK AHEAD

Ashland Public Safety Complex  
3 week look ahead  
7/13/2021



	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
	S	M	T	W	R	F	S	S	M	T	W	R	F	S	S	M	T	W	R	F	S	
1																						
2 Owners/Arch Meetings			X							X							X					
3 PM/Supers Meetings			X							X							X					
4 Sub Startup Meetings - Steel																	X					
5																						
6 <b>Special Inspections</b>																						
7 PSI?Pare		X	X	X	X	X			X	X	X	X	X			x	X	X	X	X		
8 Town-Doug		X	X	X	X	X			X	X	x	X	X			X	x	X	x	X		
9 <b>Mockup</b>																						
10 Rough Framing																						
11 Waterproofing																						
12 Windows																						
13 Masonry																						
14																						
15 <b>Building Exterior</b>																						
16 Erosion Control Maintenance (BMP's)			X	X						X	X						X	X				
17 Grading & Stockpiling Materials		X	X	X	X	X			X	X	X	X	X									
18 Trucking Materials - Hauling Out										X	X	X	X			X	X					
19 Backfill-Exterior																X	X	X	X	X		
20																						
21 <b>3-Story Structure - Admin &amp; Holding Areas</b>																						
22 Footings/Found Wall concrete-		X	X	X	X	X				X	X	X	X			X	X	X	X	X		
23 Waterproofing																X	X	X	X	X		
24																						
25 <b>Sallyport</b>																						
26 Crane, Wall Panel Delivery			X	X	X	X			X													
27 Walls		X			X					X			X			X			X			
28 <b>Apparatus Bay</b>																						
29 Footings & Foundations		X	X	X	X	X			X	X	X	X	X			X	X	X	X			
30																						
31 <b>Apparatus Bay- Supportive Spaces and Mechanical Rooms</b>																						
32																						
33																						
34 <b>Equipment Start Ups</b>																						
35																						