

MONTHLY PROGRESS REPORT

REPORT NO. 06 | August 2021

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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

15.0%*

As of Payment Application No..6

CURRENT REPORT

22.0%**

**as of Pay App No. 7

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
August 3, 2021

Date Certified by Architect
August 3, 2021

Original Contract Amount
\$22,145,000.00

Approved Change Orders
\$193,532.38

Amended Contract Amount
\$22,338,532.38

Approved To Date
\$3,097,693.51

Retainage Withholdings
\$160,036.49

Paid To Date
\$2,248,112.83

Pending Payment
\$849,580.69

Remaining To Bill
\$19,240,839

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

PROJECT COMPLETION

LAST REPORT

15.0%*

**as of Pay App No.6*

CURRENT REPORT

22.0%**

***as of Pay App No. 7*

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. CTA provided an updated CPM (Critical Path Method) schedule. This was reviewed by Vertex and HKT and comments were issued to CTA.

CONSTRUCTION ACTIVITY

Site:

Site work is on-going; Perimeter drainage is on-going, backfilling foundations is on-going, excavation for under slab utilities has commenced.

Electrical:

Rough electrical has commenced, temporary electrical has been delivered and started connections for temp lighting in the building. Primary duct bank has been started

Exterior Work:

Mock-up is on-going, water proofing is on-going, Slabs on deck are on-going.

Steel:

Erection of steel is 95% complete, decking and detailing is on-going.

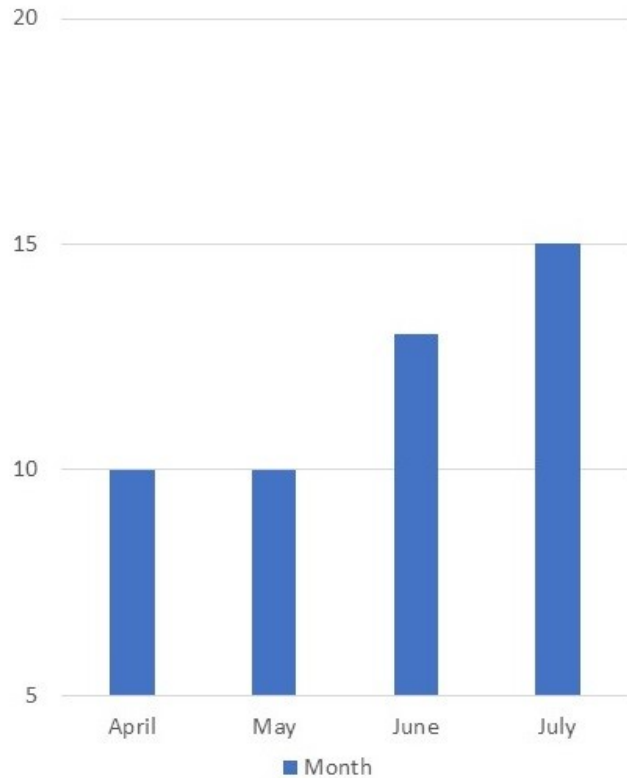
Plumbing , HVAC, and Interior Work:

Plumbing drains have been placed in decks, underground has commenced. HVAC hanger installation has commenced.

Safety:

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

Average Daily Workforce



Workforce:

The average daily workforce has been approximately 15 workers per day. The low for the month was 4 workers (on a Saturday) 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 twenty one (21) 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. Approved (CO 02)**
- PCO 004 – Fire Review changes – \$31,353.29. **Revised-\$41,856.05. Approved (CO 03)**
- PCO 005 – Communication Antenna – \$152,662.48. **Approved (CO 01)**
- PCO 006 – Eversource Temp. Power – 17,370.00. **Approved (CO 02)**
- PCO 007 – Sewer drain line and manhole credit – -\$3,535.00. **Revised -\$6,596.80. Approved (CO 02)**
- PCO 008 – Additional drainage structures – \$9,990.05 **Approved (CO 02)**
- PCO 009 – Added power and data for fitness room monitor – \$2,107.34 **Approved (CO 02)**
- PCO 010 – Credit for reduction in elec. Connections for VRV's – -\$796.64. **Revised – \$891.98. Approved (CO 03)**
- PCO 011 – additional detailing – \$1,826.06 – **Revised \$1,590.44. Approved**
- PCO 012 – Extension of water services (water loop) - \$43,820.64 . **Approved (CO 03)**
- PCO 013 – Door 116B and W22 coordination (additional block work for mason) - \$1,555.12 – **Approved (CO 03)**
- PCO 014 – Apparatus bay underground coordination (additional piping under trench drains) - \$1,805.40. **Approved (CO 03)**
- PCO 015 – Traffic Signal Equipment – \$21,559.23. **Approved (CO 03)**
- PCO 016 – Electrical changes for glazed folding doors (apparatus bay doors) - \$1,226.86. **Approved (CO 03)**
- PCO 017 – Door access control system changes-\$12,011.68.–**Under Review**
- PCO 018 – Ambient noise sensor request -\$6,322.24. **Approved**
- PCO 019 – Added cost for discontinued insulation-\$24,926.25. **Approved**
- PCO 020 – Roofer material cost increase-\$134,289.48. **Rejected**
- PCO 021 –Added temp. water filtration system-\$94,527.02. **Rejected**
- PCO 024–Unsuitable soil removal-\$15,967.54. **Under Review**

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

1. 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.

ISSUES / CONCERNS

1. At the time of this report, Vertex is concerned about the schedule for Eversource Gas to provide the new gas line for the project as they have confirmed it will not be until early 2022.

SITE DOCUMENTATION

01



Photo depicts the progress of steel overall.

02



Photo depicts the progress of steel on the admin. side.

03



Photo depicts the progress of steel on the apparatus bay side.

04



Photo depicts the progress of decking and detailing on the apparatus bay side.

SITE DOCUMENTATION

05



Photo depicts the second floor slab pour.

06



Photo depicts the progress of HVAC piping.

07



Photo depicts the progress of primary electrical conduits.

08



Photo depicts the progress of under ground plumbing.

SITE DOCUMENTATION

05



Photo depicts the site progress

06



Photo depicts the site progress.

07



Photo depicts site progress.

08



Photo depicts the site progress.



Appendix A-01

APPLICATION FOR PAYMENT NO. 7
(cover page only)

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.: 7 Distribution to:
 PERIOD TO: 8/30/2021 OWNER
 APPLICATION DATE: 8/30/2021 ARCHITECT
 Architect's Project #: 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 \$ \$193,532.38
- 3. CONTRACT SUM TO DATE (Line 1 + or - 2) \$ \$22,338,532.38
- 4. TOTAL COMPLETED & STORED TO DATE \$ **\$ 5,001,405.39**
 (Column G on G703)
- 5. RETAINAGE:
 - a. 5% % of Completed Work \$ \$250,070.27
 (Columns D + E + Fon G703)
 - b. _____ % of Stored Material \$ _____
 (Column on G703)
 Total Retainage (Line 5a + 5b or
 Total in Column I of G703) \$ \$250,070.27
- 6. TOTAL EARNED LESS RETAINAGE \$ \$ 4,751,335.12
 (Line 4 less Line 5 Total)
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ \$3,097,693.51
 (Line 6 from prior Certificate) (amount paid to date)
- 8. CURRENT PAYMENT DUE **\$ \$ 1,653,641.61**
- 9. BALANCE TO FINISH, INCLUDING RETAINAGE
 (Line 3 less Line 6) \$ \$17,587,197

CHANGE ORDER SUMMARY	CO's	CCD's
Total changes approved in previous months by Owner	\$193,532.38	
Total approved this Month	\$0.00	
TOTALS	\$193,532.38	\$0.00
NET CHANGES by Change Order & CCD's	\$193,532.38	

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: 9/7/21

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 \$ \$ 1,653,641.61

(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: 9.13.21

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.



Appendix A-02

THREE WEEK LOOK AHEAD

Ashland Public Safety Complex
3 week look ahead
9/14/2021



	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	1	2	
	S	M	T	W	R	F	S	S	M	T	W	R	F	S	S	M	T	W	R	F	S	
1 Project Meetings																						
2 Owners/Arch Meetings			X						X								X					
3 PM/Supers Meetings			X						X								X					
4																						
5																						
6 Special Inspections																						
7 PSI Soils Compaction		X		X					X		X						X		X			
8 PSI SOD 2nd Floor Inspection (2nd Floor Deck Mesh & Rebar)			X						X		X											
9 Town-Doug/steve Curtis		X	X	X	X	X			X	X	X	X	X			X	X	X	X	X		
10 Mockup																						
11 Rough Framing				X	X	X																
12 Waterproofing (AVB)		X							X	X												
13 Windows																						
14 Masonry																						
15																						
16 Building Exterior																						
17 Erosion Control Maintenance (BMP's)			X	X	X	X			X	X	X	X					X	X	X	X		
18																						
19 Trucking Materials - Hauling Out				X	X	X			X	X	X	X	X			X	X	X	X	X		
20 3-Story Structure - Admin & Holding Areas																						
21 Start deck prep for concrete- 2nd level		X	X																			
22 Place 2nd Floor Slab on Deck				X																		
23 Steel erection- Roof Level Thursday				X	X																	
24 Deck and Detailing-2nd and 3rd levels		X																				
25 Steel Detailing Roof Level					X	X			X	X	X											
26 Start Underground Utilities					X	X			X	X	X	X	X			X	X	X	X	X		
27 Slab on Deck Prep for concrete - 3rd level		X	X	X	X																	
28 Place 3rd Floor Slab on Deck (Day TBD)				X	X																	
29 Roof Truss Installation												X	X			X	X	X	X	X		
30 Exterior Wall Metal Framing												X				X	X	X	X	X		
31																						
32 Sallyport																						
33																						
34																						
35 Apparatus Bay																						
36 Waterproofing (10 line) & (A Line)		X		X																		
37 Backfill-Exterior/Interior (10 Line and A Line)		X	X	X	X	X																
38 Steel Erection		X	X																			
39 Steel Deck and Detailing		X	X	X	X	X			X	X	X	X	X									
40																						
41 Apparatus Bay- Supportive Spaces and Mechanical Rooms																						
42																						
43 Equipment Start Ups																						
44																						
45 Site Utilities																						
46 Drainage & Site Utilities			X	X	X	X			X	X	X	X	X			X	X	X	X	X		
47 UG Secondary Ductbank		X																				
48 Underground Drainage System - 1 (Post Steel)									X	X	X	X	X									
49 Geothermal Well Drilling																X	X	X	X	X		



Appendix A-03

NOTABLE CORRESPONDENCE