

MONTHLY PROGRESS REPORT

REPORT NO. 07 | September 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

22.0%*

As of Payment Application No..7

CURRENT REPORT

28%**

**as of Pay App No. 8

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. 8

Date Executed by Contractor
October 15, 2021

Date Certified by Architect
October 15, 2021

Original Contract Amount
\$22,145,000.00

Approved Change Orders
\$316,060.72

Amended Contract Amount
\$22,461,060.72

Approved To Date
\$5,845,982.12

Retainage Withholdings
\$307,683.27

Paid To Date
\$4,751,335.12

Pending Payment
\$1,094,647.00

Remaining To Bill
\$16,615,079.00

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.

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 \$1094,647.00.

PROJECT COMPLETION

LAST REPORT

22.0%*

**as of Pay App No.7*

CURRENT REPORT

28.0%**

***as of Pay App No. 8*

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, CTA to update and re-submit.

CONSTRUCTION ACTIVITY

Site:

Site work is on-going; under slab utilities in admin and apparatus bay side. Drainage structures and piping being installed, underdrain piping has started.

Electrical:

Temp power and lighting complete. Rough-in work has started, under slab conduit has been started, admin side has been inspected.

Exterior Work:

Mock-up is on-going, second and third floor slabs have been placed. Geothermal well drilling has commenced approximately 1/3 of the wells have been drilled at the time of this report. Framing and roof trusses have been started and on-going. Cleaning, priming and applying insulative coating has commenced.

Steel:

Steel, decking and detailing for the building is approximately 98% complete, only a couple of field fixes remain. Steel for carport to arrive and be installed at a alter date.

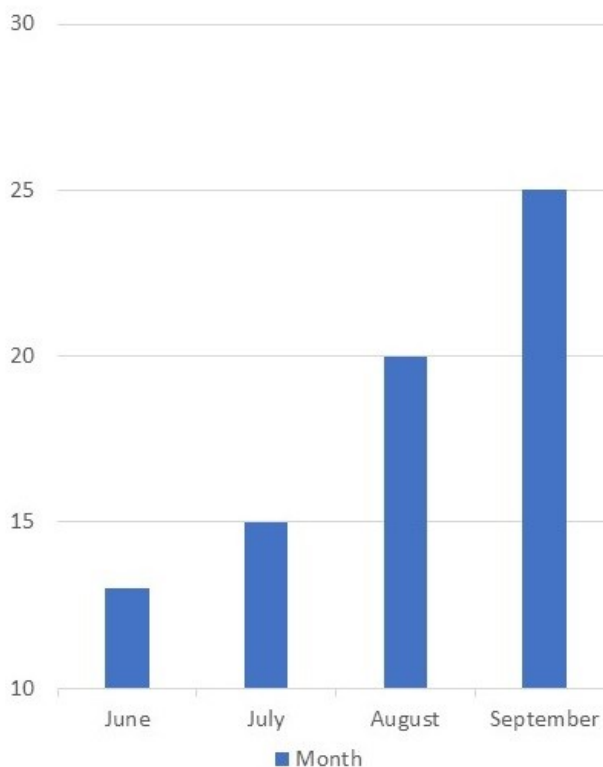
Plumbing , HVAC, and Interior Work:

All under slab plumbing in the damin side is complete and has been inspected. Under slab plumbing is on-going on the apparatus bay side. HVAC rough-in piping is on-going.

Safety:

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

Average Daily Workforce



Workforce:

The average daily workforce has been approximately 25 workers per day. The low for the month was 16 workers the high was 37 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 thirty three (33) 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, Letter from Town Counsel**
PCO 021 – Added temp. water filtration system-\$94,527.02. **Rejected, working on negotiating**
PCO 022 – Additional footing for shooting range-\$ 7,701.53 - **Under Review**
PCO 023 – Added station alarm on 2nd and 3rd floors-\$2,898.39-**Approved**
PCO 024 – Unsuitable soil removal-\$15,967.54.- **Under Review**
PCO 025 – **NOT YET RECEIVED**
PCO 026 – ADA compliant fridge – \$749.70 – **Approved**
PCO 027 – Not yet received
PCO 028 – Gas line credit and added communications for shooting range -\$10,083.07- **Under Review**
PCO 029 – Antenna pad modifications – \$3420.72 -**Under Review**
PCO 030 – Dumpster enclosure structural slab requirements –\$9,693.39 – **Under Review**
PCO 031 – Sanitary sewer clarification - \$1,311.52 – **Under Review**
PCO 032 – Added underdrain at stair 2 – \$5,571.71 – **Under Review**
PCO 033 – Waterline replacement in front of PS site – \$300,388.26 – **Under Review**

There is 1 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 and framing.

02



Photo depicts the progress of steel and framing

03



Photo depicts the progress of steel and framing.

04



Photo depicts the progress of steel and framing.

SITE DOCUMENTATION

05



Photo depicts the under slab electrical progress.

06



Photo depicts the progress of under slab plumbing and back filling.

07



Photo depicts the progress rough electrical, fire protection and HVAC on second floor.

08



Photo depicts the progress rough electrical, fire protection and HVAC.

SITE DOCUMENTATION

05



Photo depicts the progress of the trusses

06



Photo depicts the progress of the trusses.

07



Photo depicts progress of the roof decking.

08



Photo depicts the progress of the insulative coating

SITE DOCUMENTATION

09



Photo depicts the progress of the geothermal wells.

10



Photo depicts the overall apparatus bay progress.

11



Photo depicts the progress of site drainage structures and piping.

12



Photo depicts the progress of excavation and back filling of under slab utilities.



Appendix A-01

**APPLICATION FOR PAYMENT NO. 8
(cover page only; under review)**

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.: 8 Distribution to:
 PERIOD TO: 9/30/2021 OWNER
 APPLICATION DATE: 9/30/2021 ARCHITECT
 Architects 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 \$ \$316,060.72
- 3. CONTRACT SUM TO DATE (Line 1 + or - 2) \$ \$22,461,060.72
- 4. TOTAL COMPLETED & STORED TO DATE \$ \$ 6,153,665.39
 (Column G on G703)
- 5. RETAINAGE:
 - a. 5% % of Completed Work \$ \$307,683.27
 (Columns D + E + Fon G703)
 - b. _____ % of Stored Material \$ _____
 (Column on G703)
 Total Retainage (Line 5a + 5b or
 Total in Column I of G703) \$ \$307,683.27
- 6. TOTAL EARNED LESS RETAINAGE \$ \$ 5,845,982.12
 (Line 4 less Line 5 Total)
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ \$4,751,335.12
 (Line 6 from prior Certificate) (amount paid to date)
- 8. CURRENT PAYMENT DUE \$ \$ 1,094,647.00
- 9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ \$16,615,079
 (Line 3 less Line 6)

CHANGE ORDER SUMMARY	CO's	CCD's
Total changes approved in previous months by Owner	\$193,532.38	
Total approved this Month	\$122,528.34	
TOTALS	\$316,060.72	\$0.00
NET CHANGES by Change Order & CCD's	\$316,060.72	

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: 10/15/21

State of: MASSACHUSETTS

County of: MIDDLESEX

Subscribed and sworn to before

me this 15th day of October, 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 \$ 1,094,647.00

(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: 10.15.21

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
10/19/2021



	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	1	2	3	4	5	6
	S	M	T	W	R	F	S	S	M	T	W	R	F	S	S	M	T	W	R	F	S
Project Meetings																					
Owners/Arch Meetings			X							X							X				
PM/Supers Meetings			X							X							X				
Special Inspections																					
PSI Soils Compaction		X	X		X					X		X					X		X		
PSI Steel Inspection (Apparatus Bay)		X																			
Town-Doug Scott/Steve Curtis/Chuck Dabritz		X	X	X	X				X	X	X	X				X	X	X	X		
Mockup																					
Windows						X			X												
Masonry																					
Metal panels/Roof													X	X		X	X	X	X	X	
Building Exterior																					
Erosion Control Maintenance (BMP's)		X	X	X	X	X			X	X	X	X	X			X	X	X	X	X	
Trucking Materials - Hauling Out		X	X	X	X	X			X	X	X	X	X			X	X	X	X	X	
3-Story Structure - Admin & Holding Areas																					
LGMF Roof Truss Installation		X	X	X	X																
Roof Decking on LGMF Trusses									X	X	X	X	X			X	X				
Start framing 2nd floor - LGMF Exterior		X	X	X	X	X			X	X	X	X	X								
Start framing 3rd floor - LGMF		X	X	X	X	X			X	X	X	X	X			X	X	X	X	X	
MEP rough		X	X	X	X	X			X	X	X	X	X			X	X	X	X	X	
Undergrond Utilities		X	X	X	X	X															
Backfill and Prep For Underdrain Work		X	X	X	X	X			X	X											
Filter Fabric - Stone - Underdrain Work		X	X	X	X	X			X	X											
Prep Pour SOG																X	X	X	X	X	
Roof Sheathing and AVB																		X	X	X	
CMU Walls																			X	X	
Sallyport																					
Backfill and Prep For Underdrain Work		X	X																		
Filter Fabric - Stone - Underdrain Work		X	X																		
Set Trench Drains											X	X	X								
Prep & Pour SOG																X	X	X	X	X	
Apparatus Bay																					
Parapet Framing		X	X	X	X	X															
Special Insulative Coating		X	X	X																	
UG MEP		X	X	X	X	X			X	X	X	X	X			X	X	X	X	X	
Apparatus Bay- Supportive Spaces and Mechanical Rooms																					
Equipment Start Ups																					
Site Utilities																					
Drainage & Site Utilities		X	X	X	X	X			X	X	X	X	X			X	X	X	X	X	
Underground Drainage System - 2																X	X	X	X	X	
Geothermal Well Drilling		X	X	X	X	X			X	X	X	X	X			X	X				



Appendix A-03

NOTABLE CORRESPONDENCE