

## MONTHLY PROGRESS REPORT

REPORT NO. 08 | October 2021

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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 area 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

**28.0%\***

As of Payment Application No..8

#### CURRENT REPORT

**34.0%\*\***

\*\*as of Pay App No. 9

### 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. 9

Date Executed by Contractor  
November 12, 2021

Date Certified by Architect  
November 12, 2021

Original Contract Amount  
\$22,145,000.00

Approved Change Orders  
\$352,547.74

Amended Contract Amount  
\$22,497,547.74

Approved To Date  
\$7,679,613.41

Retainage Withholdings  
\$383,980.67

Paid To Date  
\$7,295,632.74

Pending Payment  
\$1,449,650.63

Remaining To Bill  
\$15,201,915.00

# 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.

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

**PROJECT COMPLETION**

**LAST REPORT**

**28.0%\***

*\*as of Pay App No.8*

**CURRENT REPORT**

**34.0%\*\***

*\*\*as of Pay App No. 9*

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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 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 apparatus bay side. Drainage structures and piping being installed, underdrain piping in apparatus bay almost complete.

**Electrical:**

Rough electrical on the first and second floor is on-going.

**Exterior Work:**

Mock-up is on-going, First floor admin and sally port area have been poured. Geothermal well drilling is complete, grouting, and tying the lines together is on-going. Exterior Framing and roof trusses are complete. Decking on roof trusses is complete, exterior sheathing is on-going. Cleaning, priming and applying insulative coating has commenced.

**Steel:**

Steel, decking and detailing for the building is complete. Steel for carport has been delivered to the site and to be installed at a alter date.

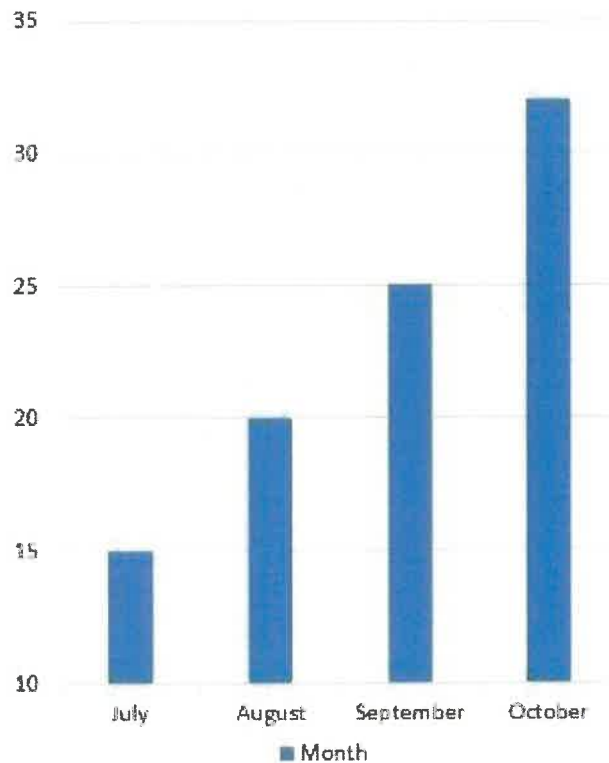
**Plumbing , HVAC, and Interior Work:**

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 32 workers per day. The low for the month was 22 workers the high was 38 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

PCO No.	PR / RFI No.	Description	Amount			Status	CO
			Original	Revised	Approved		
		Starting Contingency - \$2,805,145					
1	RFI #82	PCO #1- Revised window layout due to structural brace	\$2,650.73		\$2,650.73	Approved	1
2	RFI #48	PCO #2 - PA priority cabability	\$1,053.19		\$1,053.19	Approved	1
3	RFI #85	PCO #3 - Cut/Cap two existing water mains at street	\$16,357.07	\$14,295.39	\$14,295.39	Approved	2
4	Rev. 7	PCO #4- Fire review changes	\$31,353.29	\$41,846.05	\$41,846.05	Approved	3
5	PR 02	PCO #5 - Communications antenna	\$152,662.48		\$152,662.48	Approved	1
6		PCO #6 - Eversource Temporary Power	\$17,370.00		\$17,370.00	Approved	2
7	RFI #87	PCO #7 - Sewer drain line and manhole credit	-\$3,535.00	-\$6,596.80	-\$6,596.80	Approved	2
8	RFI #84	PCO #8 - Additional drainage structures	\$9,990.05		\$9,990.05	Approved	2
9	RFI #43	PCO #9 - Added power and data for fitness room monitor	\$2,107.34		\$2,107.34	Approved	2
10	PR 01	PCO #10 - Credit for reduction in electrical connections for VRV'S	-\$796.64	-\$891.98	-\$891.98	Approved	3
11	RFI's 37,98	PCO #11 - Additional detailing	\$1,826.06	\$1,590.44		Approved	4
12	PR 03	PCO #12 - Extension of water services (water loop) w/ ledge (\$45k+/-)	\$88,820.64		\$55,427.66	Approved	3
13	RFI #135	PCO #13 - HALL 119 DOOR 116B&W22 coordination (added masonry)	\$1,555.12		\$1,555.12	Approved	3
14	RFI #88	PCO #14 - Apparatus bay underground coordination	\$1,805.40		-\$1,805.40	Approved	3
15	PR 05	PCO #15 - Traffic signal equipment	\$21,559.23		\$21,559.23	Approved	3
16	ASI 004	PCO #16 - Elec. Changes for apparatus bay doors	\$1,226.86			Approved	3
17	PR06	PCO #17 - Door access control system changes	\$12,011.68	\$17,599.75		Review	
18	PR 04	PCO #18 - Ambient noise sensor request	\$6,322.24		\$6,322.24	Approved	4
TBD		PCO XX - Potential ledge credit	-\$90,000.00			Not submitted	
19		PCO #19 - Added cost for discontinued insulation	\$24,926.25		\$24,926.25	Approved	4
20		PCO #20 - Roofer material cost increase	\$134,289.48			Rejected	
21		PCO #21 - Added temp. water filtration system	\$94,527.02	\$16,150.18		Review	
22		PCO #22 - additional footing for shooting range	\$11,592.73			Review	
23	RFI #147	PCO #23 - Added station alarm outlets on 2nd and 3rd floors	\$2,898.39		\$2,898.39	Approved	4
24		PCO #24 -Unsuitable soil removal	\$15,967.54			Review	
25		No yet received					
26		PCO #26 - ADA Compliance fridge	\$749.70		\$749.70	Approved	4
27		Not yet received					
28	PR 07	PCO #28 - Gas line credit and added comms. for shooting range	\$10,083.07			Review	
29		PCO #29 - Antenna pad modifications	\$3,420.72			Recommended	
30		PCO #30 - Dumpster enclosure structural slab requirements	\$9,693.39			Review	
31	RFI #194	PCO #31 - Sanitary sewer clarification	\$1,311.52			Review	
32	PR 10	PCO #32 - Added underdrain at stair 2	\$5,571.72			Recommended	
33	PR 09	PCO #33 - Replace portion of water main in front of site	\$300,388.26			Review	
34	RFI #189	PCO #34 - Gable end blocking	\$15,519.73			Review	
35	RFI #73	PCO #35 -Typical coping gyp. Sheathing	\$4,055.99			Review	
36		Not yet received					
37	RFI #201	PCO #37 - Added roof gutter drains	\$13,040.89			Review	
38		Not yet received					
39	PR 08	PCO #39 - Fans for apparatus bay	\$67,042.19			Review	
		<b>TOTALS</b>	<b>\$558,541.15</b>	<b>\$67,842.85</b>	<b>\$321,156.10</b>		

## 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 truss decking and framing.

02



Photo depicts the progress of truss decking and framing.

03



Photo depicts the progress of exterior sheathing.

04



Photo depicts the progress of truss decking and parapet framing.

# SITE DOCUMENTATION

05



Photo depicts the progress of the slab on grade.

06



Photo depicts the progress of the slab on grade.

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 on the second floor

# SITE DOCUMENTATION

05



Photo depicts the progress of truss decking at the roof level.

06



Photo depicts the progress of truss decking and framing of the third floor.

07



Photo depicts progress of the insulative coating.

08



Photo depicts the progress of the third floor framing.

# 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 geothermal wells.



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 Ashland  
 Address: Town Hall  
 101 Main Street  
 Ashland, MA 01721

PROJECT: Ashland Public Safety Building

APPLICATION NO.: 9  
 PERIOD TO: 10/31/2021  
 APPLICATION DATE: 10/31/2021  
 Architect's Project #: \_\_\_\_\_

Distribution to:  
 OWNER  
 ARCHITECT  
 CONTRACTOR

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

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

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 \$ 352,547.74
3. CONTRACT SUM TO DATE (Line 1 + or - 2) \$ 22,497,547.74
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 7,734,142.41

5. RETAINAGE:
  - a. 5% of Completed Work \$ 386,707.12
  - b. % of Stored Material \$

Total Retainage (Line 5a + 5b or Total in Column I of G703) \$ 386,707.12

6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total) \$ 7,347,435.29

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (amount paid to date) \$ 5,845,982.12

8. CURRENT PAYMENT DUE \$ 1,501,453.18

9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 15,150,112

CHANGE ORDER SUMMARY	CO's	CCD's
Total changes approved in previous months by Owner	\$316,060.72	
Total approved this Month	\$36,487.02	
<b>TOTALS</b>	<b>\$352,547.74</b>	<b>\$0.00</b>
NET CHANGES by Change Order & CCD's	\$352,547.74	

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: \_\_\_\_\_ Date: 10/29/21

State of: MASSACHUSETTS  
 County of: MIDDLESEX  
 Subscribed and sworn to before me this 29th day of October 2021

Notary Public: \_\_\_\_\_  
 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 \$ \_\_\_\_\_

(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.

# THREE WEEK LOOK AHEAD

	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27		
	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																				
PM/Supers Meetings			X																				
Special Inspections																							
PSI Soils Compaction			X																				
PSI Steel Inspection (Apparatus Bay)																							
Town-Doug Scott/Steve Curtis/Chuck Dabritz		X	X	X	X				X	X	X	X											
Mockup																							
Masonry			X																				
Metal panels/Roof Building Exterior																							
Erosion Control Maintenance (BMP's)		X	X	X	X	X																	
Trucking Materials - Hauling Out		X	X	X	X	X																	
3-Story Structure - Admin & Holding Areas																							
Dentention - Cell Block																							
Roof Decking on LGMF Trusses																							
Start framing 2nd floor - LGMF Exterior		X	X	X	X	X																	
Start framing 3rd floor - LGMF		X	X	X	X	X																	
MEP rough -2nd/3rd floors		X	X	X	X	X																	
Wall AVB		X	X	X	X	X																	
Special coating		X	X	X	X	X																	
Wall sheathing		X	X	X	X	X																	
Roof Sheathing and AVB		X	X	X	X	X																	
CMU Walls - Elevator tower		X	X	X	X	X																	
Stairway #2 (Misc. Metals)																							
Sallyport																							
Overhead MEP Rough		X	X	X	X	X																	
Apparatus Bay																							
Parapet Framing			X	X	X	X																	
Filter Fabric - Stone - Underdrain Work		X	X	X	X	X																	
UG MEP		X	X	X	X	X																	
CMU @ A-line/10-line																							
Apparatus Bay- Supportive Spaces and Mechanical Rooms																							
MEP rough		X	X	X	X	X																	
SOG prep concrete pour																							
Equipment Start Ups																							
Site Utilities																							
Drainage & Site Utilities		X	X	X	X	X																	
Underground Drainage System - 1		X	X	X	X	X																	
Geothermal Well Drilling		X	X	X	X	X																	

## NOTABLE CORRESPONDENCE