

MONTHLY PROGRESS REPORT

REPORT NO. 11 | January 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

48.0%*

As of Payment Application No..11

CURRENT REPORT

54.0%**

**as of Pay App No. 12

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. 12

Date Executed by Contractor
February 11, 2022

Date Certified by Architect
February 14, 2022

Original Contract Amount
\$22,145,000.00

Approved Change Orders
\$508,810.48

Amended Contract Amount
\$22,653,810.48

Approved To Date
\$12,325,433.78

Retainage Withholdings
\$616,271.70

Paid To Date
\$12,325,433.78

Pending Payment
\$1,268,382.85

Remaining To Bill
\$10,977,807.00

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

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.

PROJECT COMPLETION

LAST REPORT

48.0%*

**as of Pay App No.11*

CURRENT REPORT

54.0%**

***as of Pay App No. 12*

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 schedule showing an extension of 52 calendar days (7-1/2 weeks) after including PCO's, additional cure time on the roof crickets and previous material delays. This schedule is planned to be discussed at our next building committee meeting along with potential costs associated.

CONSTRUCTION ACTIVITY

Site:

Site work is on-going; retaining wall is being installed, excavations for shooting range footings is complete, along with excavation for carport footings and walls.

Electrical:

Rough electrical throughout the building is on-going, they have begun pulling wire on the third floor. The primary and secondary poles have been installed.

Exterior Work:

Mock-up is on-going, Exterior framing and sheathing is complete at the time of this report. Exterior CMU installation is complete and they are ready to begin the brick veneer. Apparatus bay rubber roof is approximately 90% complete and the admin roof is approximately 75% complete, awaiting delivery of metal roof for install., Window installation has commenced, AVB is on-going and approximately 70% complete at the time of this report. Seismic clip installation has commenced.

Steel:

Steel for the carport has been installed and inspected, this concludes all structural steel work.

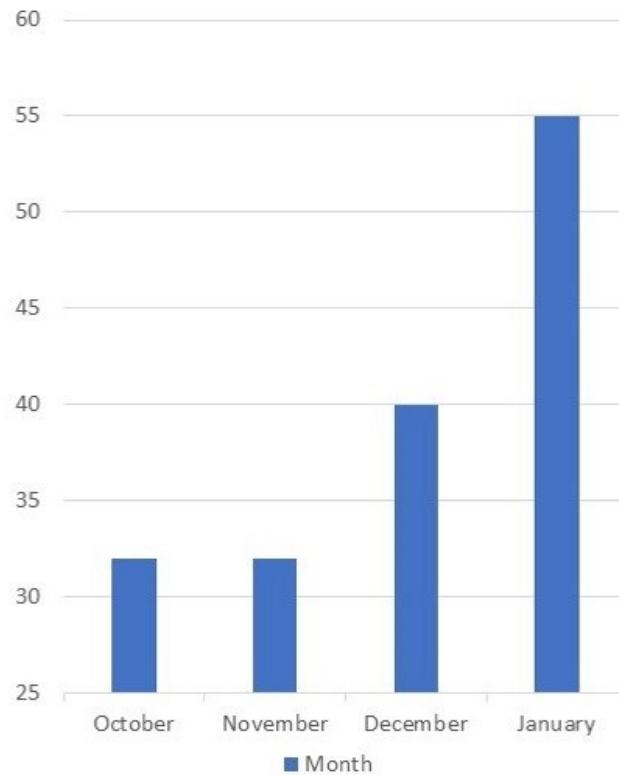
Plumbing , HVAC, and Interior Work:

Rough plumbing, electrical, fire suppression and HVAC throughout the building on all 3 floors is on-going, pipe insulation is on-going. Interior framing is approximately 95% complete, blocking is on-going and above ceiling drywall is being installed. Interior CMU installation is 95% complete at the time of this report. Misc. metals is on-going (stairs, railings, rebar).

Safety:

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

Average Daily Workforce



Workforce:

The average daily workforce has been approximately 55 workers per day. The low for the month was 11 workers the high was 68 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	Current	Approved		
		Starting Contingency - \$2,805,145					
1	RFI #82	PCO #1- Revised window layout due to structural brace	\$2,650.73	\$2,650.73	\$2,650.73	Approved	1
2	RFI #48	PCO #2 - PA priority cabability	\$1,053.19	\$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	\$152,662.48	Approved	1
6		PCO #6 - Eversource Temporary Power	\$17,370.00	\$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	\$9,990.05	Approved	2
9	RFI #43	PCO #9 - Added power and data for fitness room monitor	\$2,107.34	\$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	\$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	\$55,427.66	Approved	3
13	RFI #135	PCO #13 - HALL 119 DOOR 116B&W22 coordination (added masonry)	\$1,555.12	\$1,555.12	\$1,555.12	Approved	3
14	RFI #88	PCO #14 - Apparatus bay underground coordination	\$1,805.40	\$1,805.40	\$1,805.40	Approved	3
15	PR 05	PCO #15 - Traffic signal equipment	\$21,559.23	\$21,559.23	\$21,559.23	Approved	3
16	ASI 004	PCO #16 - Elec. Changes for apparatus bay doors	\$1,226.86	\$1,226.86	\$1,226.86	Approved	3
17	PR 06	PCO #17 - Door access control system changes	\$12,011.68	\$17,599.75	\$17,599.75	Approved	5
18	PR 04	PCO #18 - Ambient noise sensor request	\$6,322.24	\$6,322.24	\$6,322.24	Approved	4
19		PCO #19 - Added cost for discontinued insulation	\$24,926.25	\$24,926.25	\$24,926.25	Approved	4
20		PCO #20 - Roofer material cost increase	\$134,289.48	\$134,289.48		Rejected Claim	
21		PCO #21 - Added temp. water filtration system	\$94,527.02	\$16,150.18		Not re-submitted	
22		PCO #22 - additional footing for shooting range	\$11,592.73	\$10,979.43	\$10,979.43	Approved	5
23	RFI #147	PCO #23 - Added station alarm outlets on 2nd and 3rd floors	\$2,898.39	\$2,898.39	\$2,898.39	Approved	4
24		PCO #24 - Unsuitable soil removal	\$15,967.54	\$15,967.54	\$15,967.54	Approved	6
25	RFI #121	PCO #25 - Waterproofing at green roof	\$14,366.91	\$12,160.61	\$12,160.61	Approved	6
26		PCO #26 - ADA Compliance fridge	\$749.70	\$749.70	\$749.70	Approved	4
27	RFI #189	PCO #27 - Added blocking for roof gutter drains	\$17,567.61	\$17,567.61	\$17,567.61	Recommended	
28	PR 07	PCO #28 - Gas line credit and added comms. for shooting range	\$10,083.07	\$9,080.66	\$9,080.66	Approved	7
29		PCO #29 - Antenna pad modifications	\$3,420.72	\$3,420.72	\$3,420.72	Approved	5
30		PCO #30 - Dumpster enclosure structural slab requirements	\$9,693.39	\$11,722.40	\$11,722.40	Approved	6
31	RFI #194	PCO #31 - Sanitary sewer clarification	\$1,311.52	\$1,311.52	\$1,311.52	Approved	5
32	PR 10	PCO #32 - Added underdrain at stair 2	\$5,571.72	\$5,571.72	\$5,571.72	Approved	5
33	PR 09	PCO #33 - Replace portion of water main in front of site	\$300,388.26			Rejected	
34	RFI #189	PCO #34 - Gable end blocking	\$15,519.73	\$4,985.13	\$4,985.13	Approved	6
35	RFI #73	PCO #35 - Typical coping gyp. Sheathing	\$4,055.99	\$4,055.99		Rejected Claim	
36	RFI #23	PCO #36 - Window and louver blocking costs	\$13,737.42	\$13,737.42		Rejected Claim	
37	RFI #201	PCO #37 - Added roof gutter drains	\$13,040.89	\$13,040.89	\$13,040.89	Approved	5
38	RFI #196	PCO #38 - Green Roof Slope Requirements	\$86,771.40	\$36,666.49	\$36,666.49	Approved	6
39	PR 08	PCO #39 - Fans for apparatus bay	\$67,042.19	\$75,607.00	\$75,607.00	Approved	7
40	RFI #34	PCO #40 - roof curb nailer fastening	\$17,061.04	\$17,061.04	\$17,061.04	Approved	5
41	PR 012	PCO #41 - Added pre-emption sensor at traffic signal	\$5,775.50	\$5,775.50	\$5,775.50	Approved	5
42	PR011	PCO #42 - Repair to existing stone wall	\$45,306.57	\$45,306.57		R&R	
43	RFI #202	PCO #43 - Security glazing scope clarification	\$6,086.04	\$6,086.04	\$6,086.04	Approved	7
44	PR 013	PCO #44 - Revisions to vehicle exhaust system	\$20,498.34	\$20,498.34	\$20,498.34	Approved	7
45		PCO #45 - Geothermal wells - added grout and loop material	\$19,259.79	\$19,259.79	\$19,259.79	Approved	7
46	RFI #213	PCO #46 - Conceal exposed insulation at south of roof monitors	\$2,712.80	\$2,712.80		Review	
47	PR 014	PCO #47 - Enclose dispatch supervisor area	\$10,000.34			Rejected	
48	RFI #212	PCO #48 - Retaining wall drainage	\$12,571.15			R&R	
49	RFI #221	PCO #49 - Sub-drain detail clarification	\$90,178.57	\$90,178.57		Rejected Claim	
50	RFI #175	PCO #50 - Wall section 10 line g-h conflict	\$4,876.61	\$4,876.61	\$4,876.61	Recommended	
51	PR 15	PCO #51 - Vestibule roofing changes	-\$4,154.46	-\$4,154.46		Review	
52		PCO #52 - Carport walls raised	\$1,206.32	\$1,206.32		Review	
53	RFI #207, 223 & 231	PCO #53 - Window and steel brace conflicts	\$1,984.35	\$1,984.35		Review	
54	TBD						
55	ASI 006	Exit Sign Revisions	\$2,481.25	\$2,481.25		Review	
TBD	RFI #230	TBD -Installation of detention frames					T&M
TBD		PCO XX - Potential ledge credit	-\$90,000.00				Not submitted
		TOTALS	\$1,357,705.88	\$969,735.00	\$661,786.53		

ISSUES / CONCERNS

1. At the time of this report Vertex is concerned about the schedule and a possible schedule extension request by CTA.

01



Photo depicts the progress of the AVB, framing and window installation.

02



Photo depicts the progress of the AVB, framing and window installation

03



Photo depicts the progress of exterior CMU.

04



Photo depicts the progress of the parapet framing, sheathing, blocking roofing and temporary enclosure to heat the building.

SITE DOCUMENTATION

05



Photo depicts the progress of the third floor framing, drywall, plumbing, HVAC, sprinkler system and electrical.

06



Photo depicts the progress of the Second floor framing, plumbing, HVAC, sprinkler system and electrical.

07



Photo depicts the progress of First floor framing, fire protection, plumbing, electrical and HVAC.

08



Photo depicts the progress of the apparatus bay.

SITE DOCUMENTATION

09



Photo depicts the progress of the apparatus bay.

10



Photo depicts the progress of the apparatus bay and watch room.

11



Photo depicts progress of the Apparatus bay roof, framing and roofing of sawtooth roofs.

12



Photo depicts the progress of the second floor green roof.

SITE DOCUMENTATION

13



Photo depicts the progress of the carport.

14



Photo depicts the site retaining wall project from the rear of the site.

15



Photo depicts the progress of the antenna tower pad.

16



Photo depicts the progress of shooting range footings.



Appendix A-01

APPLICATION FOR PAYMENT NO. 12
(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.: 12 Distribution to:
 PERIOD TO: 1/31/2022 x OWNER
 APPLICATION DATE: 1/31/2022 x ARCHITECT
 Architects Project #: _____ | CONTRACTOR

FROM CONTRACTOR: CTA Construction Managers, LLC
400 Totten Pond Road 2nd Floor
Waltham, MA 02451
 CONTRACT FOR: Ashland Public Safety Building

VIA ARCHITECT:

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

CONTRACT DATE: 03/15/21

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.

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.

1. ORIGINAL CONTRACT SUM \$ 22,145,000.00
2. Net change by Change Orders \$ ~~508,810.48~~
3. CONTRACT SUM TO DATE (Line 1 + or - 2) \$ 22,653,810.48
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 12,290,530.17

5. RETAINAGE:
 - a. 5% % of Completed Work \$ 614,526.52
 (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) \$ 614,526.52
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total) \$ 11,676,003.65
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (amount paid to date) \$ 10,407,620.80

8. CURRENT PAYMENT DUE \$ 1,268,382.85
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 10,977,807

CHANGE ORDER SUMMARY	CO's	CCD's
Total changes approved in previous months by Owner	\$508,810.48	
Total approved this Month	\$0.00	
TOTALS	\$508,810.48	\$0.00
NET CHANGES by Change Order & CCD's	\$508,810.48	

CONTRACTOR: CTA Construction Managers, LLC

By: [Signature] Date: 2/11/22

State of: MASSACHUSETTS
 County of: MIDDLESEX
 Subscribed and sworn to before me this 11th day of February, 2022



Notary Public: [Signature]
 My Commission expires: 04/20/2022

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



Appendix A-03

NOTABLE CORRESPONDENCE