Southborough Public Safety Complex
Southborough, Massachusetts

Project Description:
This contract work is for a new Public Safety Complex Bldg. with Police and Fire Station headquarters. The station will include 5 apparatus bays, dispatch and communications, offices, dormitory space, kitchen, fitness room, and showers for the on-duty firefighters. The site is located right off of Cordaville Road and near Common Street. The new Police Station and Fire Station will be staffed 24 hours a day, 7 days a week.

The project was designed by Context Architecture (formerly Donham & Sweeney) of Boston, MA. CTA Construction Managers of Waltham, MA was selected as the General Contractor. Both CTA Construction Managers and the Town of Southborough (“Town”) executed a Standard Form of Agreement between Owner and Contractor (AIA A101). The Agreement stipulated sums of $15,125,000.00 for complete construction.

Project Information:
Owner:
Town of Southborough
17 Common St.
Southborough, MA 01772
508.480.0161

Owner's Project Manager:
The Vertex Companies, Inc. (“VERTEX”)
Kevin Heffernan
400 Libbey Parkway
Weymouth, MA 02189
781.952.6000 / 6060F

Architect:
Context Architecture (“Context”)
Jeff Shaw
98 Harrison Ave
Boston, MA 02111
617.423.1400

Contractor:
CTA Construction Managers (“CTA”)
Jared Dougan, PM
400 Totten Pond Road
Waltham, MA 02451
781.786.6624
PAYMENT STATUS

A schedule of values (“SOV”) was initially provided by CTA Construction Managers to the Owner, Context and Vertex for review. The SOV is an outline of the project cost breakdowns per trade. The SOV will have adjustments as the rest of the sub-contractors get on board; there were no comments at this time, but continues to get reviewed at the weekly project meetings.

Payment Application No.1 was submitted for payment on July 6, 2018 in the amount of $454,843.85.

Payment Application No.2 was submitted for payment on August 6, 2018 in the amount of $439,691.91.

Payment Application No.3 was submitted for payment on September 11, 2018 in the amount of $602,151.54.

Payment Application No.4 was submitted for payment on October 9, 2018 in the amount of $979,857.02.

Payment Application No.5 was submitted for payment on November 6, 2018 in the amount of $1,071,930.46.

Payment Application No.6 was submitted by CTA on November 29, 2018 for the building committee to approve in the amount of $804,796.65.

Payment application No. 7 was submitted by CTA on December 31, 2018 for Vertex and Context to review. Comments have been issued to CTA, and the application was revised to $797,993.72.

PAYMENT DETAILS

PAY APP NO. 7

| Date Executed by Contractor | December 31, 2018 |
| Date Certified by Architect | TBD |
| Original Contract Amount | $15,125,000 |
| Approved Change Orders | $240,734.67 |
| Amended Contract Amount | $15,365,734.67 |
| Approved To Date | $5,442,383.91 |
| Retainage Withholdings | $271,119.15 |
| Paid To Date | $4,353,271.04 |
| Pending Payment | $797,993.72 |
| Remaining To Bill | $10,214,470.00 |

There are no potential damages to report at this time.

AFFIRMATIVE CLAIMS

There are no affirmative claims at this time.
SCHEDULE UPDATE

CTA Construction Managers provided an updated schedule to the team for review on December 17, 2018. The schedule is still under review as both Vertex and Context have questions and comments regarding the new schedule. Comments will be issued, and discussed at the upcoming project meeting.

CONSTRUCTION ACTIVITY

Site:
Site work is on-going. Backfilling the exterior and interior of the building footprint is 95% complete at the time of this report. The large infiltration basin is 90% complete at the time of this report. Underground utilities on the police side have been backfilled, the fire side is approximately 90% complete. Trenching for the primary power duct bank has been started.

Electrical:
Underground work is approximately 85% complete, rough-in work is on going as the framing continues.

Exterior Work:
Exterior metal framing is 95% complete, densglass is approximately 90% complete, pitched roof framing is complete, AVB is 95% complete, hunter panel installation has been started, and shingles are scheduled to begin early next month.

Steel:
The structural steel is 100% complete for the public safety building at the time of this report.

Plumbing, HVAC, and Interior Work:
Plumbing under slab utilities are approximately 90% complete at the time of this report. HVAC field coordination has begun. Second floor interior framing is 50% complete at the time of this report.

Safety:
CTA Construction Managers along with VERTEX have been ensuring on-site job safety.

Average Daily Staffing

workforce:
The average daily workforce has been approximately 25 workers per day. The low for the month was 18 workers, the high was 34 workers.

Certified Payrolls:
Certified payrolls continue coming in to Vertex from the sub-contractors. VERTEX will maintain copies, and review all certified payrolls.
## CHANGE ORDERS / PROPOSAL REQUESTS

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## ISSUES / CONCERNS

1. At the time of this report, Vertex does not have any issues or concerns. However, it has been brought to Vertex’s attention that some community members are wondering why the flag that has been hung on the building is “faded”. The flag that was selected and hung is a 9/11 memorial flag. It differs from the typical American flag because the red, instead of being solid, is actually the names of the fallen from that day. This flag will be taken down and displayed in the building.
SITE DOCUMENTATION

01

Photo depicts the installation of densglass, exterior framing, and AVB on the roof.

02

Photo depicts the installation of densglass, exterior framing, AVB on the roof, and the start of the hunter panels on the roof.

03

Photo depicts the installation of densglass, exterior framing, AVB on the roof, and the start of the hunter panels on the roof.

04

Photo depicts the overall building progress.
Photo depicts the progress of underground utilities, backfilling, compaction, and forming of column box-outs.

Photo depicts the progress of underground utilities, backfilling and compaction of material.

Photo depicts the progress of underground utilities, backfilling and compaction.

Photo depicts the progress of underground utilities, backfilling and compaction in apparatus bay.
Photo depicts the progress of the second floor framing, and roof (from fitness room, looking toward police admin.)

Photo depicts the progress of the second floor framing, (from conference room looking toward lobby)

Photo depicts the progress of second floor framing. (From corridor looking toward men’s locker room)

Photo depicts the progress of the second floor framing. (from Chief’s office toward men’s locker room)
SITE DOCUMENTATION

13

Photo depicts the progress of the primary electrical service trench.

14

Photo depicts the progress of the primary electrical service trench, installation of light pole bases, and infiltration basin.

15

Photo depicts site progress.

16

Photo depicts site progress at rear of building.
APPLICATION AND CERTIFICATE FOR PAYMENT

TO THE OWNER: Name: Town of Southborough
Address: 17 Common Street
Southborough, MA 01772

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

CONTRACT FOR: Southborough Public Safety

NAME: Southborough Public Safety APPLICATION NO.: 7
Address: 32 Cordaville Road
Southborough, MA 01772 PERIOD TO: 12/31/18
ARCHITECT APPLIC DATE: 12/31/18

Name: Context Architecture, Inc. CONTRACT DATE: 
Address: 68 Harrison Avenue
Boston, MA 02111

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

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: Context Architecture, 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.

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<th>CHANGE ORDER SUMMARY</th>
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