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

SOUTHBOROUGH PUBLIC SAFETY COMPLEX
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 break-downs 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 in the amount of $812,053.12. Comments were issued to CTA, and the application was revised to $797,993.72.

Payment Application No. 8 was submitted by CTA on January 25, 2019 for Vertex and Context to review in the amount of $1,293,845.02. The revised application was $1,266,788.94.

Payment Application No.9 was submitted by CTA on February 26, 2019 for Vertex and Context to review in the amount of $1,753,556.09. The revised application was $1,638,302.96.

Payment Application No.10 was submitted by CTA on March 27, 2019 for Vertex and Context to review in the amount of $1,789,5859.16. The revised application value was $1,710,201.66.

Payment Application No. 11 was submitted by CTA on April 30, 2019 for Vertex and Context to review in the amount of $1,296,845.92. The revised application value was $1,254,275.61.

Payment Application No. 12 was submitted by CTA on May 24, 2019 for Vertex and Context to review in the amount of $1,464,326.75. The revised application value was $1,290,685.14.

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 provided a schedule update, which led to a team meeting. At the meeting schedule issues were addressed, and ultimately the team agreed on a new substantial completion date of August 1, 2019. A PCO has been submitted by CTA for the time extension and it included CTA’s cost for general conditions.

A follow up scheduling meeting is being planned with CTA for the week of June 8, 2019 to confirm that the August 1 date is holding and will not be slipping.

CONSTRUCTION ACTIVITY

Site:
Site work is on-going. Excavation for utilities is 90% complete. Remaining asphalt stripping is on-going, backfilling, and fine grading is scheduled for the end of the month along with loam screening.

Electrical:
Second floor rough electrical is complete, and inspected devicing has begun. Light fixtures are complete. First floor rough is complete, and inspected, wire is being pulled, light fixture installation has started.

Exterior Work:
Carport footings are on-going. Antenna brackets are 95% complete Window installation is complete, and have been tested and passed. Caulking is approximately 85% complete. Transformer has been placed. Generator and chiller pad have been poured.

Steel:
Carport steel is scheduled to be installed next month

Plumbing, HVAC, and Interior Work:
Rough plumbing is complete, and inspected. Insulation is complete, and finish work has started. HVAC rough in work is approximately 95% complete, all roof top units have been placed. Second floor prime and first coat of paint is complete. Ceiling grid is complete, and tiles have been placed. Carpet is complete on the second floor, tile, and all other flooring has started. First floor drywall is complete, primer and first coat painting is approximately 95% complete. Window sills and millwork is approximately 60% complete on the second floor.

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

workforce:
The average daily workforce has been approximately 46 workers per day. The low for the month was 2 workers (on a Saturday), the high was 51 workers.

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

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<th>CE#</th>
<th>COD No.</th>
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1. At the time of this report, Vertex’s main concern is tracking items associated with change orders, to ensure no further delays.

ISSUES / CONCERNS

1. At the time of this report, Vertex’s main concern is tracking items associated with change orders, to ensure no further delays.
SITE DOCUMENTATION

01
Photo depicts the progress of the exterior of the front of the building.

02
Photo depicts the exterior progress on the west end of the building.

03
Photo depicts the progress of the exterior of the rear of the building.

04
Photo depicts exterior progress on the east side of the building.
Site Documentation

05

Photo depicts the progress of the booking area

06

Photo depicts the progress of the fitness room

07

Photo depicts the progress of pluming fixtures on the second floor

08

Photo depicts the progress of the apparatus bay.
SITE DOCUMENTATION

09

Photo depicts the progress of the first floor.

10

Photo depicts the progress of the training room.

11

Photo depicts the progress of the second floor carpet.

12

Photo depicts the progress of the electrical room.
SITE DOCUMENTATION

Photo depicts the progress of excavation for generator pad, and tight tank drainage line.

Photo depicts the installation of the transformer.

Photo depicts the progress of the generator pad, and tight tank.

Photo depicts roof screen, and antenna bracket installation.
APPLICATION FOR PAYMENT NO. 12
(cover page only)
APPLICATION AND CERTIFICATE FOR PAYMENT
AIA DOCUMENT G702

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

PROJECT: Name: Southborough Public Safety
Address: 32 Cordaville Road
Southborough, MA 01772

APPLICATION NO.: 12
PERIOD TO: 05/31/19
APPLIC DATE: 05/31/19

FROM CONTRACTOR: CTA Construction Managers, LLC VIA ARCHITECT: Name: Context Architecture, Inc.
Address: 400 Totten Pond Road 2nd Floor
Waltham, MA 02451
Address: 68 Harrison Avenue
Boston, MA 02111

Distribution to: OWNER
ARCHITECT
CONTRACTOR

ARCHITECT’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 $15,125,000.00
2. Net change by Change Orders $997,127.76
3. CONTRACT SUM TO DATE (Line 1 + Line 2) $16,122,127.76
4. TOTAL COMPLETED & STORED TO DATE $12,959,809.88

5. RETAINAGE:
   a. 5% % of Completed Work $647,990.51
   (Columns D + E + F on G703)
   b. % of Stored Material
   (Column on G703)
   Total Retainage (Line 5a + 5b or
   Total in Column 1 of G703) $647,990.51

6. TOTAL EARNED LESS RETAINAGE $12,311,819.37

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT $11,020,833.93
   (Line 6 from prior Certificate)
   (amount paid to date)

8. CURRENT PAYMENT DUE $1,290,985.44
   (Line 3 less Line 6 Total)

9. BALANCE TO FINISH, INCLUDING RETAINAGE $3,810,308

CHANGE ORDER SUMMARY

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<th>CCD's</th>
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<tr>
<td>NET CHANGES by Change Order &amp; CCD's</td>
<td>$997,127.76</td>
<td></td>
</tr>
</tbody>
</table>

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: [Signature]

State of: MASSACHUSETTS
County of: MIDDLESEX
Subscribed and sworn to before me this ___ day of ___.

Notary Public:

My Commission expires: [Signature]

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 $[Amount]

(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: [Signature]

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.

By: [Signature]

Date: [Date]

AIA DOCUMENT G702.

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