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 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 $1,789,585.16. 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.

Payment Application No. 13 was submitted by CTA on July 1, 2019 after review by Vertex and Context in the amount of $1,276,817.08. The application did not need to be revised.

### Potential Damages

There are no potential damages to report at this time.

### Affirmative Claims

There are no affirmative claims at this time.
**Schedule Update**

The Town, Vertex, and Conext discussed the schedule in great detail over the past month. It was determined that a new substantial completion date will now be August 13, 2019. Part of this agreement was that CTA provide an updated schedule weekly (every Friday before the close of business). CTA has continued to provide the updates to date; and the latest schedule from 06.28.19, indicates no set-backs at this time.

**Construction Activity**

**Site:**
Site work is on-going. Paving is scheduled for the beginning of July. Once completed, that will leave curbing, landscaping, final paving and line-striping to finish with site work.

**Electrical:**
Permanent power has been delivered by N-grid. The electrician is schedule to “liven-up” the building by the middle of July. Rough-in work for the entire building is approximately 90%, Finishes are approximately 80% on the interior. Exterior finishes will likely start at the end of July.

**Exterior Work:**
Asphalt will be placed the first week of July. Carport Steel is scheduled for the first week of July.

**Steel:**
Car port steel is scheduled to be installed early next month.

**Plumbing, HVAC, and Interior Work:**
Plumbing finishes are approximately 90% complete, HVAC finishes are approximately 90% complete. Town vendors (dispatch furniture, E-911, WB Mason, Motorola) are scheduled throughout next month.

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

**Workforce:**
The average daily workforce has been approximately 40 workers per day. The low for the month was 5 workers (on a Saturday), the high was 53 workers.

**Certified Payrolls:**
Certified payrolls continue coming in to Vertex from the subcontractors. VERTEX will maintain copies, and review all certified payrolls.
1. At the time of this report, Vertex’s main concern is getting permanent power on in the building, as it could potentially have an impact on the schedule.
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 around main entrance
SITE DOCUMENTATION

05
Photo depicts the progress of the booking area

06
Photo depicts the finished/protected flooring on the second floor.

07
Photo depicts the progress of restrooms throughout building

08
Photo depicts the progress of the lobby floor.
Site Documentation

09
Photo depicts the progress of the apparatus bay floor

10
Photo depicts the progress of the kitchen

11
Photo depicts the progress of the fitness room floor

12
Photo depicts the progress of the training tower
SITE DOCUMENTATION

13

Photo depicts the progress of asphalt

14

Photo depicts the progress of asphalt

15

Photo depicts the progress of asphalt, and footings ready for carport steel

16

Photo depicts the completion of the elevator damper.
APPLICATION FOR PAYMENT NO. 13
(cover page only)
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.: 13
Distribution to: OWNER
PERIOD TO: 06/30/19
APPLIC DATE: 06/30/19

FROM CONTRACTOR: CTA Construction Managers, LLC
VIA ARCHITECT: Context Architecture, Inc.

Address: 400 Totten Pond Road 2nd Floor
Waltham, MA 02451

Address: 68 Harrison Avenue
Boston, MA 02111

APPLICATION FOR PAYMENT
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

By: Date:______________________
State of: MASSACHUSETTS
County of: MIDDLESEX
Subscribed and sworn to before me this day of
Notary Public:
My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

CHANGE ORDER SUMMARY

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<thead>
<tr>
<th>CO's</th>
<th>CCD's</th>
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<td>Total changes approved in previous months by Owner</td>
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<td>NET CHANGES by Change Order &amp; CCD's</td>
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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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