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

PROJECT COMPLETION

LAST REPORT
88% *
*as of Pay App No. 13

CURRENT REPORT
95% **
**as of draft Pay App No. 14
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 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 $1,789,589.16. 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

Payment Application No.14 was submitted by CTA on July 30, 2019, and is in review by Vertex and Context in the amount of $1,085,692.00.

There are no potential damages to report at this time.

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

The Town, Vertex, and Context 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, but late on a few occasions. The latest schedule from July 29, 2019, indicates no set-backs at this time. However the Project Team is still concerned about CTA’s ability to meet the August 13 substantial completion date.

**Construction Activity**

**Site:**
Site work is approximately 90% complete. Curbing is in, loaming is almost complete. Sidewalks are scheduled for early next month, and final paving to occur shortly thereafter.

**Electrical:**
All electrical work is approximately 85% complete. Final wiring, testing, start-ups and inspections need to occur.

**Exterior Work:**
Gutters are installed, cornice is on-going, carport is approximately 90% complete.

**Steel:**
N/A

**Plumbing, HVAC, and Interior Work:**
Plumbing finishes are 99% complete, ready for inspections, testing, and start-up. HVAC is 95% complete, ready for inspections, testing and start-up. Dispatch is 90% complete, furniture is on-going.

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

**Average Daily Workforce**

The average daily workforce has been approximately 37 workers per day. The low for the month was 7 workers (on a Saturday), the high was 60 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 CTA not meeting the 8/13 substantial completion date.
Photo depicts the progress of the exterior of the front of the building.

Photo depicts exterior progress on the rear end of the building.

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

Photo depicts exterior progress at the east side of the building, and the carport.
SITE DOCUMENTATION

05

Photo depicts the progress of the Dispatch area.

06

Photo depicts the progress of roll call.

07

Photo depicts the progress of the booking area.

08

Photo depicts the progress of the lobby.
SITE DOCUMENTATION

09

Photo depicts the progress of second floor fire fighter’s side.

10

Photo depicts the progress of the fire pole.

11

Photo depicts the progress of the training tower stairs.

12

Photo depicts the progress of the apparatus bay.
SITE DOCUMENTATION

13

Photo depicts the progress of asphalt and curbing.

14

Photo depicts the progress of loam spreading at septic field.

15

Photo depicts the removal of the memorial from existing fire station.

16

Photo depicts the completion of curb, and progress of carport.