



TEWKSBURY DEPARTMENT OF PUBLIC WORKS & SCHOOL MAINTENANCE FACILITY

Monthly Status Report

JANUARY 2024

Town of Tewksbury
Construction of New Department of Public Works
 January 2024 – Monthly Status Report

EXECUTIVE SUMMARY

The Owner’s Project Manager, PMA Consultants (PMA), Architect, Weston & Sampson, and G & R Construction Co. (G & R) are cooperatively working towards the successful completion of the New Tewksbury Department of Public Works & School Maintenance Facility on September 4, 2025

This Status Report covers the progress of the project during the month of January 2024. The Project is within budget and the schedule is currently under review. Significant effort has been made to track all progress against Key Project Milestones, all of which are reviewed monthly by PMA.

This status report covers the progress of the project through January 2024. The project is currently in construction:

PROJECT STATUS OVERVIEW
<p>Current Month- Progress</p> <ul style="list-style-type: none"> • Clearing the site of trees and stumps. • Trailer delivery and setup. • Fence coordination and setup between existing site and new one. • Removal of loam. • G & R in process of coordination and scheduling subcontractors. • Install of rip rap at main entrance off of Pine St. and compacting stone. • Marking out work for drainage infills. • Digging of infiltration and retention area. • Griffin on site running conduit for permanent power and setting pole, need National Grid to connect power.
<p>Next Month- Forecasted Items/</p> <ul style="list-style-type: none"> • Continue digging of infiltration and retention area. • Anticipate starting foundation work. • Digging trenches for pre-excitation footings. • Anticipate temporary power to be installed.

Schedule Update:

- Nothing at this moment. Schedule is still being worked on.

January 2024 – Monthly Status Report

Architect	Weston & Sampson	General Contractor	G & R Construction
Current Phase	Construction	Project Duration	640 days
Facility Type	New DPW Facility	Notice to Proceed	12/4/2023 - Contract
Construction Type	New Construction	Substantial Completion	9/4/2025 – Contract
Building/Addition Size	59,000 sq. ft.	Final Completion	_____
PMA OPM Contact	Brian DeFilippis (617) 756.6727, Steve Rusteika (508) 725.7666	PMA OPM Field Contact	Patrick McCarthy (617) 780.9382), Karina Pena (978) 902. 4533

MONTHLY MANPOWER SUMMARY

<i>Week 1 Tradesmen (1/1/24-1/5/24)</i>	2
<i>Week 2 Tradesmen (1/8/24-1/12/24)</i>	8
<i>Week 3 Tradesmen (1/15/24-1/19/24)</i>	7
<i>Week 4 Tradesmen (1/22/24-1/26/24)</i>	20
<i>Week 5 Tradesmen (1/29/24-1/31/24)</i>	12
TOTAL TRADESMEN	49

**UPDATE – New Tewksbury DPW Facility
 1/1/2024 (Work between 1/1/2024 and 1/31/2024)**

INSPECTION, TESTING AND CONFERENCES:

- Construction Meetings were held on Microsoft Teams initially on November 30th and then on site in the trailer on a weekly basis on Thursdays at 2pm beginning on January 4th.
- Testing and inspection services are being performed by Fenegh Engineering, including proctor tests, compaction tests, rebar inspection and concrete testing.
- Testing and Inspection are being performed as required by the Contract.

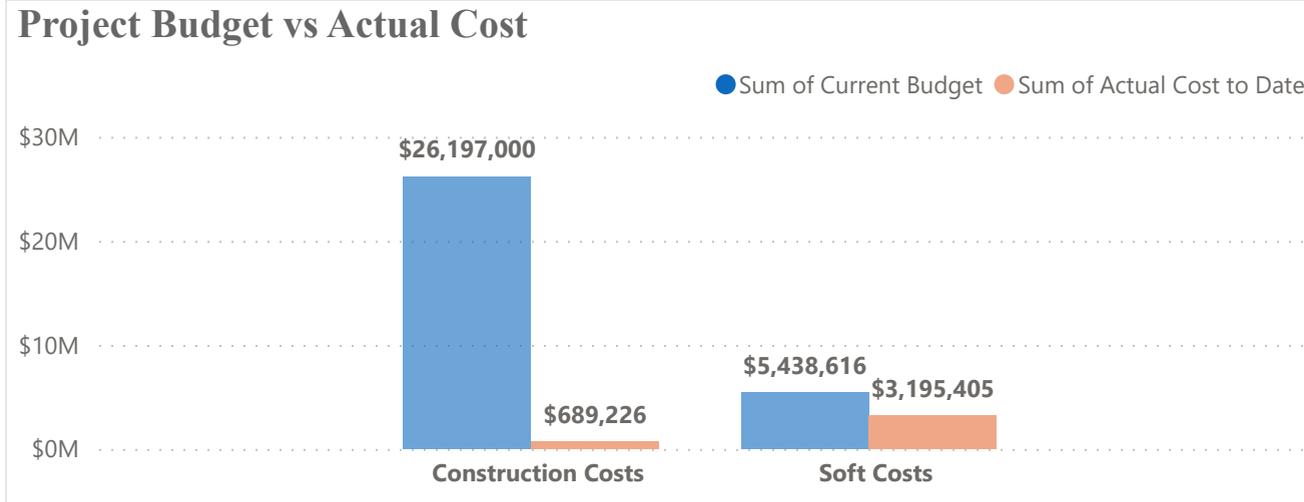
MISCELLANEOUS GC WORK:

- Tree stumps and wood chip removal from site.
- Trailer on site for PMA and G & R
- Temporary fencing & barriers and signage installed.
- Separate entrance to worksite and existing building in place.

New DPW & School Maintenance Facility, Tewksbury, MA

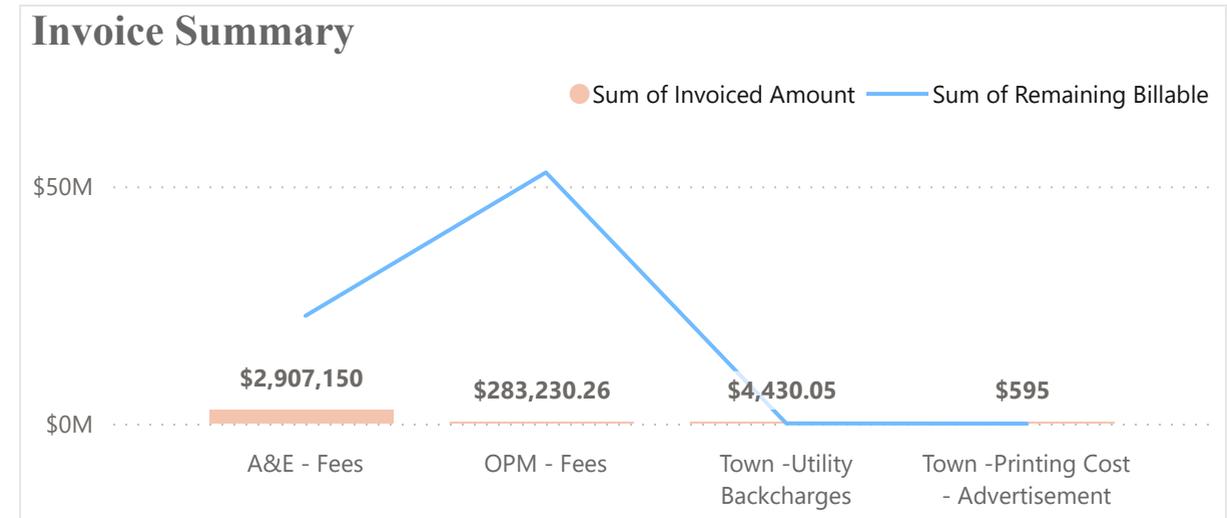
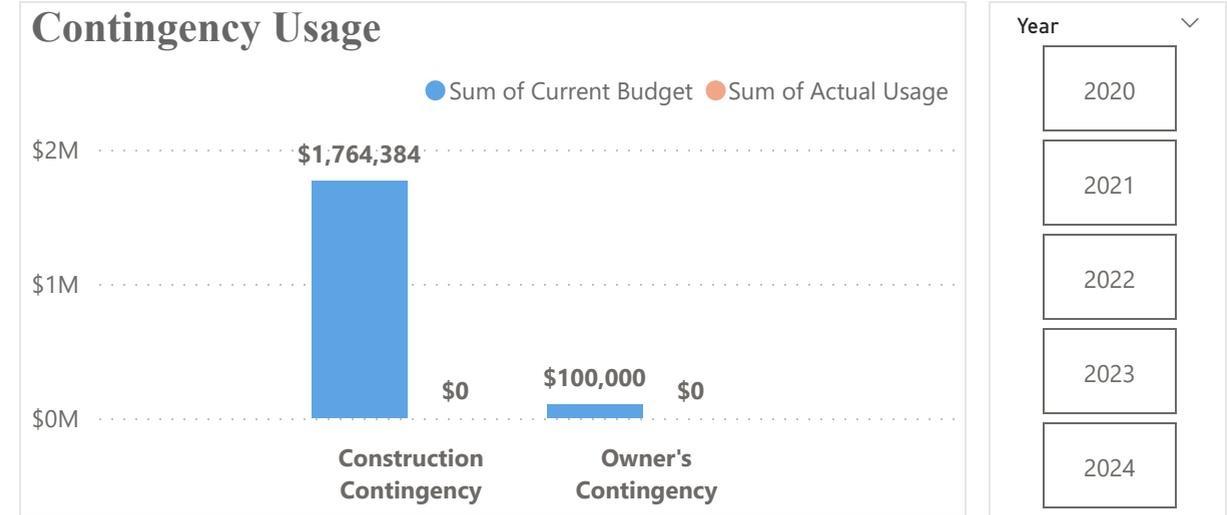
Budget w/o Contingency \$31,635,616	Actual Cost to Date \$3,884,631	Total % Complete 12%
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Company	Budget	Actual	Remaining	% Spent
Town/Owner	\$500,000	\$5,025	\$494,975	1.0%
OPM - PMA	\$1,363,416	\$283,230	\$1,080,186	20.8%
GC -G&R Construction	\$26,197,000	\$689,226	\$25,507,774	2.6%
A&E -Weston & Sampson	\$3,575,200	\$2,907,150	\$668,050	81.3%
Total	\$31,635,616	\$3,884,631	\$27,750,985	



Open RFIs 6	Open Submittals 41	Total PCOs 5	Approved COs --
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Contingency	Budget	Actual	Remaining	%Spent
Construction Contingency	\$1,764,384	\$0	\$1,764,384	0.0%
Owner's Contingency	\$100,000	\$0	\$100,000	0.0%
Total	\$1,864,384	\$0	\$1,864,384	



RFIs Summary

Priority ▼

All ▼

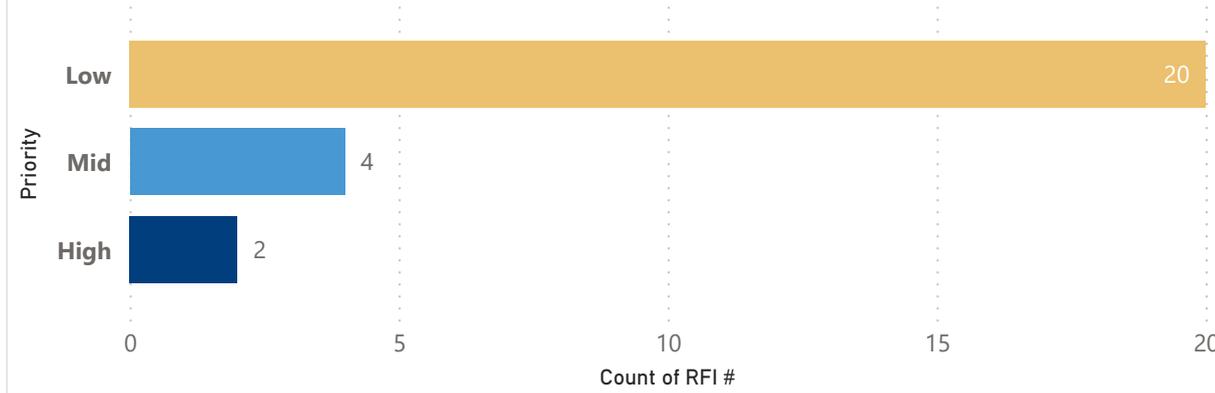
Discipline ▼

All ▼

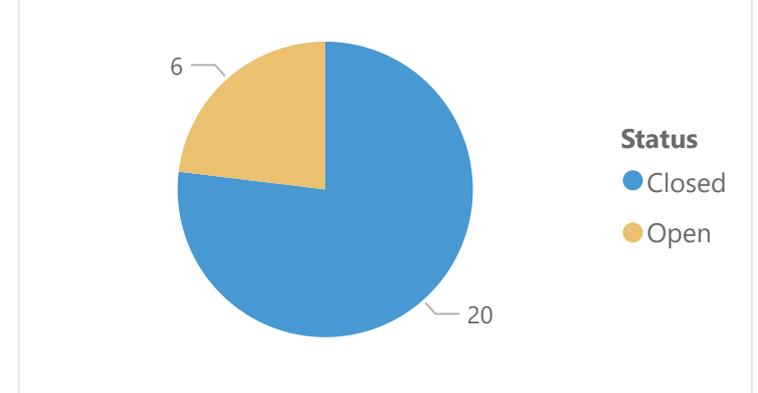
Status ▼

All ▼

#RFIs by Priority



#RFIs by Status



26

Total RFIs

6

Open RFIs

20

Closed RFIs

(Blank)

Withdrawn RFIs

RFI #	RFI Description	Discipline	Submission Date	Priority	Close Date	Status	Days Open
RFI 1	Utility Pole Location	Discipline #3 - Electrical	11/22/2023	Low	12/1/2023	Closed	
RFI 2	Required Clearances under Mezzanine	Discipline #5 - Structural	11/29/2023	Low	12/5/2023	Closed	
RFI 3	Vehicle Loads	Discipline #5 - Structural	11/29/2023	Low	12/5/2023	Closed	
RFI 4	Sealant at Translucent Panels	Discipline #1 - Architectural	11/30/2023	Low	12/5/2023	Closed	
RFI 5	Water Meter Size	Discipline #7 - Plumbing	12/4/2023	Low	12/19/2023	Closed	
RFI 6	Tree Removal Confirmation	Discipline #2 - Civil	12/8/2023	Low	12/14/2023	Closed	
RFI 10	Floor Box Locations	Discipline #3 - Electrical	12/29/2023	High		Open	46
RFI 11	Service Entrance Feeder Tag	Discipline #3 - Electrical	12/29/2023	Low	1/8/2024	Closed	
RFI 7	Panel PPM2 Feeder Tag & Source Termination	Discipline #3 - Electrical	12/29/2023	Low	1/8/2024	Closed	
RFI 8	Communications Handhole	Discipline #3 - Electrical	12/29/2023	Low	1/8/2024	Closed	
RFI 9	Washbay Service Lateral Confirmation	Discipline #3 - Electrical	12/29/2023	Low	1/8/2024	Closed	
RFI 12	Countertops in Muster Room 105	Discipline #1 - Architectural	1/4/2024	Low	1/9/2024	Closed	
RFI 13	Flagpole Location	Discipline #1 - Architectural	1/10/2024	High		Open	34
RFI 14	Floor Box Clarifications	Discipline #3 - Electrical	1/19/2024	Low	2/2/2024	Closed	
RFI 15	Generator Feeder Conduits	Discipline #3 - Electrical	1/22/2024	Mid		Open	22
RFI 16	TV Wall Outlet Circuitry Room 102 & 105	Discipline #3 - Electrical	1/22/2024	Low	2/2/2024	Closed	
RFI 17	Duct Smoke Quantity Confirmation	Discipline #3 - Electrical	1/22/2024	Low	2/2/2024	Closed	
RFI 18	Storage Room 119B TypeR Control	Discipline #3 - Electrical	1/22/2024	Low	2/2/2024	Closed	

Submittals Summary

Priority ▼

All ▼

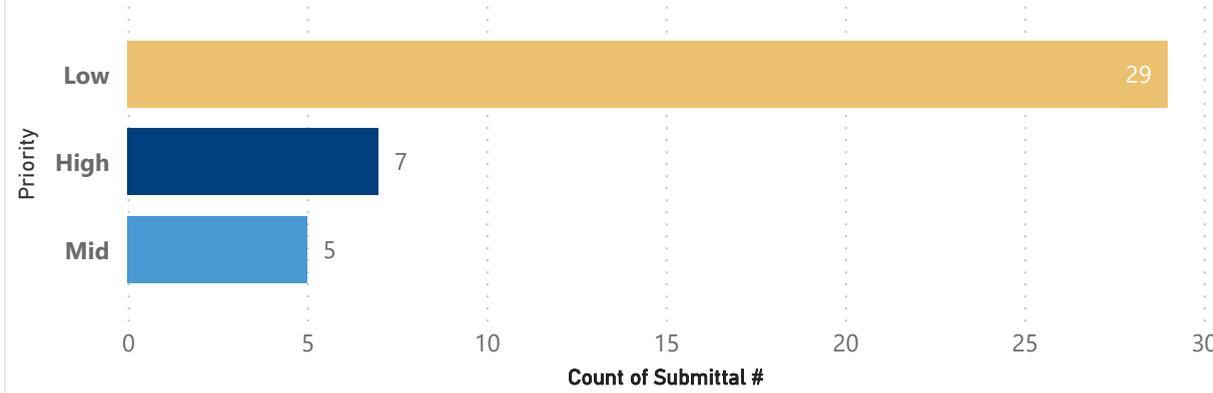
Division ▼

All ▼

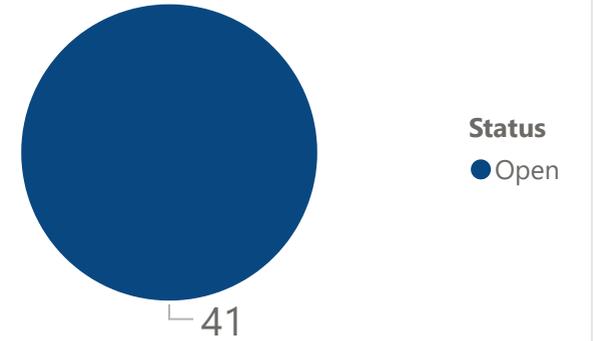
Status ▼

All ▼

#Submittals by Priority



#Submittals by Status



41

Total Submittals

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Approved Submittals

41

Open Submittals

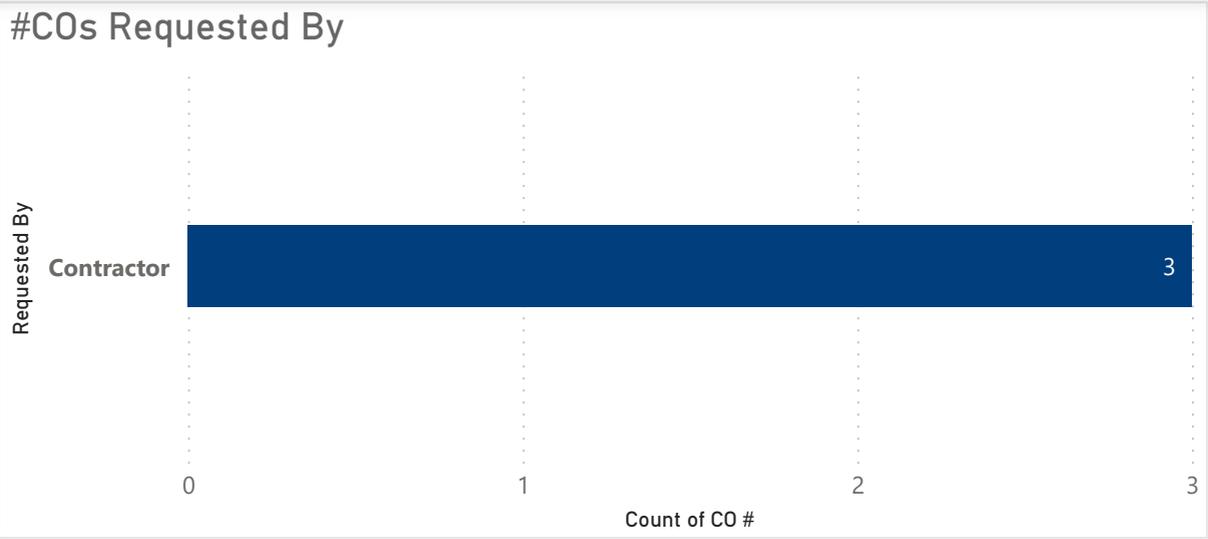
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Returned Submittals

Submittal #	Division	Sub-Division	Submittal Description	Submission Date	Priority	Close Date	Status
#23	Division 21 -Fire Suppression	210001-0010	Fire Supression Product Data	11/22/2023	High		Open
#10	Division 09 -Finishes	096513-0020	Resilient Base & Accessories Samples	12/8/2023	High		Open
#11	Division 09 -Finishes	096519-0020	Resilient Tile Flooring Samples	12/8/2023	High		Open
#12	Division 09 -Finishes	099000-0010	Painting Color Chart	12/13/2023	High		Open
#13	Division 09 -Finishes	099000-0020	Painting Product Data	12/13/2023	High		Open
#8	Division 09 -Finishes	093013-0010	Ceramic Tiling & Accessories Product Data	12/14/2023	High		Open
#26	Division 22 -Plumbing	220001-0090	Natural Gas Piping Product Data	12/29/2023	Mid		Open
#1	Division 03 -Concrete	030000-0020	Admin & Workshops Rebar Shop Drawings	1/8/2024	High		Open
#27	Division 23 -HVAC	230001-0121	REV1- VAV Terminal Units Product Data	1/12/2024	Mid		Open
#18	Division 13 -Special Construction	134200-0060	Metal Building Letter of Certification	1/19/2024	Mid		Open
#19	Division 13 -Special Construction	134200-0070	Roof Panel Samples & Color Chart	1/24/2024	Mid		Open
#20	Division 13 -Special Construction	134200-0080	Wall Panel Samples & Color Chart	1/24/2024	Mid		Open
#9	Division 09 -Finishes	093013-0020	Ceramic Tiling & Accessories Samples	1/24/2024	Low		Open
#31	Division 26 -Electrical	260001-0031	REV1- Interior & Exterior Lighting Product Data	1/26/2024	Low		Open

PCO CO Contingency Summary

Contingency	Budget	Actual	Remaining	%Spent
Construction Contingency	\$1,764,384	\$0	\$1,764,384	0.0%
Owner's Contingency	\$100,000	\$0	\$100,000	0.0%
Total	\$1,864,384	\$0	\$1,864,384	



Contingency Usage

Reason for Change

Requested By

PCO #	Change Description	Submitted Amount	Status	Requested By	Reason for Change	Cost by Trade	CO #	CO Approved Date	Contingency Category
PCO #1	Sub Slab Depressurization System	\$82,014.25	Submitted	Contractor	New Scope Directed by 3rd Party	Site	CO #01		
PCO #2	Electrical Revisions on Sheets E002 & E602	\$0	Pending						
PCO #3	Battery Backup for SW1 Fixture	\$8,814.14	Submitted	Contractor	New Scope Directed by 3rd Party	Electrical	CO #03		
PCO #4	Added Paintings & Landscaping	\$0	Pending						
PCO #5	PPM2 Feeder Tag	\$33,334.31	Submitted	Contractor	Design Issue	Electrical	CO #05		
Total		\$124,162.7							

Status

Cost by Trade

(Blank)
Approved COs

PROJECT PHOTOS



Site entrance between active DPW and ongoing work.



Site being prepped for survey and misc. trash being removed.



Non active utility pole to be removed.



Site entrance gate.



Fence being installed along Pine Street.



Gate entrance off of Pine Street.

PROJECT PHOTOS



Fence continues along site exterior with scrim installed.



Fence scrim installed along Pine Street.



Dense grade and gravel compacted and graded to level at entrance at Pine Street.



Fence panels separating the DPW and their daily operations.



Alt. view of entrance gate at Pine Street.



Stakes marking out elevations for pre trench digging.

PROJECT PHOTOS



Site being marked and surveyed for elevations.



Pre trench digging for elevation footings.



Electrical panel being installed.



Alt. view of electrical panel being installed.