



TEWKSBURY DEPARTMENT OF PUBLIC WORKS & SCHOOL MAINTENANCE FACILITY

Monthly Status Report

FEBRUARY 2024

Town of Tewksbury
Construction of New Department of Public Works
 February 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 September 4,2025.

This Status Report covers the progress of the project during the month of February 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"> • Continue digging of the infiltration and retention areas. • Digging of trenches for pre-excavation footings. • Permanent power was installed to the trailers on 2/22. • Site contractors begin to dig and install catch basins and drainage. • Helical drilling mobilized on 2/27 and began drilling for geo piers on 2/28. • Fenagh Engineering and Weston & Sampson on site for testing and inspections.
<p>Next Month- Forecasted Items/</p> <ul style="list-style-type: none"> • Helical to continue drilling of geo piers. • Site contractors continue with the installation of catch basins and drainage. • Fenagh Engineering and Weston & Sampson on site for testing and inspections. • Rebar and anchor bolts to be delivered on site on March 13th. • Prep and pour footings and walls for vehicle maintenance building scheduled for March 21st.

Schedule Update:

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

February 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 (2/1/24-2/2/24)</i>	8
<i>Week 2 Tradesmen (2/5/24-2/9/24)</i>	27
<i>Week 3 Tradesmen (2/12/24-2/16/24)</i>	26
<i>Week 4 Tradesmen (2/19/24-2/23/24)</i>	27
<i>Week 5 Tradesmen (2/26/24-2/29/24)</i>	40
TOTAL TRADESMEN	128

**UPDATE – New Tewksbury DPW Facility
 2/1/2024 (Work between 2/1/2024 and 2/29/2024)**

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 Fenagh Engineering, including proctor tests, compaction tests, rebar inspection and concrete testing.
- Testing and Inspection are being performed as required by the Contract.

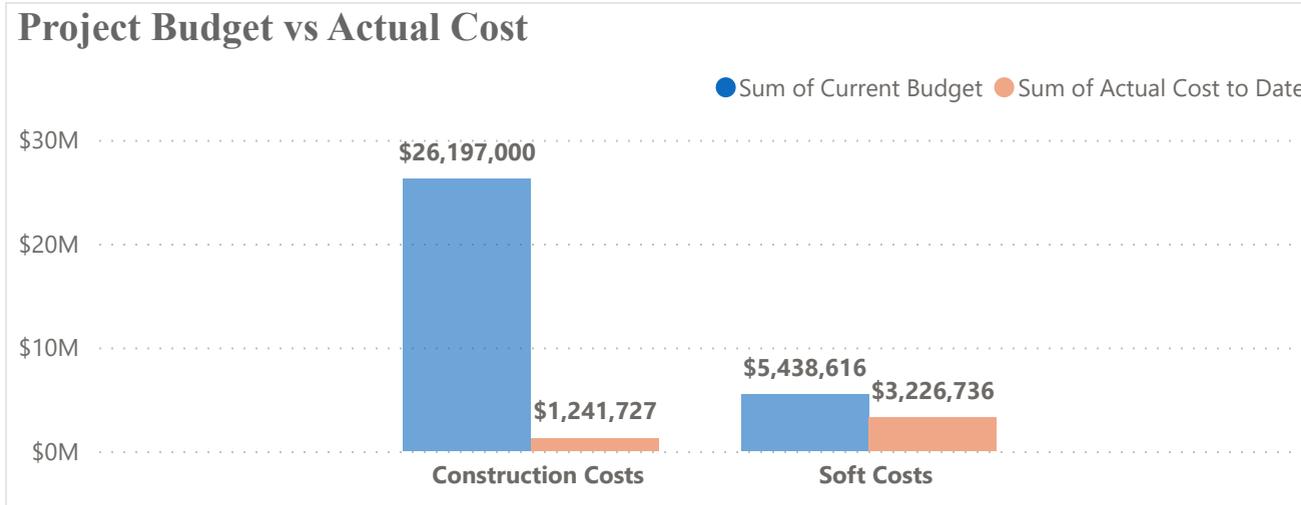
MISCELLANEOUS GC WORK:

- 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.
- Pre trench excavations were dug for eventual geo pier footings.
- Catch basins and drainage installation to begin.
- Unsuitable material is being logged and sorted.
- Permanent power was installed on 2/27.
- All utility poles were removed from the site.

New DPW & School Maintenance Facility, Tewksbury, MA

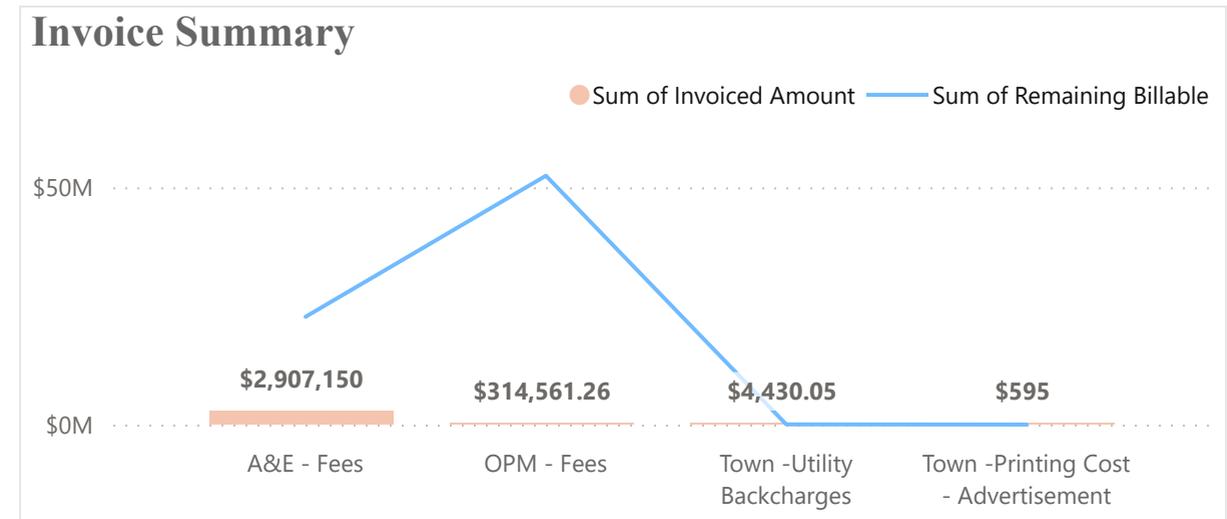
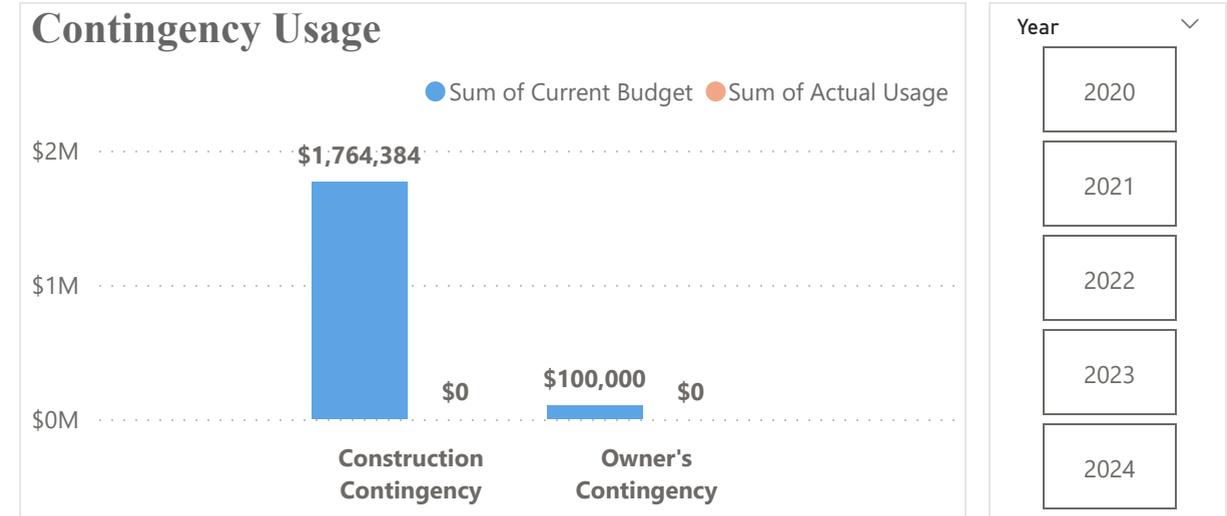
Budget w/o Contingency \$31,635,616	Actual Cost to Date \$4,468,463	Total % Complete 14%
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Company	Budget	Actual	Remaining	% Spent
Town/Owner	\$500,000	\$5,025	\$494,975	1.0%
OPM - PMA	\$1,363,416	\$314,561	\$1,048,855	23.1%
GC -G&R Construction	\$26,197,000	\$1,241,727	\$24,955,273	4.7%
A&E - Weston & Sampson	\$3,575,200	\$2,907,150	\$668,050	81.3%
Total	\$31,635,616	\$4,468,463	\$27,167,153	



Open RFIs 6	Open Submittals 40	Total PCOs 9	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 ▼

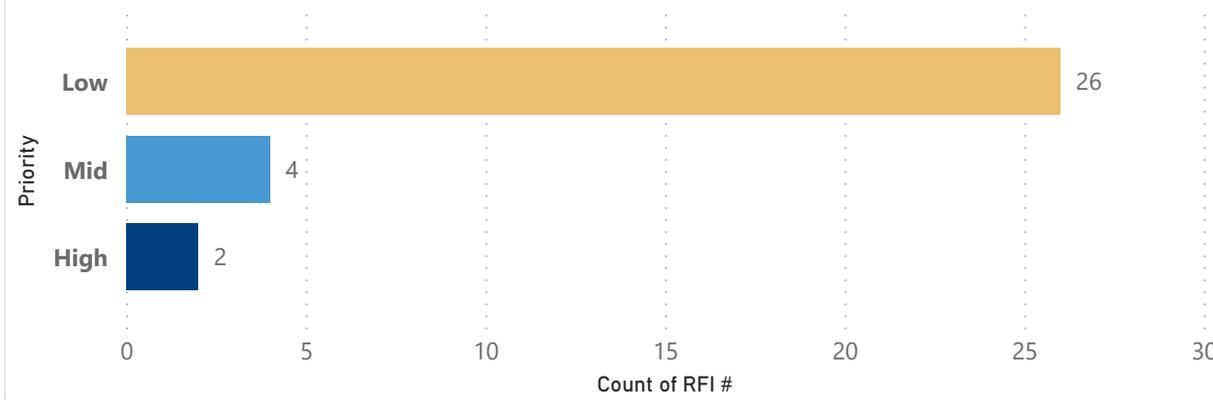
Discipline ▼

All ▼

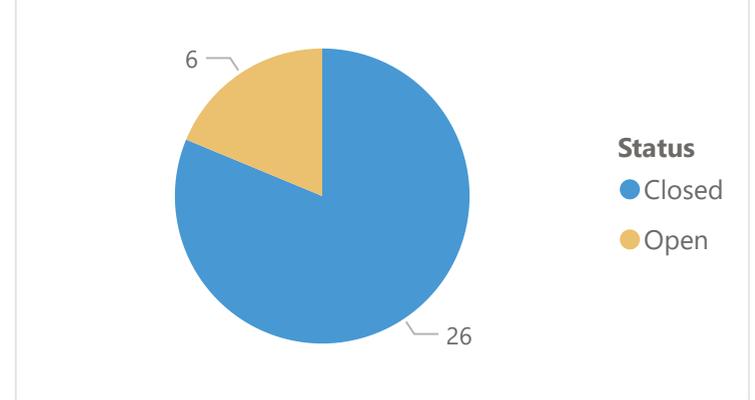
Status ▼

All ▼

#RFIs by Priority



#RFIs by Status



32

Total RFIs

6

Open RFIs

26

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	73
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	61
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		Closed	
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 ▼

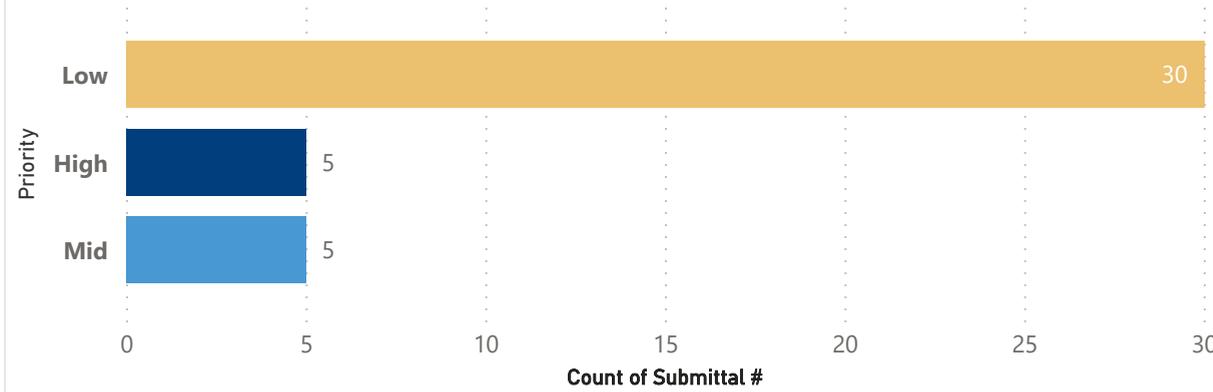
Division ▼

All ▼

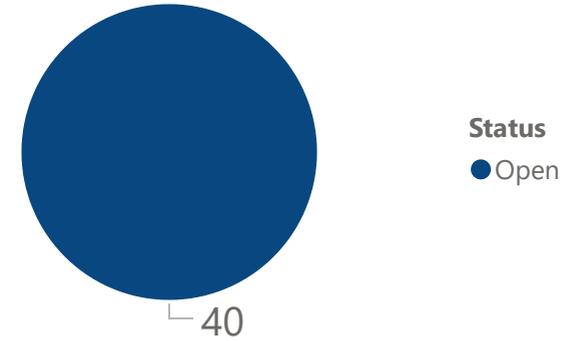
Status ▼

All ▼

#Submittals by Priority



#Submittals by Status



40

Total Submittals

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Approved Submittals

40

Open Submittals

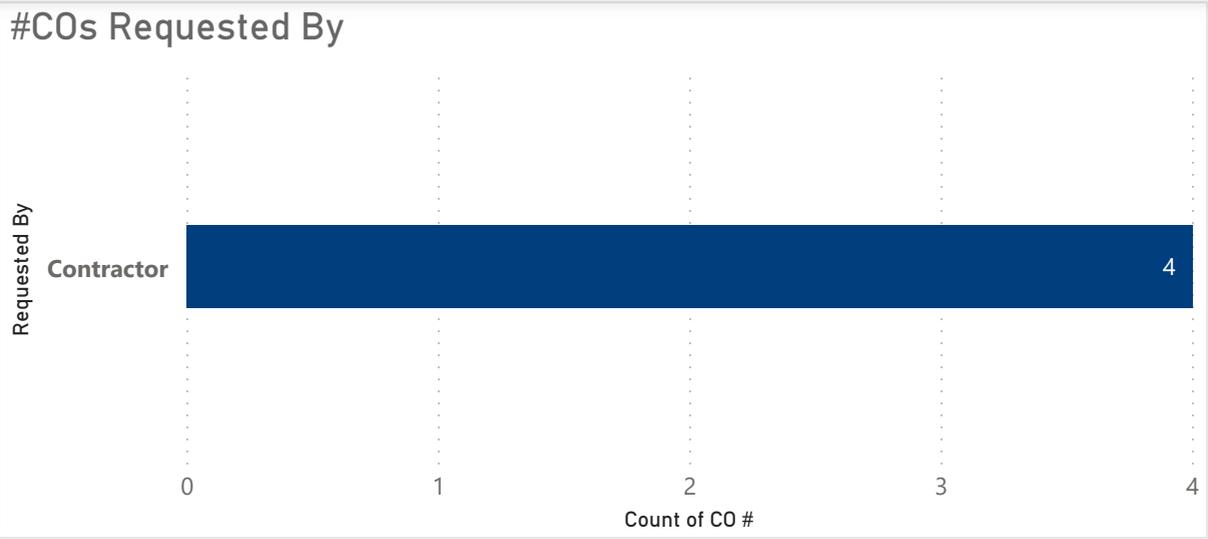
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Returned Submittals

Submittal #	Division	Sub-Division	Submittal Description	Submission Date	Priority	Close Date	Status
#2	Division 03 -Concrete	030000-0041	REV1-Hot and Cold Weather Concrete Plan	3/1/2024	Low		Open
#39	Division 01 -General Requirement	010000-0040	UG Coordination Sleeve Locations	3/1/2024	Low		Open
#40	Division 03 -Concrete	030000-0050	Light Pole Bases Cut Sheet	3/1/2024	Low		Open
#27	Division 13 -Special Construction	134200-0110	Energy Saver Insulation	2/28/2024	Low		Open
#1	Division 03 -Concrete	030000-0032	REV2-Vehicle Storage Rebar Shop Drawings	2/27/2024	Low		Open
#33	Division 26 -Electrical	260001-0012	REV2- Lighting Control Devices Product Data & Shop Drawings	2/27/2024	Low		Open
#21	Division 08 -Openings	080671-0010	Door Hardware Schedule	2/26/2024	Low		Open
#22	Division 08 -Openings	081110-0010	Door & Frame Schedule	2/26/2024	Low		Open
#26	Division 11 -Equipment	111126-0011	REV1-Vehicle Washing Equipment Shop Drawings	2/26/2024	Low		Open
#32	Division 22 -Plumbing	220001-0131	REV1- Trench Drains Product Data-New Building	2/23/2024	Low		Open
#34	Division 31 -Earthwork	310000-0052	REV2 - Ground Improvements Submittal Package	2/23/2024	Low		Open
#38	Division 33 -Utilities	330000-0061	REV1-Water Quality Structures Product Data	2/23/2024	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

Status

Cost by Trade

(Blank)
Approved COs

PCO #	Change Description	Submitted Amount	Status	Requested By	Reason for Change	Cost by Trade	CO #	Approved Amount	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		
PCO #6	Over Excavations & Unsuitables Tracking	\$0	Pending						
PCO #7	Revised Communications Handhole	\$3,170.7	Submitted	Contractor	New Scope Directed by Owner	Electrical	CO # 07		
PCO #8	Additional Wall-Box Occupancy Sensor	\$0	Pending						
PCO #9	(Ground Improvements COR 2)- Helical Costs	\$0	Pending						
Total		\$127,333.4							

PROJECT PHOTOS



Pre excavation trench backfilled with water.



Waterbed found in one of pre excavation trenches.



Stone set as backfill in pre-excitation trench.



Location of vehicle maintenance area, compacted and filled.



One of the pre trench locations, drained and filled with stone.



Pile of unsuitable material.

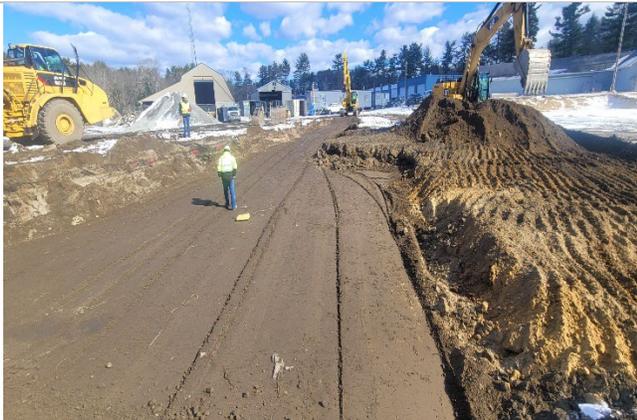
PROJECT PHOTOS



Wide view of site.



Another unsuitable material pile.



Fenagh conducting a compaction test.



Meter installed for permanent power.



Compaction of another pre trench location.



Trailers connected with permanent power.

PROJECT PHOTOS



Miscellaneous trash pile.



Dirt sifter for suitable material.



Helical drilling at a geo pier location.



Seismograph tester



Excavating for catch basin install.



Catch basin CB-E2