



TEWKSBURY DEPARTMENT OF PUBLIC WORKS & SCHOOL MAINTENANCE FACILITY

Monthly Status Report

APRIL 2024

Town of Tewksbury
Construction of New Department of Public Works
 April 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 April 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 April 2024. The project is currently in construction:

PROJECT STATUS OVERVIEW
<p>Current Month- Progress</p> <ul style="list-style-type: none"> • Sewer drainage install near admin building and food pantry location. • Fenagh on site for rebar, concrete and compaction inspections. • Knee walls are being poured and formed at footing locations. • Sub grading and backfilling at admin. and parking lot locations. • Trench dug for utility conduit install for light pole bases. • Vehicle maintenance building foundation footings being dug. • Forming foundation footings and walls in vehicle maintenance locations. • Site fence extended to expand scope of work. • Metal building delivery for phase 1 was delivered on 4/24. • Erection of steel to begin in admin and workshop area location.
<p>Next Month- Forecasted Items/</p> <ul style="list-style-type: none"> • Finish tie in of foundation walls. • Site contractors continue with the installation of catch basins and drainage. • Fenagh Engineering and Weston & Sampson on site for testing and inspections. • Metal building to begin being erected in admin. and workshop areas. • Phase 2 metal building delivery scheduled for 5/21.

Schedule Update:

- Project schedule was sent on 4/11. After review, there were no changes and comments made that would derail the timeline of the completion date.

April 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 (4/1/24-4/5/24)</i>	59
<i>Week 2 Tradesmen (4/8/24-4/12/24)</i>	63
<i>Week 3 Tradesmen (4/15/24-4/19/24)</i>	79
<i>Week 4 Tradesmen (4/22/24-4/26/24)</i>	85
<i>Week 5 Tradesmen (4/29/24-4/30/24)</i>	32
TOTAL TRADESMEN	318

**UPDATE – New Tewksbury DPW Facility
 4/1/2024 (Work between 4/1/2024 and 4/30/2024)**

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.

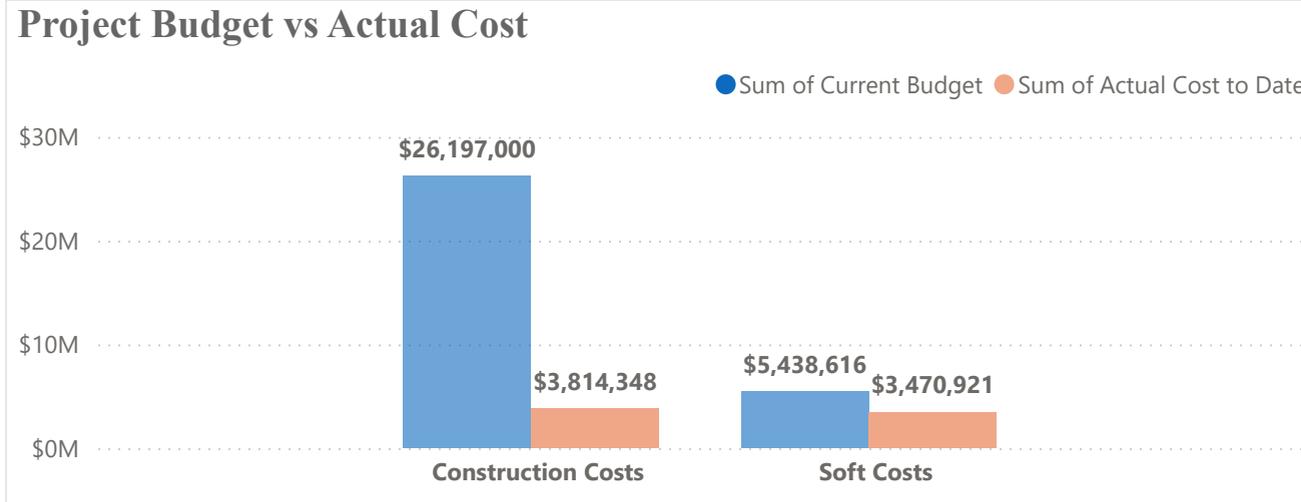
MISCELLANEOUS GC WORK:

- Trailer on site for PMA and G & R
- Separate entrance to worksite and existing building in place.
- Catch basins and drainage installation ongoing.
- Unsuitable material is being logged and sorted.
- Cheek walls are being formed.
- Foundation footings and walls are complete.
- Sub grading and backfilling at parking lot area locations.
- Site fence expanded for additional scope of work to be performed.

New DPW & School Maintenance Facility, Tewksbury, MA

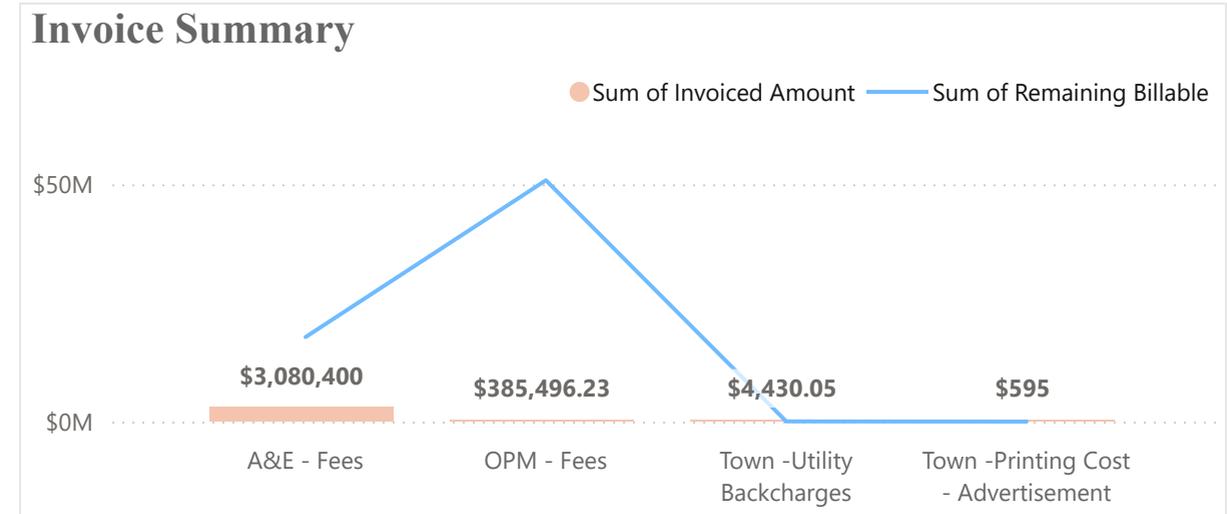
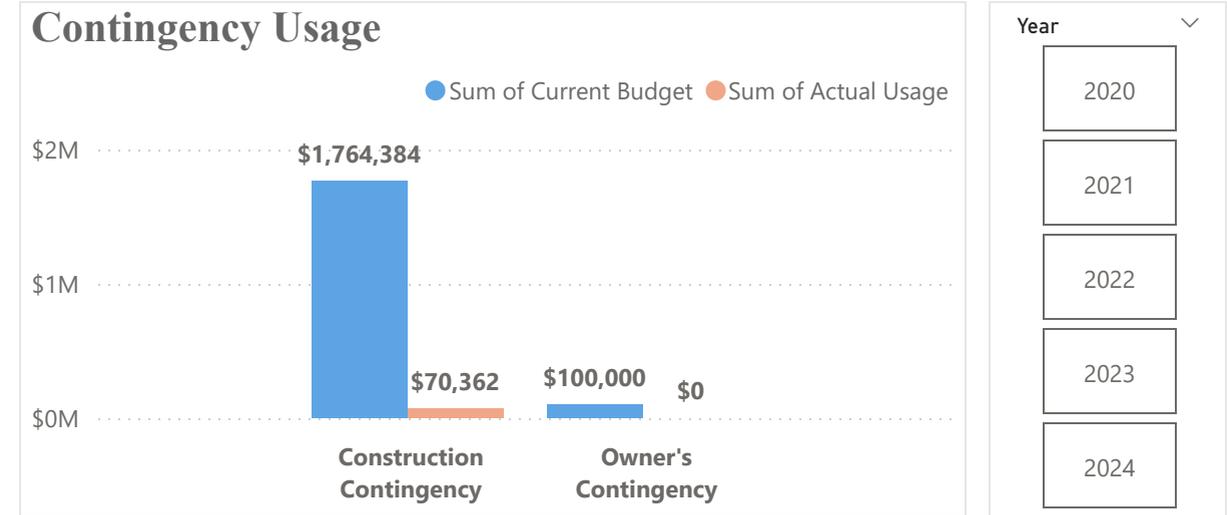
Budget w/o Contingency \$31,635,616	Actual Cost to Date \$7,285,269	Total % Complete 23%
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Company	Budget	Actual	Remaining	% Spent
Town/Owner	\$500,000	\$5,025	\$494,975	1.0%
OPM - PMA	\$1,363,416	\$385,496	\$977,920	28.3%
GC -G&R Construction	\$26,197,000	\$3,814,348	\$22,382,652	14.6%
A&E - Weston & Sampson	\$3,575,200	\$3,080,400	\$494,800	86.2%
Total	\$31,635,616	\$7,285,269	\$24,350,347	



Open RFIs 7	Open Submittals 36	Total PCOs 25	Approved COs 4
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Contingency	Budget	Actual	Remaining	%Spent
Construction Contingency	\$1,764,384	\$70,362	\$1,694,022	4.0%
Owner's Contingency	\$100,000	\$0	\$100,000	0.0%
Total	\$1,864,384	\$70,362	\$1,794,022	



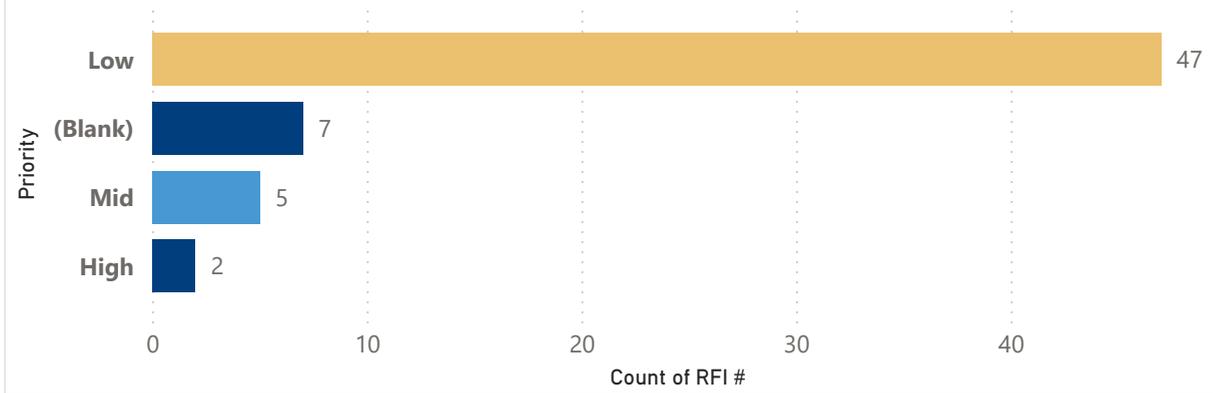
RFIs Summary

Priority ▼
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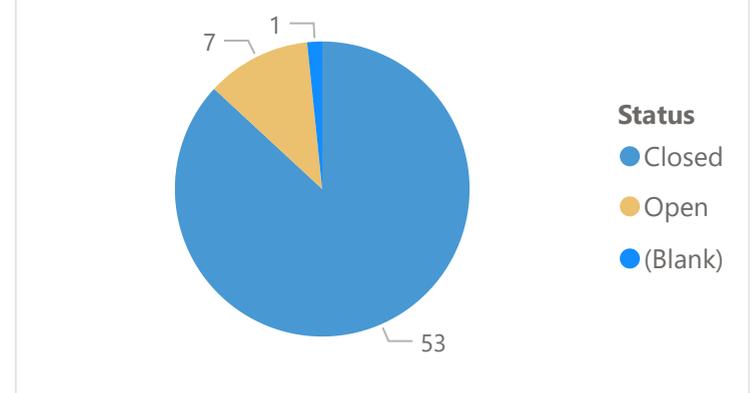
Discipline ▼
 ▼

Status ▼
 ▼

#RFIs by Priority



#RFIs by Status



61

Total RFIs

7

Open RFIs

53

Closed RFIs

(Blank)

Withdrawn RFIs

RFI #	RFI Description	Discipline	Submission Date	Priority	Close Date	Status	Days Open
RFI 46							
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	3/28/2024	Closed	
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	3/28/2024	Closed	
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	3/11/2024	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	

Submittals Summary

Priority ▼

All ▼

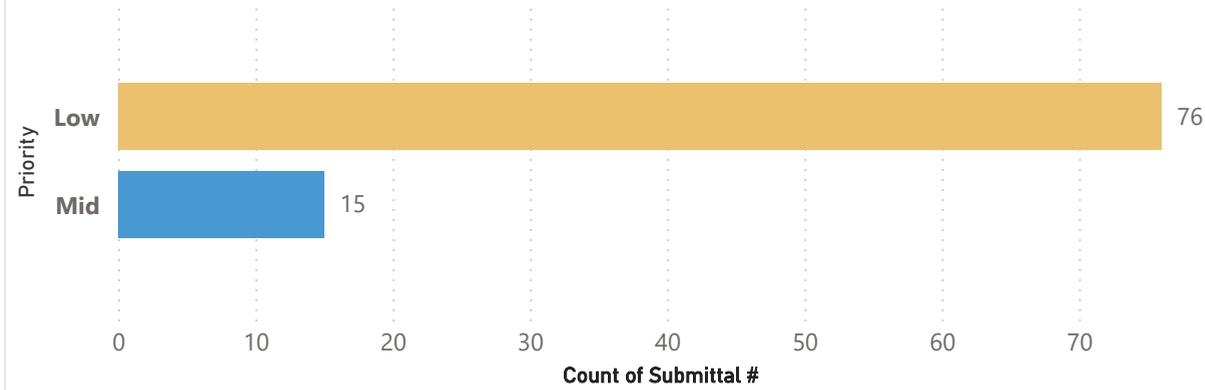
Division ▼

All ▼

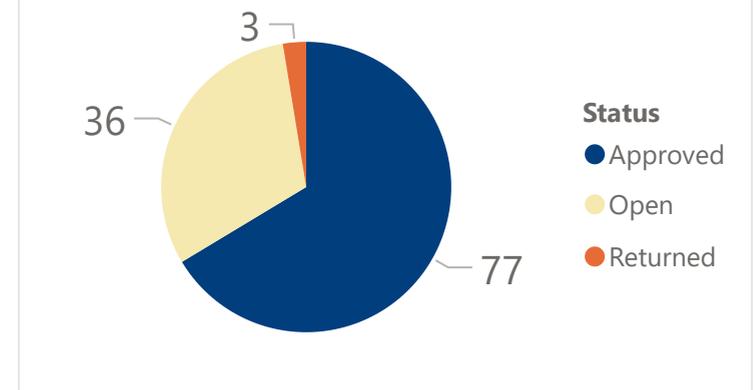
Status ▼

All ▼

#Submittals by Priority



#Submittals by Status



126

Total Submittals

77

Approved Submittals

36

Open Submittals

3

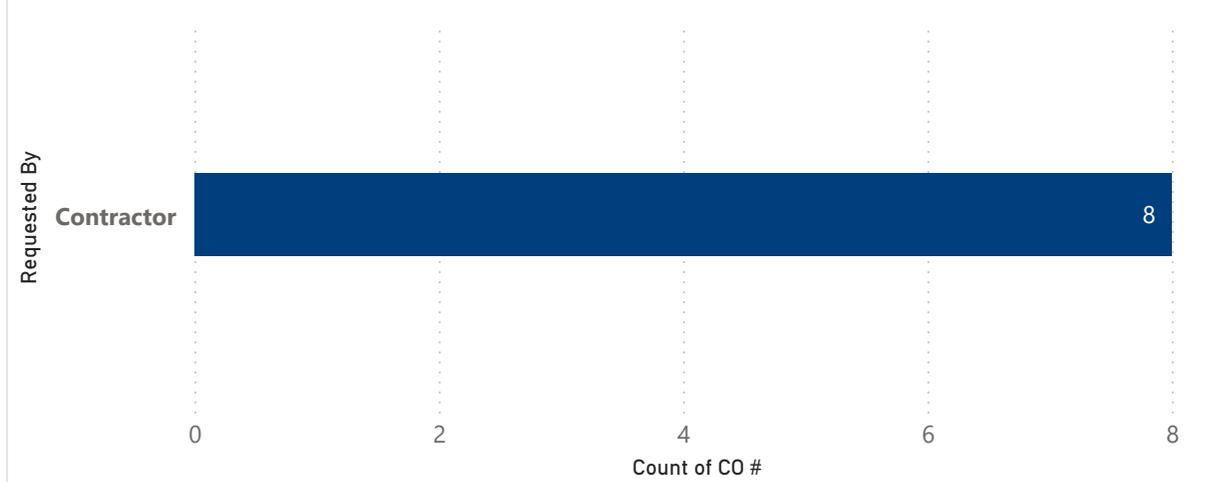
Returned Submittals

Submittal #	Division	Sub-Division	Submittal Description	Submission Date	Priority	Close Date	Status
#76	Division 13 -Special Construction	134200-0101	REV1- Framing & Sheeting Shop Drawings- Phase 3	5/22/2024	Low		Open
#82	Division 03 -Concrete	030000-0121	REV1-Bid Alt #1- Slab Rebar Shop Drawings	5/22/2024	Low		Open
#90	Division 01 -General Requirement	010000-0011	REV1- G&R Site Specific Safety Plan	5/22/2024	Low		Open
#100	Division 06 -Wood, Plastics, and Composites	062023-0030	P-Lam Color Samples	5/20/2024			Open
#101	Division 06 -Wood, Plastics, and Composites	066400-0010	Plastic Paneling Product Data	5/20/2024			Open
#102	Division 07 -Thermal and Moisture Protection	078443-0010	Joint Firestopping Product Data	5/20/2024			Open
#103	Division 07 -Thermal and Moisture Protection	079200-0020	Sealant Color Charts	5/20/2024			Open
#104	Division 08 -Openings	088000-0060	1" Insulated Glass Sample	5/20/2024			Open
#105	Division 09 -Finishes	092116-0010	Gypsum Board Shaft Wall Assemblies Product Data	5/20/2024			Open
#106	Division 09 -Finishes	092216-0010	Non Structural Metal Framin Product Data	5/20/2024			Open
#107	Division 09 -Finishes	092900-0010	Gypsum Board Product Data	5/20/2024			Open
#108	Division 09 -Finishes	092900-0020	Sound Attenuation Insulation Product Data	5/20/2024			Open

PCO CO Contingency Summary

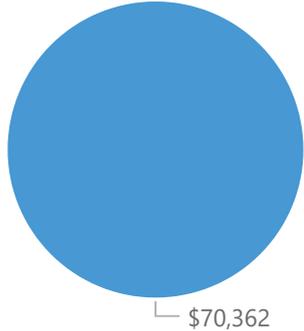
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Owner's Contingency	\$100,000	\$0	\$100,000	0.0%
Total	\$1,864,384	\$70,362	\$1,794,022	

#COs Requested By



Contingency Usage

● Construction Contingency



Status

All

Cost by Trade

All

4

Approved COs

Reason for Change

All

Requested By

All

PCO #	Change Description	Submitted Amount	Status	Requested By	Reason for Change	Cost by Trade	CO #	Approved Amount	Contingency Category
PCO #9	(Ground Improvements COR 2)-Helical Costs	\$15,505	Approved	Contractor	Unforeseen Conditions	Site	CO #09	\$15,505	Construction Contingency
PCO #8-R1	Additional Wall-Box Occupancy Sensor	\$742	Approved	Contractor	New Scope Directed by Owner	Electrical	CO #08	\$742	Construction Contingency
PCO #7-R1	Revised Communications Handhole	(\$297)	Pending	Contractor	New Scope Directed by Owner	Electrical	CO #07		
PCO #6	Over Excavations & Unsuitables Tracking	\$0	Pending						
PCO #5-R1	PPM2 Feeder Tag	\$30,443	Submitted	Contractor	Design Issue	Electrical	CO #05		
PCO #4	Added Paintings & Landscaping	\$0	Pending			Electrical			
PCO #3-R1-A	Battery Backup for SW1 Fixture H.E.W	\$6,442	Submitted	Contractor	New Scope Directed by 3rd Party	Electrical	CO #03		
PCO #27	Canopy Fixture Follow Up	\$1,288	Submitted						
PCO #23	Vehicle Maint. DEF TOTE Equipment MM-10 Feed	\$223	Submitted	Contractor		Electrical			
Total		\$272,538						\$70,362	

PROJECT PHOTOS



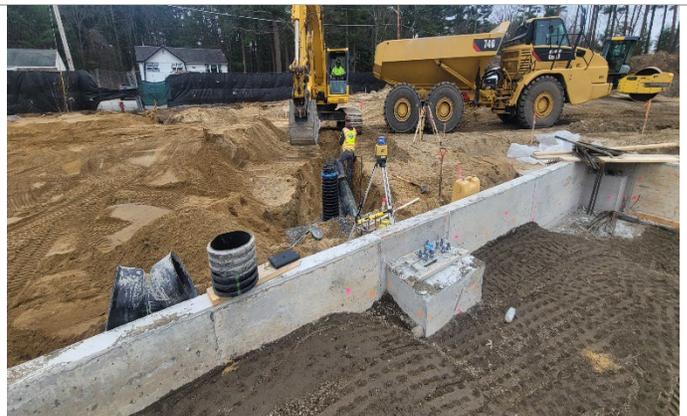
Sewer drainage being installed.



Admin building backfilled and compacted.



Line F 16.



Drainage being installed.



Line J formed and rebar.



Mock up location.

PROJECT PHOTOS



Drain structure DS-A2 being installed near hydrant location at VM.



Pouring footings at Line M.



1000-gallon fluid storage tank.



Site sign.



Steel building delivery.



Steel building being erected.