



TEWKSBURY DEPARTMENT OF PUBLIC WORKS & SCHOOL MAINTENANCE FACILITY

Monthly Status Report

June 2024

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

PROJECT STATUS OVERVIEW

Current Month- Progress

- Cultec infiltration system installed and brought to grade.
- Oil/water separator location dug.
- Roof vapor barrier on admin. begins.
- AVB along admin knee walls begins.
- The erection of workshop and school area began.
- Tie ins into oil/water separator.
- Roof purlins are installed in the workshop area.
- CMU block wall installation began along admin. knee walls.
- UG utilities to be installed in admin.
- Roof panels began on admin. building.
- Domestic pipe for plumbing installation.
- Install of Sono tubes for concrete bollards.
- Electric switch boxes and floor boxes install.

Next Month- Forecasted Items/

- Prep for generator pad on 7/8.
- Trench for primaries to pole on 7/8.
- Prep and form SOG.
- Place SOG in admin. on 7/16.
- Cure of SOG, the following week.
- EMT in roof purlins.
- Install roof vapor barrier in workshop location.
- Install AVB at knee walls and openings continue on 7/8.
- CMU veneer at knee walls to continue.
- Installation of wall panels on 7/15.
- Erection of primary and secondary steel and mezzanine steel.
- MEP trades to make connections at roof purlins on 7/15.

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.
- W&S approved the project schedule on 5/22/24. There were “no comments”, for any changes to be made.
- The project schedule was approved and accompanied by a narrative and XER file.

June 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 (6/3/24-6/7/24)</i>	73
<i>Week 2 Tradesmen (6/10/24-6/14/24)</i>	85
<i>Week 3 Tradesmen (6/17/24-6/21/24)</i>	68
<i>Week 4 Tradesmen (6/24/24-6/28/24)</i>	98
<i>Week 5 Tradesmen ()</i>	0
TOTAL TRADESMEN	324

**UPDATE – New Tewksbury DPW Facility
 6/1/2024 (Work between 6/1/2024 and 6/30/2024)**

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.

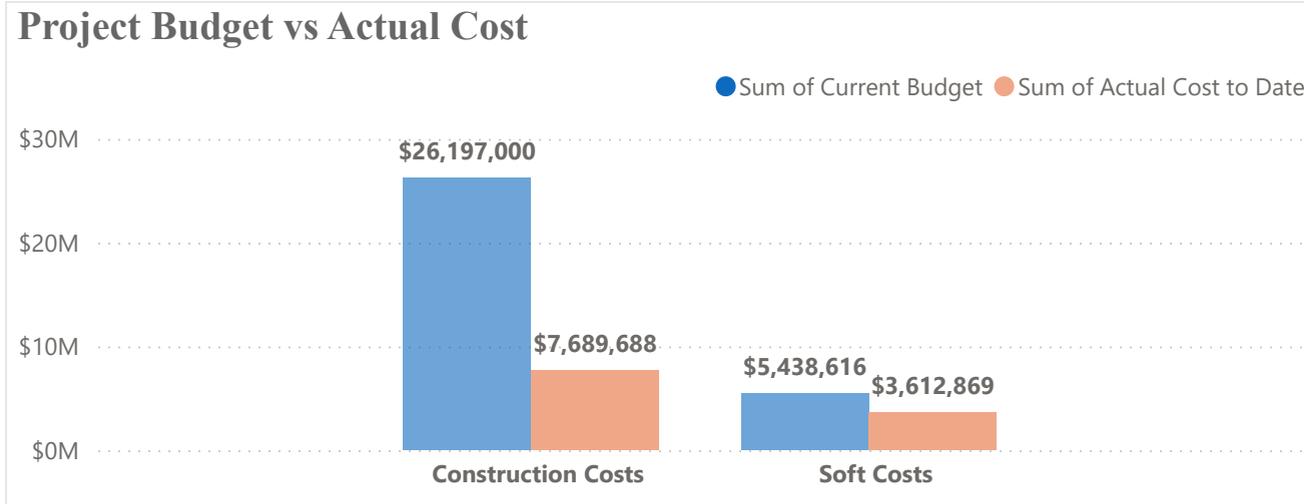
MISCELLANEOUS GC WORK:

- Cultec infiltration system installed and brought to grade.
- Roof panels on admin building installed.
- CMU block walls installed along admin. knee walls.
- AVB installed around window and door frames.
- UG utilities installed.
- Domestic plumbing pipe installed in admin. and workshop locations.
- Electrical conduit installed in admin and workshop locations.
- The workshop location steel erected.
- Cheek walls installed.

New DPW & School Maintenance Facility, Tewksbury, MA

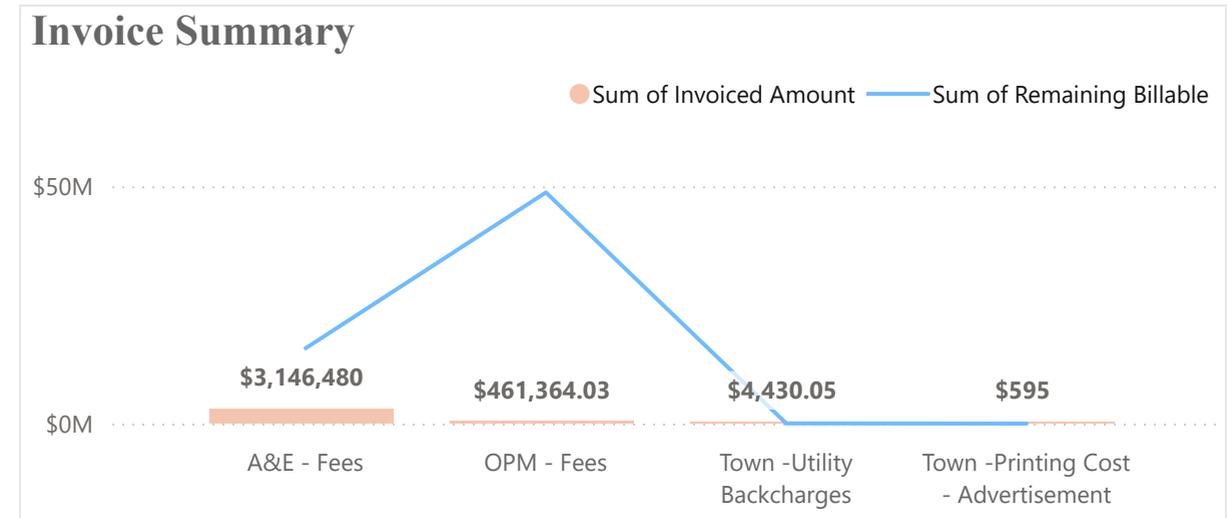
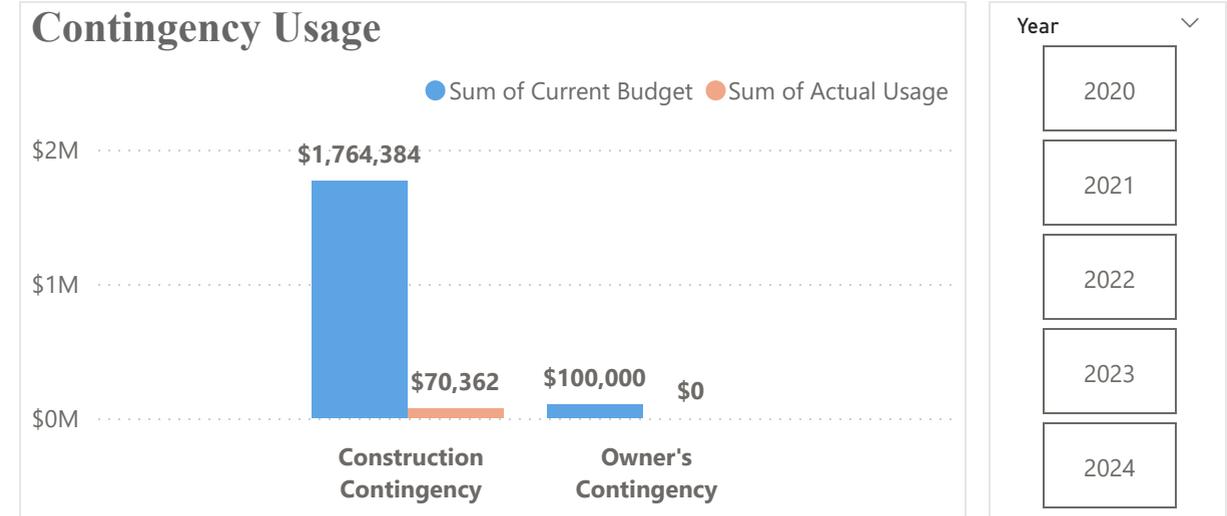
Budget w/o Contingency \$31,635,616	Actual Cost to Date \$11,302,557	Total % Complete 36%
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Company	Budget	Actual	Remaining	% Spent
Town/Owner	\$500,000	\$5,025	\$494,975	1.0%
OPM - PMA	\$1,363,416	\$461,364	\$902,052	33.8%
GC -G&R Construction	\$26,197,000	\$7,689,688	\$18,507,312	29.4%
A&E -Weston & Sampson	\$3,575,200	\$3,146,480	\$428,720	88.0%
Total	\$31,635,616	\$11,302,557	\$20,333,059	



Open RFIs 2	Open Submittals 28	Change Reqs 4	Approved COs 2
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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 ▼

All ▼

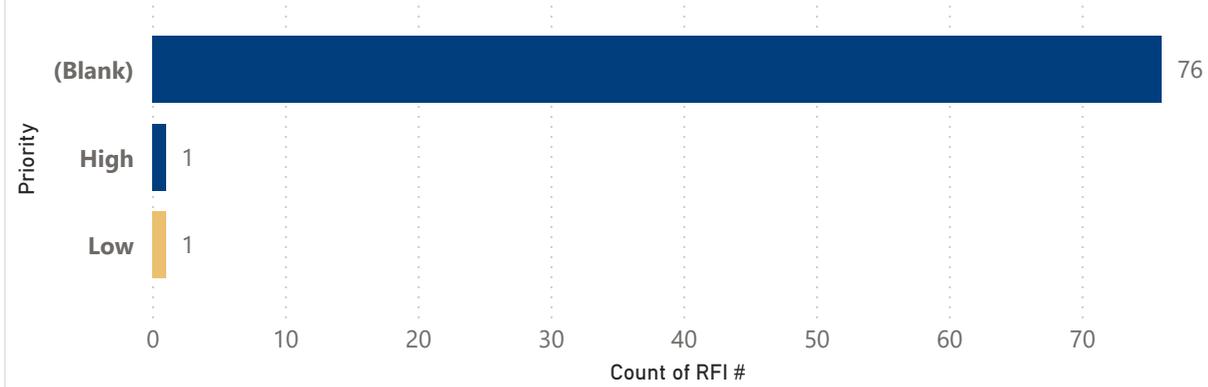
Discipline ▼

All ▼

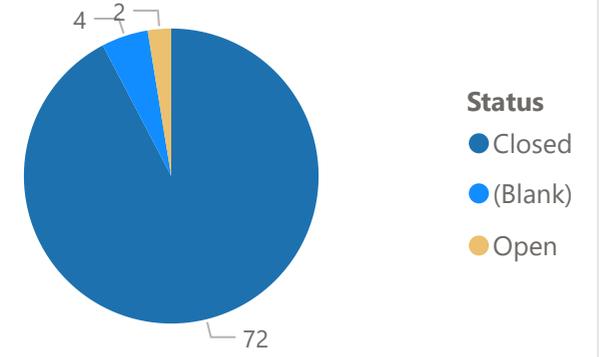
Status ▼

All ▼

#RFIs by Priority



#RFIs by Status



78

Total RFIs

2

Open RFIs

72

Closed RFIs

(Blank)

Withdrawn RFIs

RFI #	RFI Description	Discipline	Submission Date	Priority	Close Date	Status	Days Open
RFI 45	Wall Types 16 & 17 in Vol. 2	Discipline #1 - Architectural	5/3/2024	High		Open	84
RFI 74	Key Quantity Clarification	Discipline #1 - Architectural	7/22/2024	Low		Open	4
RFI 1	Utility Pole Location	Discipline #3 - Electrical	11/22/2023		12/1/2023	Closed	
RFI 10	Floor Box Locations	Discipline #3 - Electrical	12/29/2023		3/28/2024	Closed	
RFI 11	Service Entrance Feeder Tag	Discipline #3 - Electrical	12/29/2023		1/8/2024	Closed	
RFI 12	Countertops in Muster Room 105	Discipline #1 - Architectural	1/4/2024		1/9/2024	Closed	
RFI 13	Flagpole Location	Discipline #1 - Architectural	1/10/2024		3/28/2024	Closed	
RFI 14	Floor Box Clarifications	Discipline #3 - Electrical	1/19/2024		2/2/2024	Closed	
RFI 15	Generator Feeder Conduits	Discipline #3 - Electrical	1/22/2024		3/11/2024	Closed	
RFI 16	TV Wall Outlet Circuitry Room 102 & 105	Discipline #3 - Electrical	1/22/2024		2/2/2024	Closed	
RFI 17	Duct Smoke Quantity Confirmation	Discipline #3 - Electrical	1/22/2024		2/2/2024	Closed	
RFI 18	Storage Room 119B TypeR Control	Discipline #3 - Electrical	1/22/2024		2/2/2024	Closed	
RFI 19	Overhead Door Circuitry	Discipline #3 - Electrical	1/22/2024		2/2/2024	Closed	
RFI 2	Required Clearances under Mezzanine	Discipline #5 - Structural	11/29/2023		12/5/2023	Closed	
RFI 20	Vehicle Maint. DEF TOTE Equipment MM-10..	Discipline #3 - Electrical	1/22/2024		2/2/2024	Closed	
RFI 21	Vehicle Maint. MM20 & PC Missing Circuit..	Discipline #3 - Electrical	1/22/2024		2/2/2024	Closed	
RFI 22	Vehicle Maint. Welder Circuitry	Discipline #3 - Electrical	1/22/2024		3/28/2024	Closed	
RFI 23	HVLS Controller 120V note E201 & E202	Discipline #3 - Electrical	1/22/2024		2/2/2024	Closed	

Submittals Summary

Priority ▼

All ▼

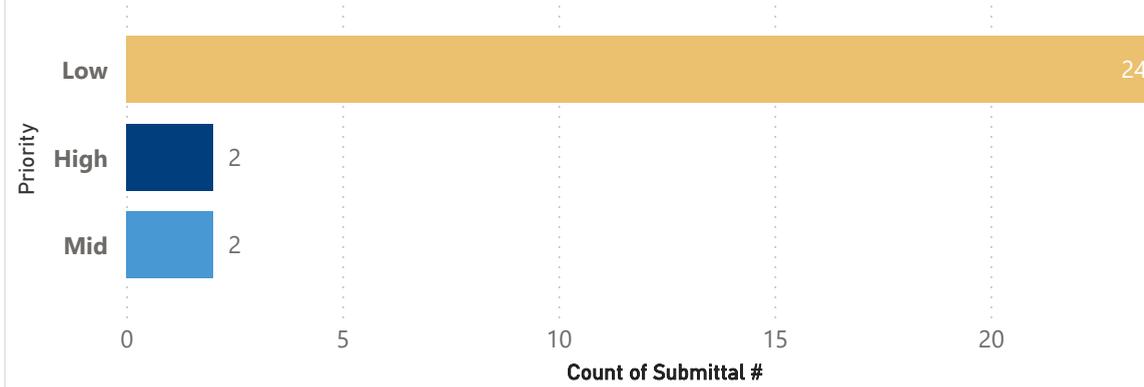
Division ▼

All ▼

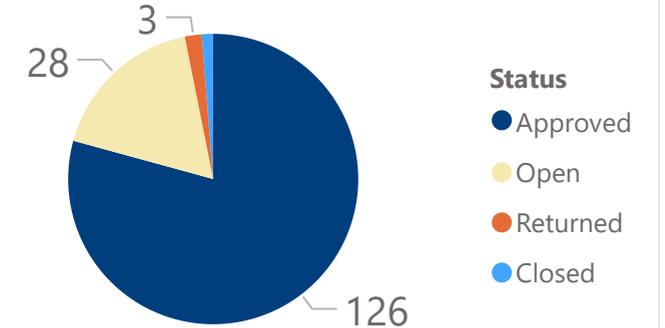
Status ▼

All ▼

#Submittals by Priority



#Submittals by Status



170

Total Submittals

126

Approved Submittals

28

Open Submittals

3

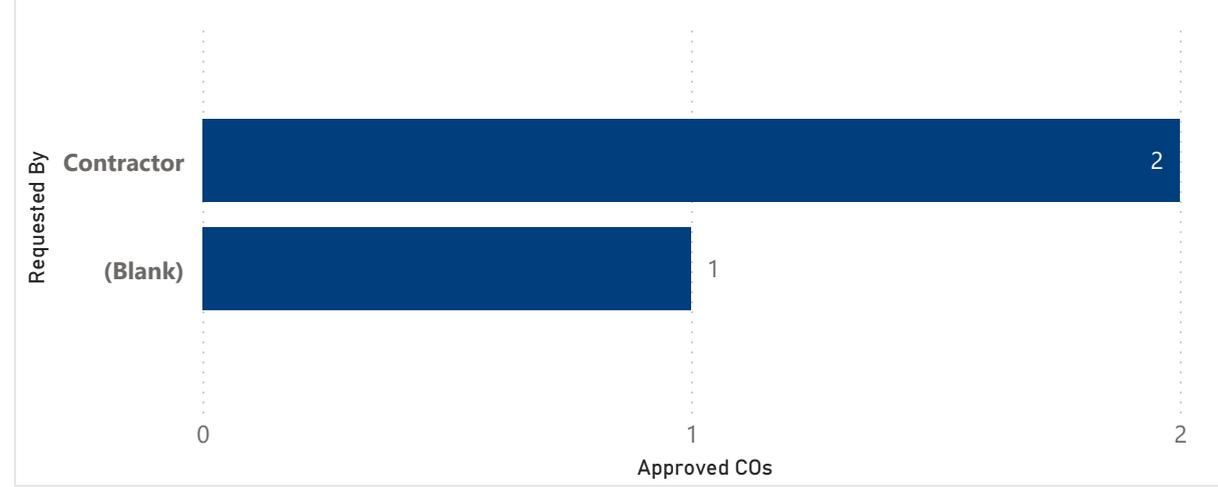
Returned Submittals

Submittal #	Division	Sub-Division	Submittal Description	Submission Date	Priority	Close Date	Status
#147	Division 31 -Earthwork	310000-0162	REV2-Soil Acceptance Letter-Marilyns	7/24/2024	Low		Open
#148	Division 31 -Earthwork	310000-0170	REV1-ESMI Profile and Disposal	7/24/2024	Low		Open
#150	Division 03 -Concrete	030000-0172	SOG Control Joint Plan-Workshop Area	7/24/2024	Low		Open
#154	Division 03 -Concrete	030000-024-0	Concrete Strip at Inspection Ports-Reinforcement & Control Joint Plan	7/22/2024	Low		Open
#151	Division 03 -Concrete	030000-0210	Vehicle Wash Bay Rebar Shop Drawings	7/19/2024	Low		Open
#152	Division 03 -Concrete	030000-0220	Site Rebar Shop Drawings	7/19/2024	Low		Open
#153	Division 03 -Concrete	030000-023-0	Vehicle Storage SOG Rebar Shop Drawings	7/19/2024	Low		Open
#155	Division 04 -Masonry	042000-005-0	CMU Column Ties Cut Sheet	7/19/2024	Low		Open
#156	Division 07 -Thermal and Moisture Protection	078443-001-1	REV1- Joint Firestopping Product Data	7/19/2024	Low		Open
#157	Division 13 -Special Construction	134200-009-2	REV2- Framing & Sheeting Shop Drawings-Phase 1	7/19/2024	Low		Open
#158	Division 13 -Special Construction	134200-009-2	REV2- Framing & Sheeting Shop Drawings-Phase 2	7/19/2024	Low		Open
#159	Division 13 -Special Construction	134200-010-2	REV2- Framing & Sheeting Shop Drawings-Phase 3	7/19/2024	Low		Open
#141	Division 12 -Furnishings	122413-0020	Window Shade Samples	7/15/2024	Low		Open

PCO CO Contingency Summary

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	

#COs Requested By



Contingency Usage

● Construction Contingency



Reason for Change

All

Requested By

All

Status

All

Cost by Trade

All

2

Approved COs

Change Request#	Change Item	Submitted Amount	Status	Requested By	Reason for Change	Cost by Trade	CO #	Approved Amount	Contingency Category
	Remove Existing Building Bathroom Scope-Grassechi Credit	(\$17,242)	Approved			Plumbing	CO #02		
	Canopy Fixture Follow Up	\$1,288.42	Approved	Contractor		Electrical	CO #02		
	Organics at Pavement Subgrade	\$63,637	Approved	Contractor		Site	CO #02		
	Additional Floor Boxes	\$2,843.73	Approved	Contractor	Design Issue	Electrical	CO #02		
	Type P1 Fixtures	\$1,347.64	Approved	Contractor	Design Issue	Electrical	CO #02		
	Revised Communications Handhole	(\$297.01)	Approved	Contractor	New Scope Directed by Owner	Electrical	CO #02		
CR-10R1	Service Entrance Feeder Tag	\$8,855.18	Approved	Contractor	Design Issue	Electrical	CO #01	\$8,815.26	Construction Contingency
CR-01R2	Sub Slab Depressurization System	\$45,300	Approved	Contractor	New Scope Directed by 3rd Party	Site	CO #01	\$45,300	Construction Contingency
CR-08R1	Additional Wall-Box Occupancy Sensor	\$742.02	Approved	Contractor	New Scope Directed by Owner	Electrical	CO #01	\$742.02	Construction Contingency
Total		\$453,049.34						\$70,362.46	

PROJECT PHOTOS



Roof vapor barrier install in admin



Cultec infiltration system



Oil/water separator



AVB install ongoing at admin. knee walls



Roof purlins and vapor barrier at admin



Domestic water line being installed in admin

PROJECT PHOTOS



EJP conducting a pressure test on hydrant line.



Admin being backfilled with stone.



Roof detailing



Forming and detailing cheek walls.



Sono tubes installed for concrete bollards.



Detailing of roof and mezzanine install.