



TEWKSBURY DEPARTMENT OF PUBLIC WORKS & SCHOOL MAINTENANCE FACILITY

Monthly Status Report

May 2024

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

PROJECT STATUS OVERVIEW

Current Month- Progress

- Remaining knee walls were formed and poured at the Vehicle Maintenance locations.
- Admin and shop steel building being erected.
- Backfilling ongoing at interior footings.
- Drainage installation is ongoing.
- Cheek walls are being formed.
- Roof purlins being installed on admin. steel.
- Screening soil on site to reuse.
- One of three hydrants installed.
- The trailers were moved on 5/17 to expand the scope of work.
- Phase 2 of steel was delivered on 5/21, for school and workshop areas.
- LGMF ongoing in admin. building.
- Cultec infiltration system installed.
- Dense glass installed along admin. knee walls.
- Hangers installed in admin. for HVAC and plumbing.
- Tie in of water line and pressure test on Pine Street.
- Metal decking was delivered.

Next Month- Forecasted Items/

- Phase 3 of steel to be delivered on 6/19.
- Oil water separator to be installed starting on 6/3.
- New hydrant installation to be installed starting 6/10.
- Remaining drainage pipe and structures to be installed.
- Install AVB at knee walls in admin.
- CMU veneer to be installed at knee walls in admin. starting on 6/3.
- Roof installation in admin to begin around 6/3.
- MEP underground at admin. slab to begin on 6/10.
- Roof installation on workshop to begin on 6/17.
- Mezzanine steel and decking installation to begin on 6/19.
- Erection of primary and secondary steel in maintenance to begin on 6/14.

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.
- Awaiting for XER file and narrative of the schedule to be issued.

May 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 (5/1/24-5/3/24)</i>	60
<i>Week 2 Tradesmen (5/6/24-5/10/24)</i>	50
<i>Week 3 Tradesmen (5/13/24-5/17/24)</i>	59
<i>Week 4 Tradesmen (5/20/24-5/24/24)</i>	52
<i>Week 5 Tradesmen (5/27/24-5/31/24)</i>	54
TOTAL TRADESMEN	275

**UPDATE – New Tewksbury DPW Facility
 5/1/2024 (Work between 5/1/2024 and 5/31/2024)**

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

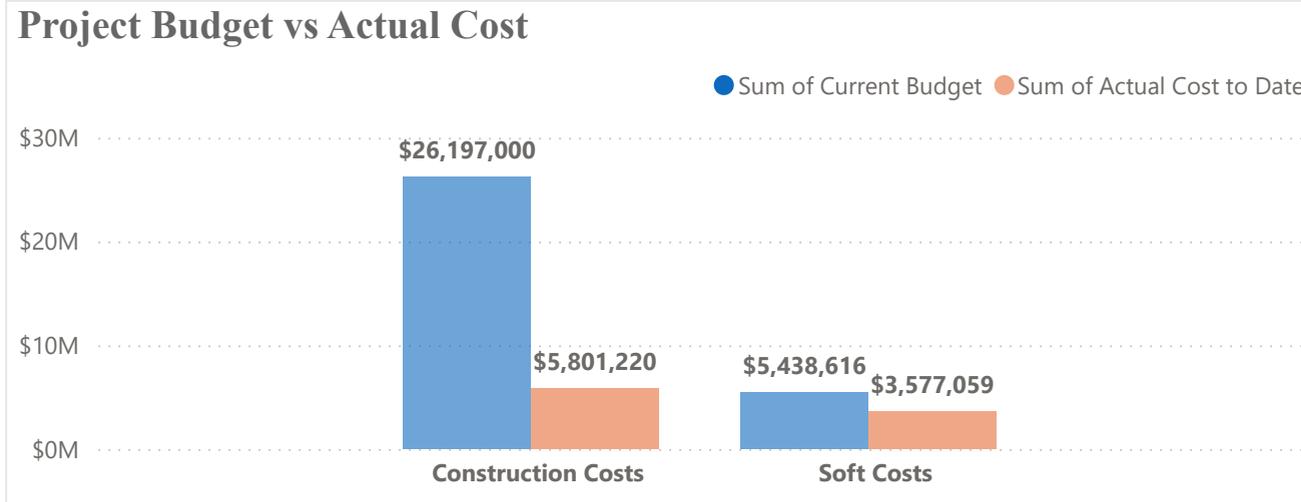
MISCELLANEOUS GC WORK:

The trailers were moved on 5/17 to expand the scope of work.
 Steel and decking delivery.
 Installation of site sign on Whipple Road.
 Installation of the cultic infiltration system began.
 Hydrant installation to tie into gate valve at construction entrance.
 Road work on Pine Street began on 5/28.
 LGMF ongoing.
 Installation of hangers for plumbing and HVAC ongoing in admin.
 Steel erection at workshop area ongoing.
 Roof at admin to be installed beginning 6/3.
 G&R and Circle Earth awaiting soil test results to determine use of it.

New DPW & School Maintenance Facility, Tewksbury, MA

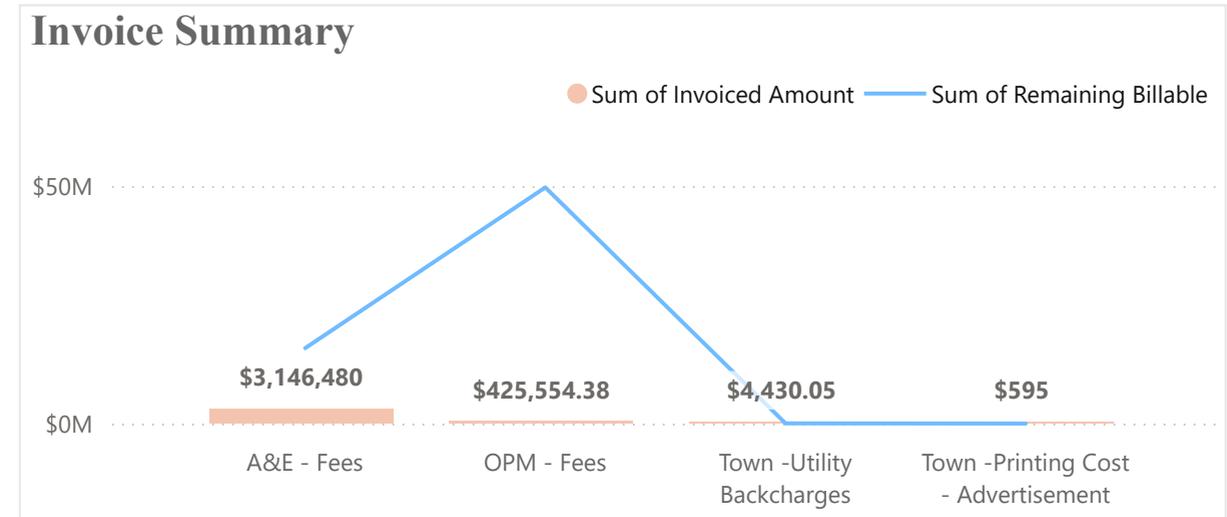
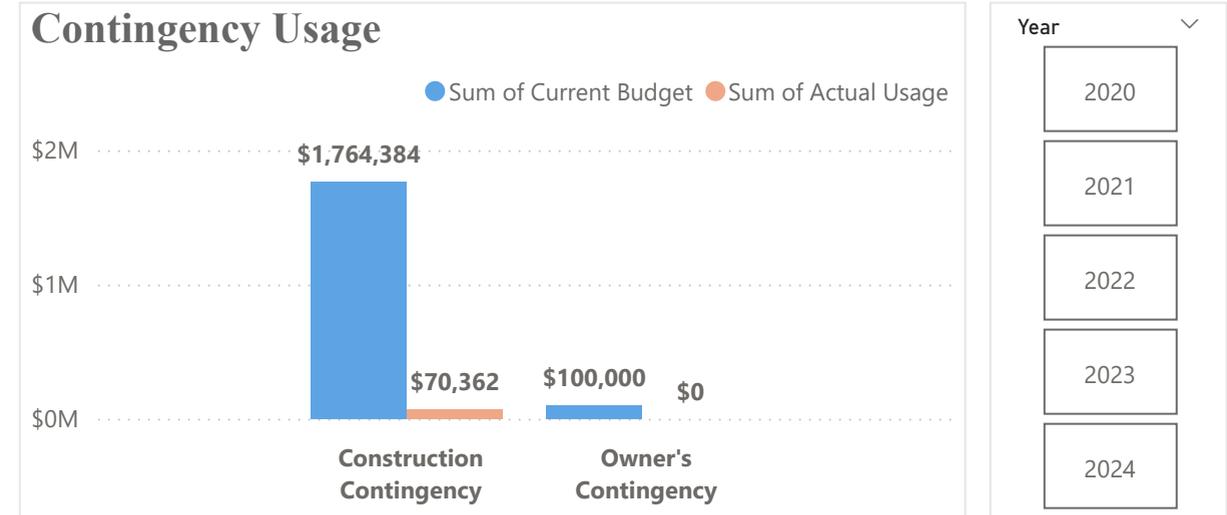
Budget w/o Contingency \$31,635,616	Actual Cost to Date \$9,378,279	Total % Complete 30%
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Company	Budget	Actual	Remaining	% Spent
Town/Owner	\$500,000	\$5,025	\$494,975	1.0%
OPM - PMA	\$1,363,416	\$425,554	\$937,862	31.2%
GC -G&R Construction	\$26,197,000	\$5,801,220	\$20,395,780	22.1%
A&E - Weston & Sampson	\$3,575,200	\$3,146,480	\$428,720	88.0%
Total	\$31,635,616	\$9,378,279	\$22,257,337	



Open RFIs 7	Open Submittals 27	Change Reqs 24	Approved COs 1
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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 ▼

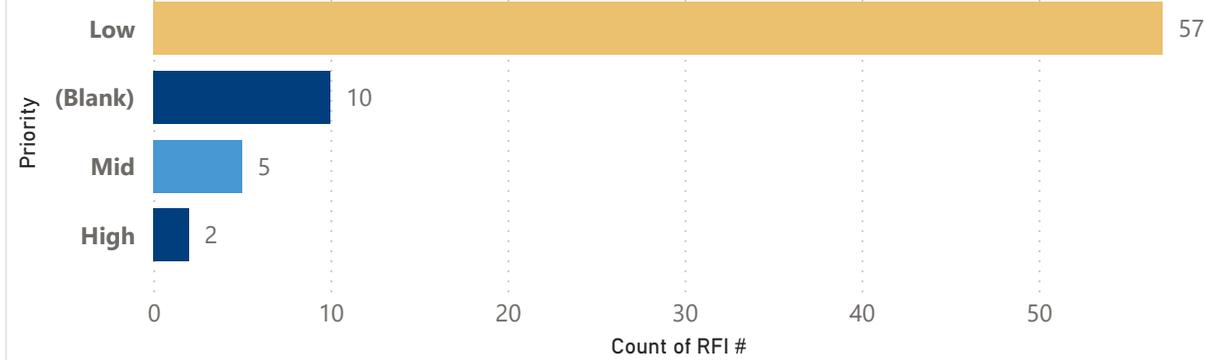
Discipline ▼

All ▼

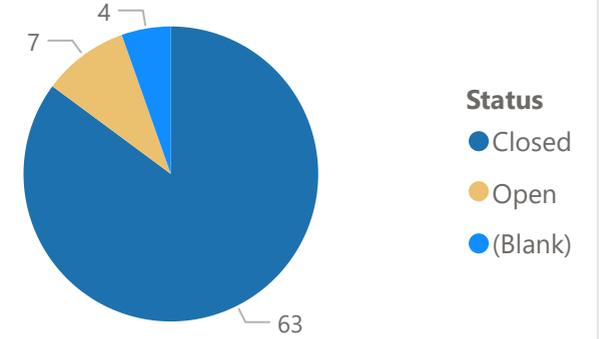
Status ▼

All ▼

#RFIs by Priority



#RFIs by Status



74

Total RFIs

7

Open RFIs

63

Closed RFIs

(Blank)

Withdrawn RFIs

RFI #	RFI Description	Discipline	Submission Date	Priority	Close Date	Status	Days Open
RFI 28	Electronic Hardware Discrepancies	Discipline #3 - Electrical	2/28/2024	Low		Open	86
RFI 45	Wall Types 16 & 17 in Vol. 2	Discipline #1 - Architectural	5/3/2024	Low		Open	59
RFI 63	CU-2 Electrical Loads Returned Submittal	Discipline #4 - Mechanical	5/29/2024	Low	5/25/2024	Open	28
RFI 66	Lubrication Tank Size Clarification	Discipline #1 - Architectural	6/5/2024	Low	5/28/2024	Open	28
RFI 68	Granite Curbing at Bid Alt 1	Discipline #2 - Civil	6/24/2024	Low		Open	7
RFI 69	S-Line Concrete Knee Wall	Discipline #1 - Architectural	6/26/2024	Low		Open	5
RFI 70	Concrete Strips at Inspection Ports	Discipline #2 - Civil	7/1/2024	Low		Open	0
RFI 1	Utility Pole Location	Discipline #3 - Electrical	11/22/2023	Low	12/1/2023	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 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	
RFI 18	Storage Room 119B TypeR Control	Discipline #3 - Electrical	1/22/2024	Low	2/2/2024	Closed	
RFI 19	Overhead Door Circuitry	Discipline #3 - Electrical	1/22/2024	Low	2/2/2024	Closed	

Submittals Summary

Priority ▼

All ▼

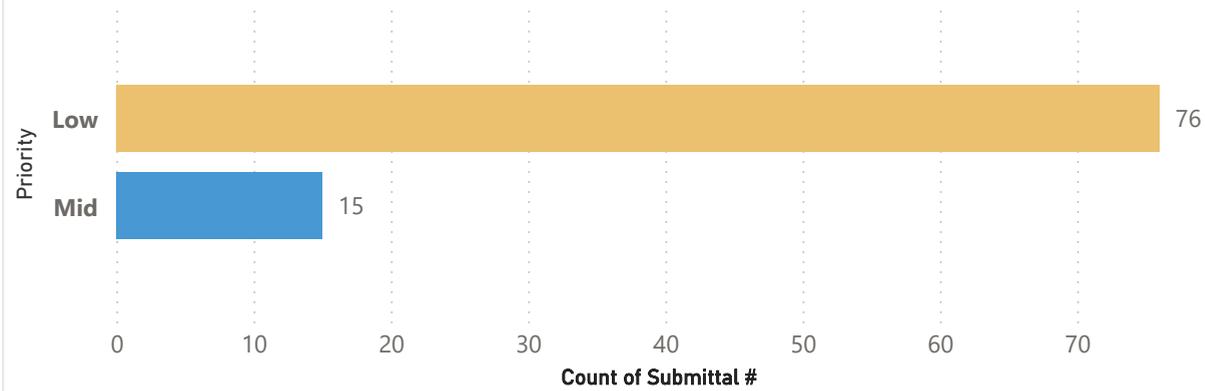
Division ▼

All ▼

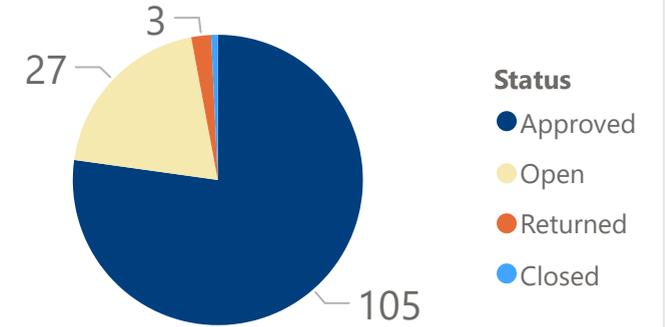
Status ▼

All ▼

#Submittals by Priority



#Submittals by Status



137

Total Submittals

105

Approved Submittals

27

Open Submittals

3

Returned Submittals

Submittal #	Division	Sub-Division	Submittal Description	Submission Date	Priority	Close Date	Status
#124	Division 09 -Finishes	097723-0020	Plastic Wall Panel Samples	6/26/2024			Open
#125	Division 10 -Specialties	102113-0030	Plastic Toilet Compartment Samples	6/26/2024			Open
#136	Division 32 -Exterior Improvements	320000-0070	Curbing Shop Drawings & Cut Sheets	6/26/2024			Open
	Division 13 -Special Construction	134200-0091	REV1- Framing & Sheeting Shop Drawings-Phase 2	6/21/2024			Open
#131	Division 23 -HVAC	230001-0330	Condenser Piping Enclosure	6/21/2024			Open
#135	Division 32 -Exterior Improvements	320000-0060	Loam for Lawn Areas	6/21/2024			Open
#134	Division 31 -Earthwork	310000-0150	Aggreagte Soil Acceptance Package	6/20/2024			Open
#120	Division 08 -Openings	083613-0020	Sectional Doors Remote Push Buttons	6/18/2024			Open
#126	Division 11 -Equipment	111129-0051	REV1- 2.07 Fluid Dispensing Piping	6/14/2024			Open
#127	Division 11 -Equipment	112423-0010	Fall Protection Shop Drawings	6/14/2024			Open
#121	Division 08 -Openings	084313-0051	REV1- Storefront Shop Drwaings	6/13/2024			Open
#122	Division 08 -Openings	084313-0090	Storefront Caulking Product Data & Color Charts	6/12/2024			Open
#129	Division 12 -Furnishings	124816-0020	Entrance Floor Grille Color Chart	6/10/2024			Open
#130	Division 13 -Special	134200-0200	Roof Curb Cut Sheets	6/10/2024			Open

PCO CO Contingency Summary

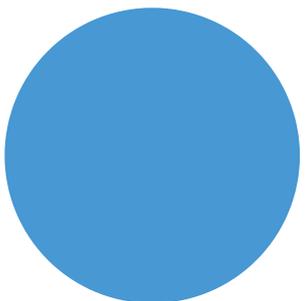
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Owner's Contingency	\$100,000	\$0	\$100,000	0.0%
Total	\$1,864,384	\$70,362	\$1,794,022	

#COs Requested By



Contingency Usage

● Construction Contingency



\$70,362.46

Status

All

Cost by Trade

All

Reason for Change

All

Requested By

All

Change Request#	Change Item	Submitted Amount	Status	Requested By	Reason for Change	Cost by Trade	CO #	Approved Amount	Contingency Category
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
CR-09	Additional Ground Improvements Work	\$15,505.18	Approved	Contractor	Unforeseen Conditions	Site	CO #01	\$15,505.18	Construction Contingency
CCR #004	Remove Existing Building Bathroom Scope-Remaining Credit	(\$37,297)				Plumbing			
RFI #036-R1	Canopy Fixture Follow Up	\$1,288.42	Approved	Contractor		Electrical			Construction Contingency
RFI # 39	Type P1 Fixtures	\$1,347.64	Approved	Contractor	Design Issue	Electrical			Construction Contingency
RFI #010	Additional Floor Boxes	\$2,843.73	Approved	Contractor	Design Issue	Electrical			Construction Contingency
Total		\$413,376.34						\$70,362.46	

1

Approved COs

PROJECT PHOTOS



Admin location.



Admin. location steel being erected.



Wide shot of admin steel being erected.



Knee wall at line J.



Forming of knee wall at line D.



Mockup with AVB and block wall.

PROJECT PHOTOS



Site work ongoing for hydrant line install.



Line M knee wall.



Roof purlins being installed at admin.



Tie into water main at site entrance for hydrant connection.



LGMF in admin. of windows and walls.



Steel delivery for workshop and school location.

PROJECT PHOTOS



Dense glass being installed along admin. knee wall



Cultec infiltration system



Roof bracing for MEPs.



Tie in to the water main on Pine Street.



Workshop/school location with steel being erected.



Trench on Pine Street is paved and compacted.