



## TEWKSBURY DEPARTMENT OF PUBLIC WORKS & SCHOOL MAINTENANCE FACILITY

### Monthly Status Report

July 2024

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

**PROJECT STATUS OVERVIEW**

**Current Month- Progress**

- 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.

**Next Month- Forecasted Items/**

- Haul out of soil piles.
- Salt shed loading ramp begins on 8/5.
- Form & pour generator pad on 8/2.
- LGMF framing in admin. building ongoing.
- CMU wall installation in admin. along line F is ongoing.
- HVAC, Plumbing, Electrical, & Fire Protection OH/in walls is ongoing in admin.
- Canopy steel installation at both entrances is ongoing in the admin. building.
- Pour column boxouts in admin. on 8/9.
- MEP UG at Slab is ongoing in workshop building.
- Prep & pour SOG in workshop area begins on 7/31-8/9 in workshop building.
- Wall panels for exterior of building to begin on 7/31 in workshop building.
- Pour slab on grade on 8/13 in workshop building.
- Erection of primary & secondary steel/mezzanine in vehicle maintenance to conclude on 8/2.
- Installation of galvanized channel at door openings to conclude on 8/2 in vehicle maintenance.
- MEP trades to make connections at purlins is ongoing in vehicle maintenance.
- Form & pour concrete knee walls to begin on 8/5 in vehicle maintenance.
- MEP UG at slab work to begin on 8/12 in vehicle maintenance.
- Erection of primary and secondary steel in vehicle storage to begin 7/31- 8/14 in vehicle storage.

**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.
- On 8/1, a DRAFT of the schedule update and narrative was issued. Update # 1 should soon follow with PMA’s comments.

**July 2024 – Monthly Status Report**

<b>Architect</b>	Weston & Sampson	<b>General Contractor</b>	G & R Construction
<b>Current Phase</b>	Construction	<b>Project Duration</b>	640 days
<b>Facility Type</b>	New DPW Facility	<b>Notice to Proceed</b>	12/4/2023 - Contract
<b>Construction Type</b>	New Construction	<b>Substantial Completion</b>	9/4/2025 – Contract
<b>Building/Addition Size</b>	59,000 sq. ft.	<b>Final Completion</b>	_____
<b>PMA OPM Contact</b>	Brian DeFilippis (617) 756.6727, Steve Rusteika (508) 725.7666	<b>PMA OPM Field Contact</b>	Patrick McCarthy (617) 780.9382), Karina Pena (978)902.4533

**MONTHLY MANPOWER SUMMARY**

<i>Week 1 Tradesmen (7/1/24-7/5/24)</i>	46
<i>Week 2 Tradesmen (7/8/24-7/12/24)</i>	109
<i>Week 3 Tradesmen (7/15/24-7/19/24)</i>	110
<i>Week 4 Tradesmen (7/22/24-7/26/24)</i>	91
<i>Week 5 Tradesmen (7/29/24-8/2/24)</i>	113
<b>TOTAL TRADESMEN</b>	

**UPDATE – New Tewksbury DPW Facility  
 7/1/2024 (Work between 7/1/2024 and 7/31/2024)**

**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.

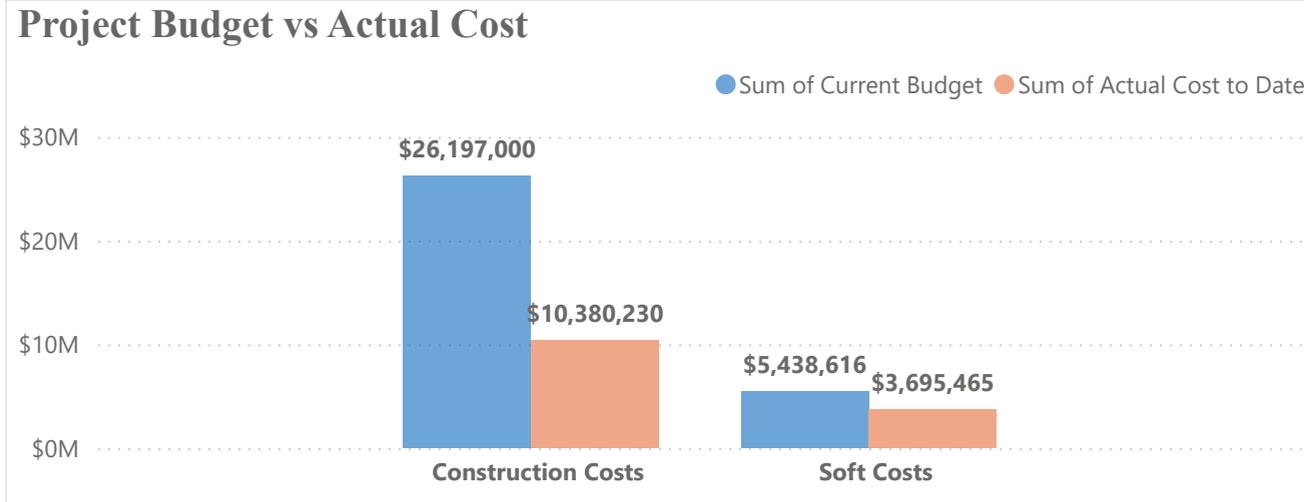
**MISCELLANEOUS GC WORK:**

- Slab on grad in admin. poured
- OH/ Inwalls installed for electrical, HVAC, plumbing and fire protection.
- Transformer and generator pad prepped and poured.
- Vehicle maintenance steel erected.
- CMU walls along exterior and line F in admin./workshop area installed.

# New DPW & School Maintenance Facility, Tewksbury, MA

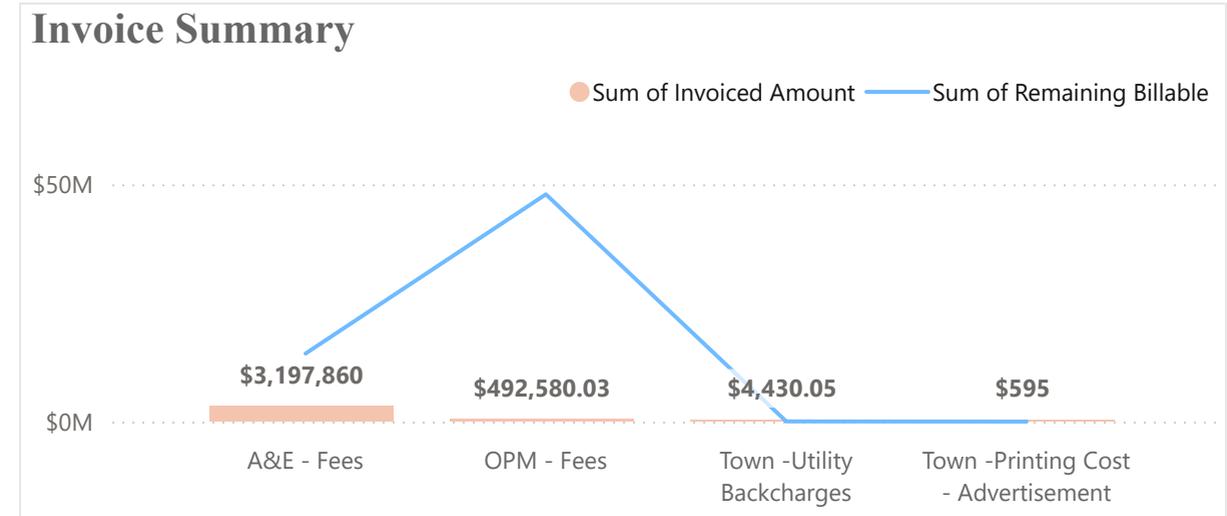
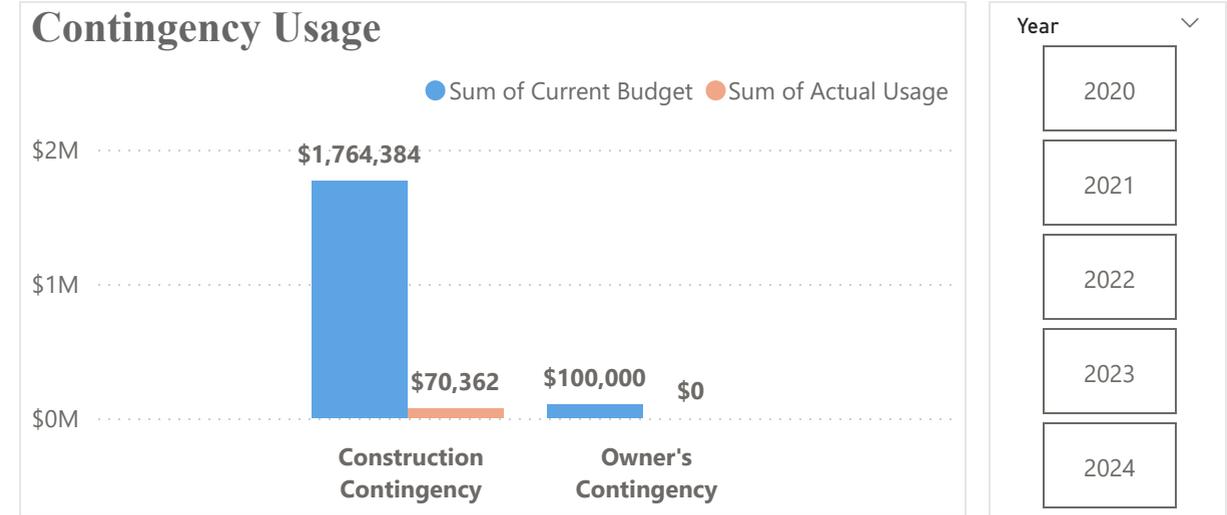
<b>Budget w/o Contingency</b> <b>\$31,635,616</b>	<b>Actual Cost to Date</b> <b>\$14,075,695</b>	<b>Total % Complete</b> <b>44%</b>
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Company	Budget	Actual	Remaining	% Spent
Town/Owner	\$500,000	\$5,025	\$494,975	1.0%
OPM - PMA	\$1,363,416	\$492,580	\$870,836	36.1%
GC -G&R Construction	\$26,197,000	\$10,380,230	\$15,816,770	39.6%
A&E - Weston & Sampson	\$3,575,200	\$3,197,860	\$377,340	89.4%
<b>Total</b>	<b>\$31,635,616</b>	<b>\$14,075,695</b>	<b>\$17,559,921</b>	



<b>Open RFIs</b> <b>12</b>	<b>Open Submittals</b> <b>16</b>	<b>Change Reqs</b> <b>4</b>	<b>Approved COs</b> <b>2</b>
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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%
<b>Total</b>	<b>\$1,864,384</b>	<b>\$70,362</b>	<b>\$1,794,022</b>	



# RFIs Summary

Priority ▼

All ▼

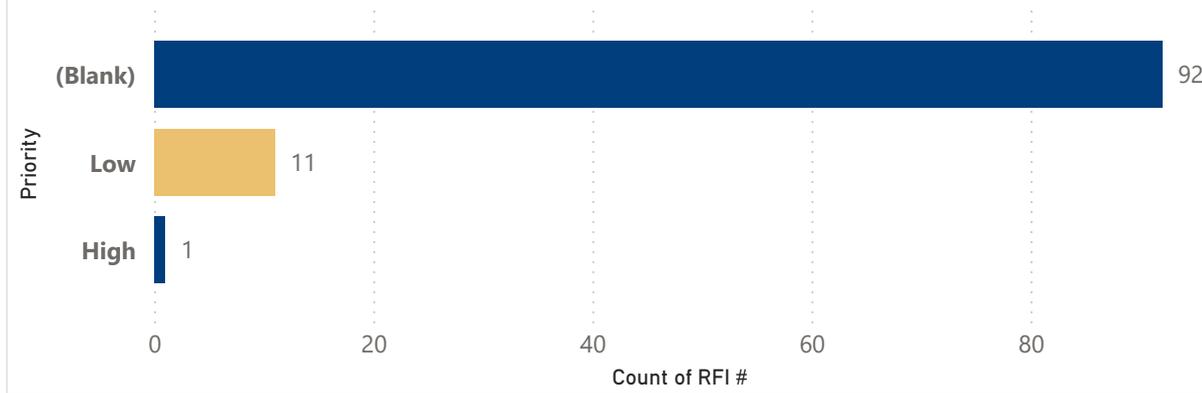
Discipline ▼

All ▼

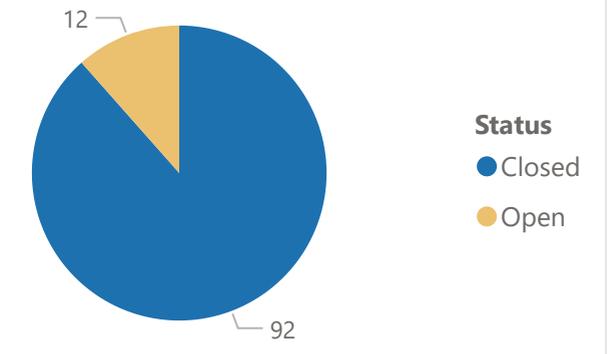
Status ▼

All ▼

### #RFIs by Priority



### #RFIs by Status



# 104

Total RFIs

# 12

Open RFIs

# 92

Closed RFIs

# (Blank)

Withdrawn RFIs

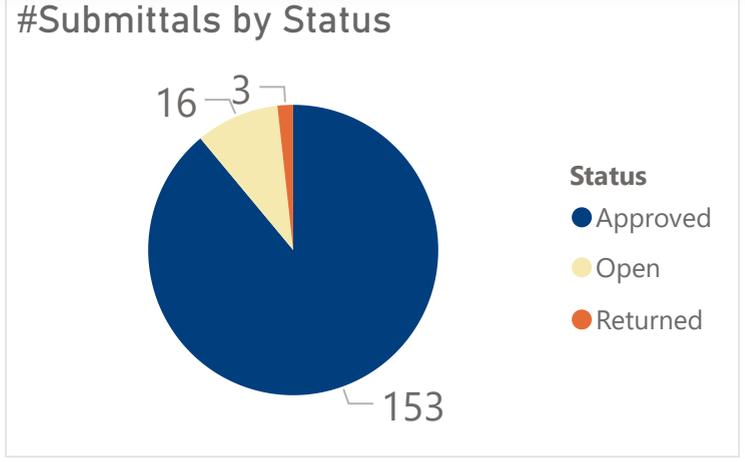
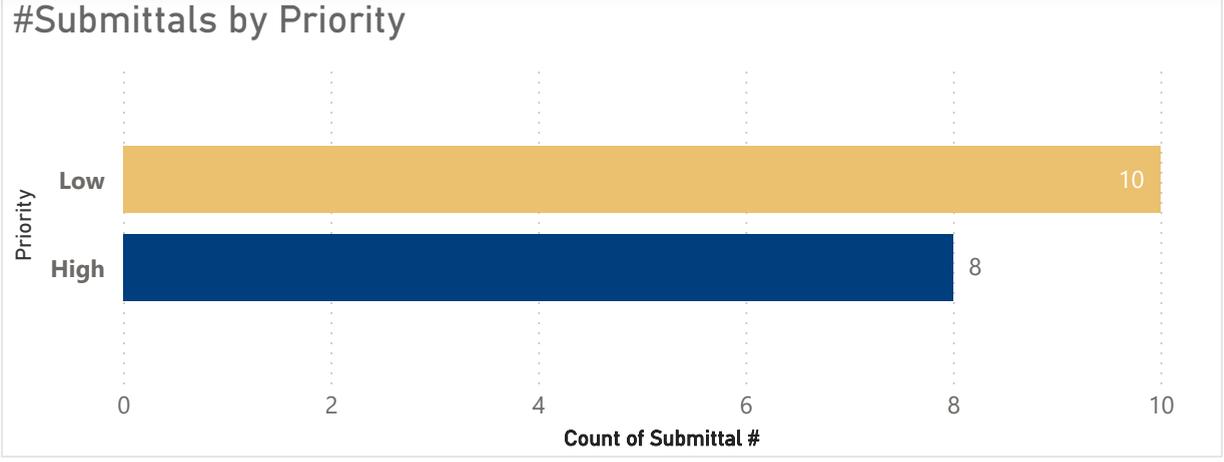
RFI #	RFI Description	Discipline	Submission Date	Priority	Close Date	Status	Days Open
RFI 100	Nelson Studs Layout	Discipline #5 - Structural	9/24/2024	Low		Open	3
RFI 101	Public Lobby Ceiling & Steel Clip Clash	Discipline #1 - Architectural	9/25/2024	Low		Open	2
RFI 102	Admin Area In Wall Rough Locations	Discipline #3 - Electrical	9/26/2024	Low		Open	1
RFI 103	Vehicle Wash Bay Trench Drain Sump	Discipline #7 - Plumbing	9/27/2024	Low		Open	0
RFI 104	Column Line M-CMU Wall	Discipline #5 - Structural	9/27/2024	Low		Open	0
RFI 45	Wall Types 16 & 17 in Vol. 2	Discipline #1 - Architectural	5/3/2024	High		Open	147
RFI 74	Key Quantity Clarification	Discipline #1 - Architectural	7/22/2024	Low		Open	4
RFI 88	Hard Ceiling Fixture Layout	Discipline #3 - Electrical	9/4/2024	Low		Open	17
RFI 94	Shower Valve Mounting Height	Discipline #7 - Plumbing	9/10/2024			Open	13
RFI 96	Storm Event Room radio	Discipline #3 - Electrical	9/13/2024	Low		Open	10
RFI 98	Dryer Duct Venting	Discipline #4 - Mechanical	9/20/2024	Low		Open	7
RFI 99	BDA Room Light Fixture	Discipline #3 - Electrical	9/24/2024	Low		Open	3
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	...	...	...		...	Closed	

# Submittals Summary

Priority ▼  
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Division ▼  
 ▼

Status ▼  
 ▼



**176**  
Total Submittals

**153**  
Approved Submittals

**16**  
Open Submittals

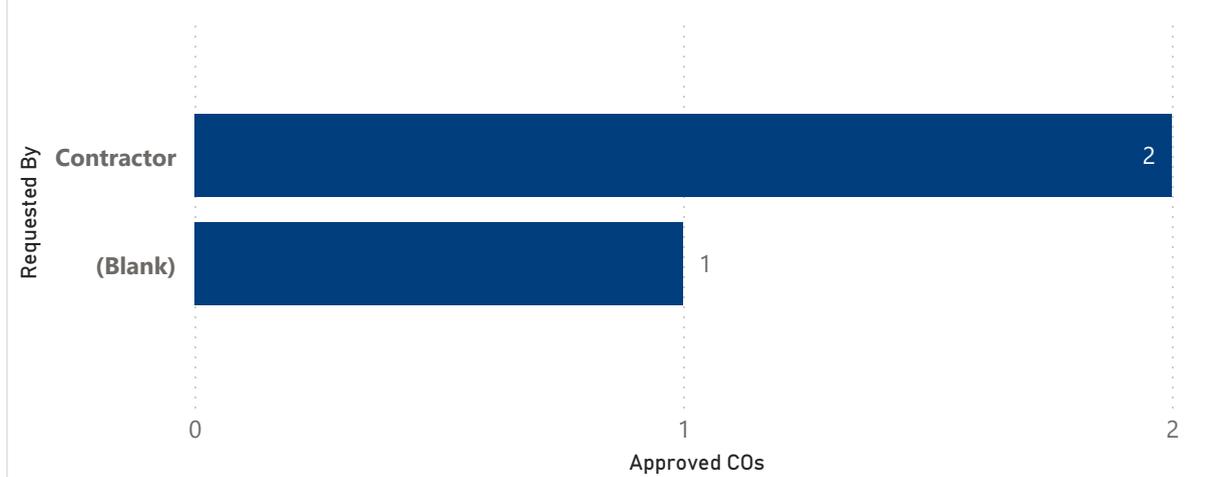
**3**  
Returned Submittals

Submittal #	Division	Sub-Division	Submittal Description	Submission Date	Priority	Close Date	Status
#148	Division 31 -Earthwork	310000-0173	REV3-ESMI Profile	9/24/2024	Low		Open
#172	Division 31 -Earthwork	310000-0192	REV2-Volume Increase for Saugus Site	9/24/2024	Low		Open
#167	Division 10 -Specialties	107516-0020	Flag Solar Light	9/23/2024	Low		Open
#170	Division 23 -HVAC	230001-0350	ATC Valve Schedule	9/23/2024	Low		Open
#171	Division 23 -HVAC	230001-0360	ATC Shop Drawings & Product Data	9/23/2024	Low		Open
#75	Division 10 -Specialties	101419-0011	REV1-Sinage Shop Drawings	9/18/2024	Low		Open
#169	Division 11 -Equipment	113013-0010	Residential Appliances Product Data	9/17/2024	Low		Open
#168	Division 11 -Equipment	111126-0020	Trench Drain Forming System Product Data	9/16/2024	Low		Open
#141	Division 12 -Furnishings	122413-0020	Window Shade Samples	7/15/2024	High		Open
#143	Division 12 -Furnishings	124813-0020	Entrance Floor Mat Samples	7/11/2024	High		Open
#144	Division 12 -Furnishings	124816-0030	Entrance Floor Grille Samples	7/11/2024	High		Open
#139	Division 09 -Finishes	096813-0030	Tile Carpeting Samples	7/10/2024	High		Open
#142	Division 12 -Furnishings	123661-0020	Solid Surfacing Countertops Samples	7/8/2024	High		Open
#137	Division 09 -Finishes	096813-0010	Tile Carpeting Product Data	6/28/2024	High		Open
#138	Division 09 -Finishes	096813-0020	Tile Carpeting Color Chart	6/28/2024	High		Open
	Division 09 -Finishes	096723-0030	Resinous Flooring Samples	6/5/2024	High		Open
#123	Division 09 -Finishes	096723-0031	REV1-Resinous Flooring Samples	6/5/2024	High		Open

# PCO CO Contingency Summary

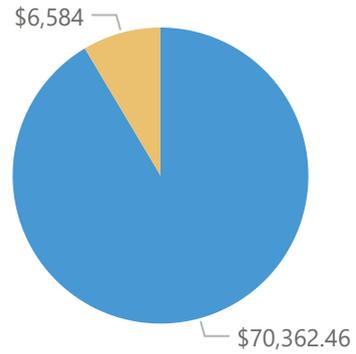
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## #COs Requested By



## Contingency Usage

● Construction Contingency ● (Blank)



## Reason for Change

All

## Requested By

All

## Status

All

## Cost by Trade

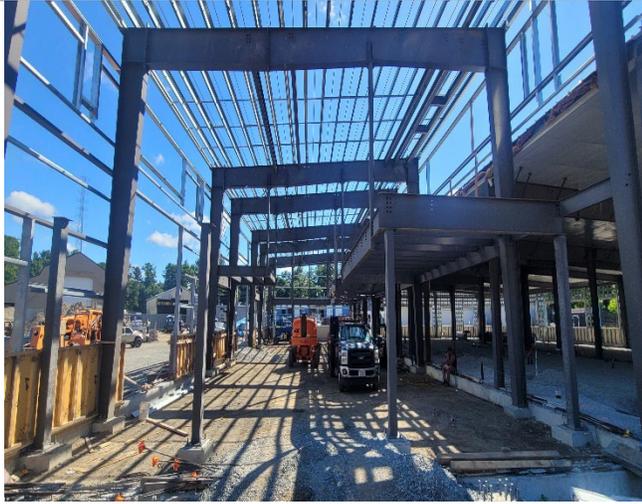
All

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	\$8,815.26	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
<b>Total</b>		<b>\$464,345.42</b>						<b>\$76,946.46</b>	

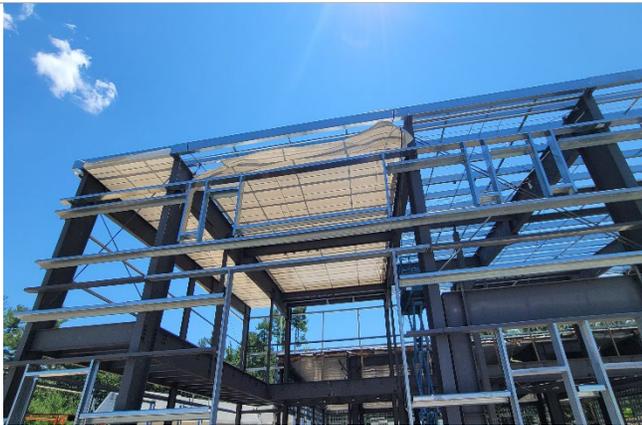
PROJECT PHOTOS



Roof and mezzanine work ongoing.



UG utilities installed



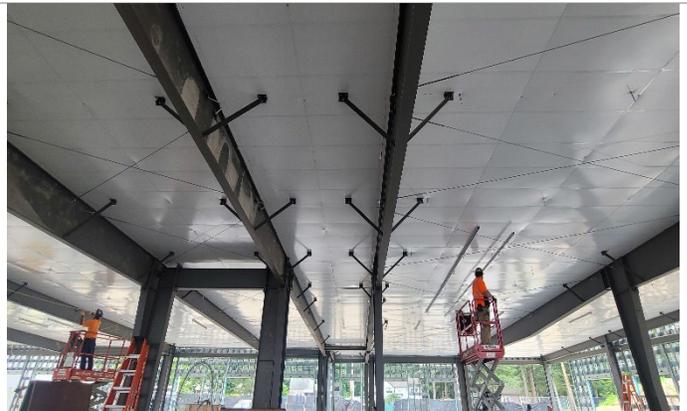
Roof vapor barrier installed at Bay 1 and portion of Bay 2 in WS location.



Site safety-openings around steel columns covered



Primary lines for transformer pad



Hangers being installed for OH domestic pipe.

PROJECT PHOTOS



Roof purlins and braces install in vehicle maintenance.



Workshop area graded and compacted



Roof purlins and girts being installed in vehicle maintenance.



Workshop location graded and compacted.



Transformer pad location being brought to grade.



Bollards installed at generator pad.

PROJECT PHOTOS



OH pipe installed and branches being installed



Primaries from generator location to building.



Domestic pipe install in workshop location



CMU block wall being laid along remaining exterior.



HVAC equipment laydown



Roof panels being stored in vehicle storage