



TEWKSBURY DEPARTMENT OF PUBLIC WORKS & SCHOOL MAINTENANCE FACILITY

Monthly Status Report

August 2024

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

PROJECT STATUS OVERVIEW
<p>Current Month- Progress</p> <ul style="list-style-type: none"> • Haul out of site material. • Setting of transformer pad. • The form and pour of generator pad. • Grading side sidewalk and paved areas. • LGMF ongoing in admin. building. • CMU block wall being laid along Line F. • HVAC OH/In walls in admin. • Plumbing OH/In wall in admin. • FP overhead/in wall in admin. • Electrical OH/In wall in admin. • Pour of column boxouts. • MEP UG at Slab at workshop building. • Prep and Form SOG at workshop. • CMU Veneer at Knee Walls • Wall Panels installed at workshop building. • Pour and cure SOG. • Slab Hardener at workshop. • Prep and Pour #2 (Boxouts and Sloped Area @ Drains) • Erection of primary & secondary/mezzanine steel in vehicle maintenance. • Install galvanized channels at door openings. • MEP trades make connections at roof purlins at vehicle maintenance. • Form and pour concrete knee walls in vehicle maintenance. • Install roof vapor barrier at vehicle maintenance. • Erection of primary and secondary steel in vehicle storage
<p>Next Month- Forecasted Items/</p> <ul style="list-style-type: none"> • Setting of transformer (tentative 9/9) • Setting of generator (tentative 9/16) • LGM at Line F (to conclude 9/6) • Install of door frames • MEP OH/In walls (conclude 9/6) • MEP rough inspections to begin on 9/9.

- Frame hard ceilings beginning 9/19.
- CMU partition walls in workshop location (9/10)
- MEP's OH/In wall in workshop to begin 9/11.
- Prep and pour SOD to begin on 9/16.
- Rebar delivery expected for wash bay on 9/5.
- HVAC, Electric, and Plumbing demo/make safe of wash bay.
- Cut and remove slab at wash bay.
- Excavate for plumbing demo.
- Excavation for new foundation/piers at wash bay to begin on 9/4-9/10.
- Prep and pour of footings and walls at wash bay to begin on 9/10.
- Cut and remove paving outside wash bay OH door.
- Install of OWS
- Tie in of water and sewer line.

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.
- On 8/29, Schedule Update # 01 was issued along with the narrative.

August 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 (8/1/24-8/2/24)</i>	46
<i>Week 2 Tradesmen (8/5/24-8/9/24)</i>	156
<i>Week 3 Tradesmen (8/12/24-8/16/24)</i>	153
<i>Week 4 Tradesmen (8/19/24-8/23/24)</i>	152
<i>Week 5 Tradesmen (8/26/24-8/30/24)</i>	198
TOTAL TRADESMEN	705

**UPDATE – New Tewksbury DPW Facility
 8/1/2024 (Work between 8/1/2024 and 8/31/2024)**

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, and structural steel testing.
- Testing and Inspection are being performed as required by the Contract.

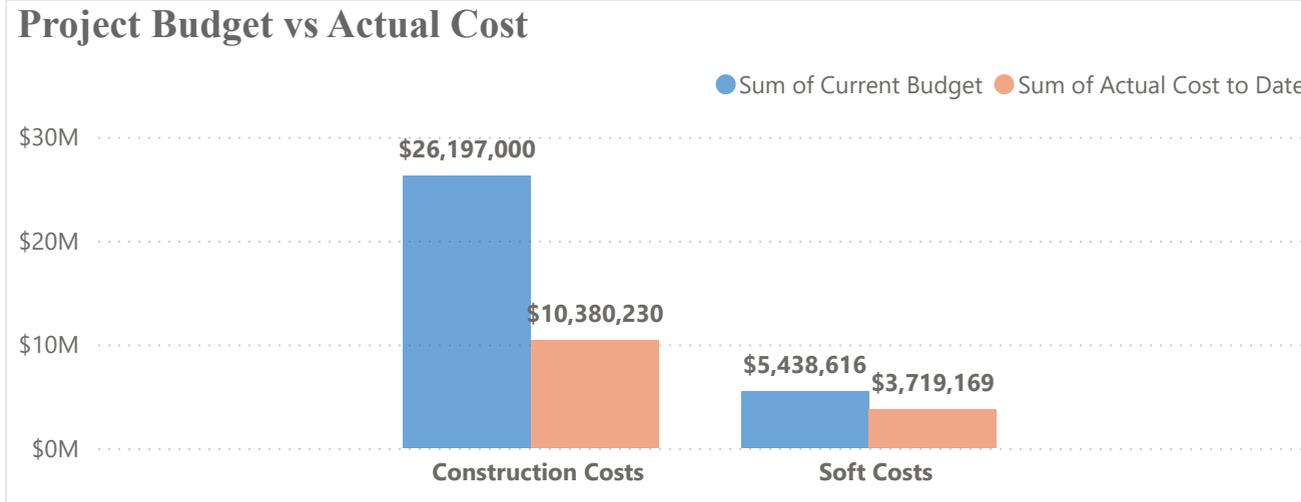
MISCELLANEOUS GC WORK:

- Haul out of site material.
- Setting of transformer pad.
- The form and pour of generator pad.
- Grading side sidewalk and paved areas.
- Pour and cure SOG.
- Slab Hardener at workshop.
- Prep wash bay at existing building for work to begin.

New DPW & School Maintenance Facility, Tewksbury, MA

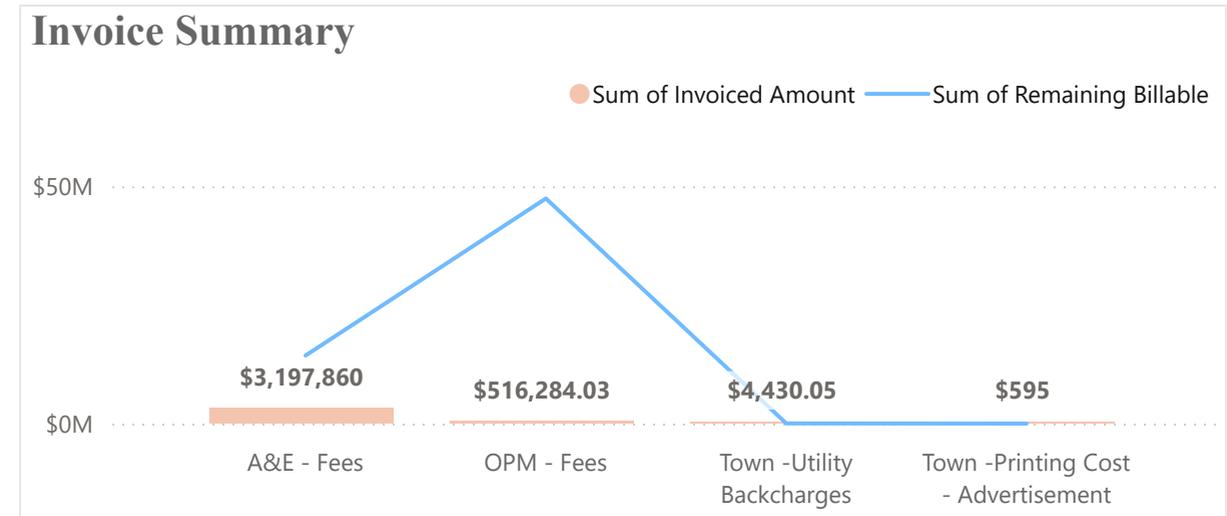
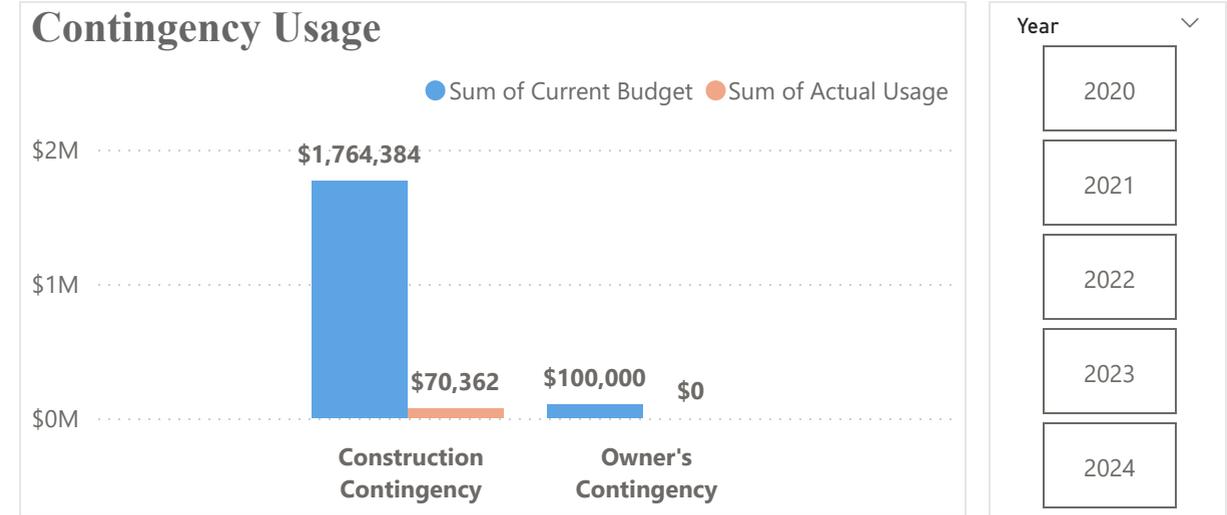
Budget w/o Contingency \$31,635,616	Actual Cost to Date \$14,099,399	Total % Complete 45%
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Company	Budget	Actual	Remaining	% Spent
Town/Owner	\$500,000	\$5,025	\$494,975	1.0%
OPM - PMA	\$1,363,416	\$516,284	\$847,132	37.9%
GC -G&R Construction	\$26,197,000	\$10,380,230	\$15,816,770	39.6%
A&E - Weston & Sampson	\$3,575,200	\$3,197,860	\$377,340	89.4%
Total	\$31,635,616	\$14,099,399	\$17,536,217	



Open RFIs 4	Open Submittals 19	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 ▼

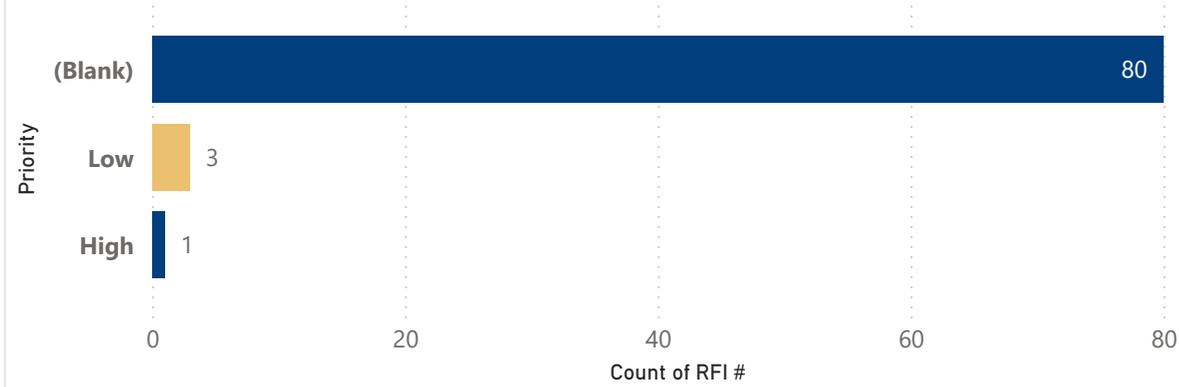
Discipline ▼

All ▼

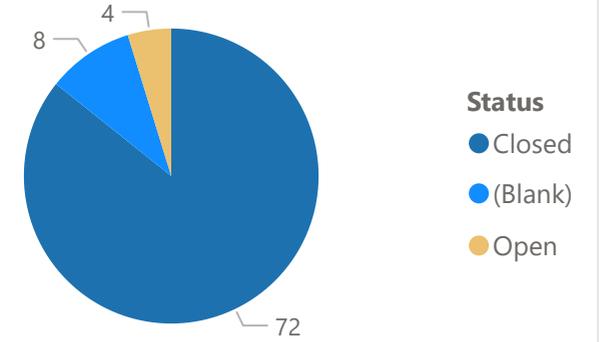
Status ▼

All ▼

#RFIs by Priority



#RFIs by Status



84

Total RFIs

4

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	102
RFI 74	Key Quantity Clarification	Discipline #1 - Architectural	7/22/2024	Low		Open	4
RFI 80	TV Power and Data Dimensions	Discipline #3 - Electrical	8/15/2024	Low		Open	10
RFI 82	Vehicle Storage Dry Pipe System Clarification	Discipline #6 - Fire Protection	8/21/2024	Low		Open	8
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	

Submittals Summary

Priority ▼

All ▼

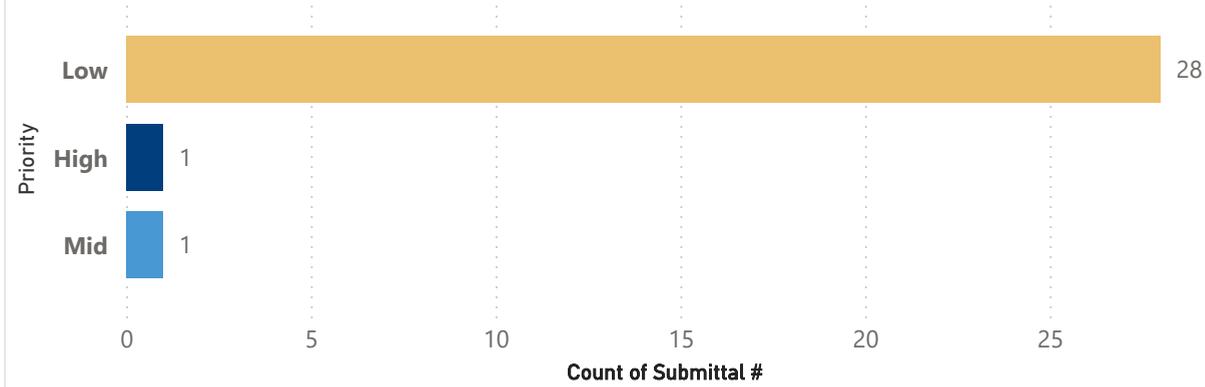
Division ▼

All ▼

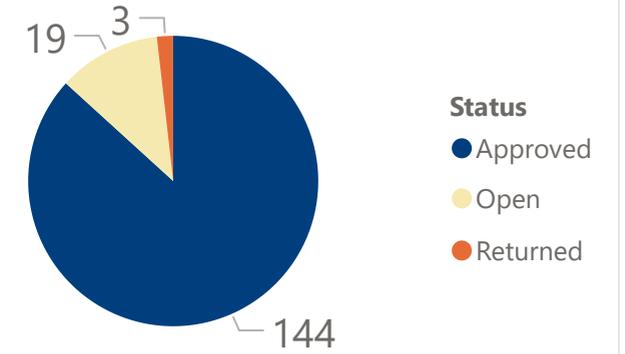
Status ▼

All ▼

#Submittals by Priority



#Submittals by Status



170

Total Submittals

144

Approved Submittals

19

Open Submittals

3

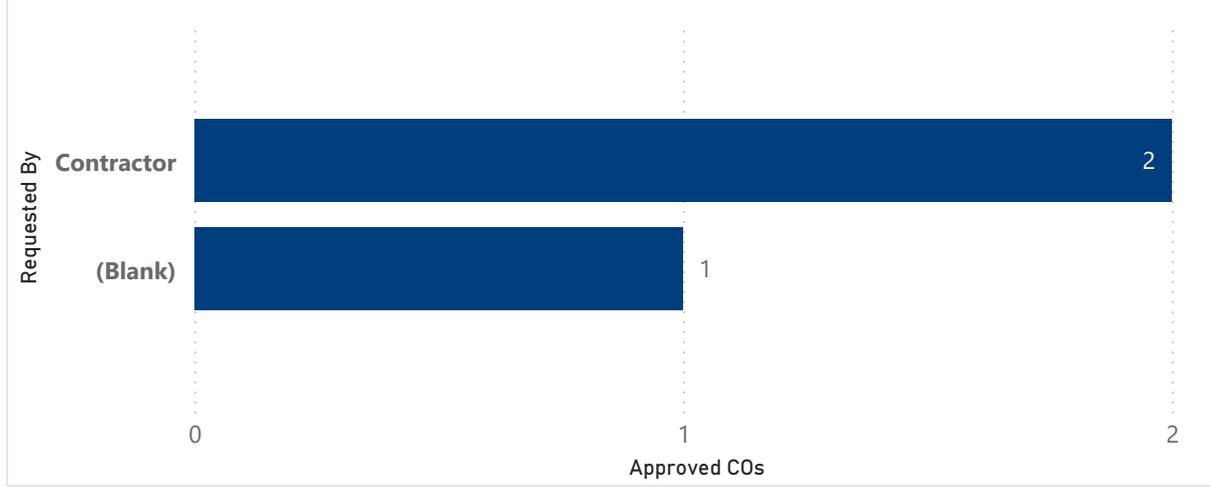
Returned Submittals

Submittal #	Division	Sub-Division	Submittal Description	Submission Date	Priority	Close Date	Status
#121	Division 08 -Openings	084313-0051	REV1- Storefront Shop Drawings	8/21/2024			Open
#163	Division 21 -Fire Suppression	210001-0040	REV1-Fire Supprssion Shop Drawings & Calculations	8/21/2024	Low		Open
#165	Division 03 -Concrete	030000-0211	REV1-Vehicle Wash Bay Rebar Shop Drawings	8/21/2024	Low		Open
#164	Division 01 -General Requirement	010000-0071	REV1-OH Coordination Drawings	8/16/2024	Low		Open
#161	Division 26 -Electrical	260001-0191	REV1-Seismic Controls Product Data	8/14/2024	Low		Open
#166	Division 05 -Metals	055000-0090	Exhaust & Hose Reel Supports	8/14/2024	Low		Open
#147	Division 31 -Earthwork	310000-0163	REV3-Soil Acceptance Letter-Marilyns	8/12/2024	Low		Open
#162	Division 31 -Earthwork	310000-0191	REV1-Volume Increase for Saugus Site	8/12/2024	Low		Open
#148	Division 31 -Earthwork	310000-0172	REV2-ESMI Profile and Disposal	8/6/2024	Low		Open
#152	Division 03 -Concrete	030000-0220	Site Rebar Shop Drawings	7/19/2024	Low		Open
#141	Division 12 -Furnishings	122413-0020	Window Shade Samples	7/15/2024	Low		Open
#143	Division 12 -Furnishings	124813-0020	Entrance Floor Mat Samples	7/11/2024	Low		Open
#144	Division 12 -Furnishings	124816-0030	Entrance Floor Grille Samples	7/11/2024	Low		Open
#139	Division 09 -Finishes	096813-0030	Tile Carpeting Samples	7/10/2024	Low		Open
#142	Division 12 -Furnishings	123661-0020	Solid Surfacing Countertops Samples	7/8/2024	Low		Open
#137	Division 09 -Finishes	096813-0010	Tile Carpeting Product Data	6/28/2024	Low		Open

PCO CO Contingency Summary

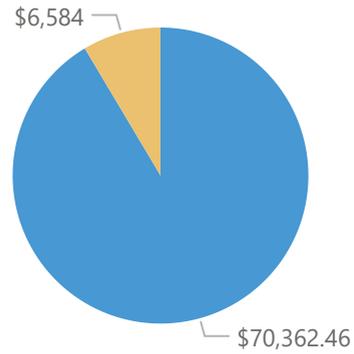
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Construction Contingency	\$1,764,384	\$70,362	\$1,694,022	4.0%
Owner's Contingency	\$100,000	\$0	\$100,000	0.0%
Total	\$1,864,384	\$70,362	\$1,794,022	

#COs Requested By



Contingency Usage

● Construction Contingency ● (Blank)



Reason for Change

All

Requested By

All

Status

All

Cost by Trade

All

2

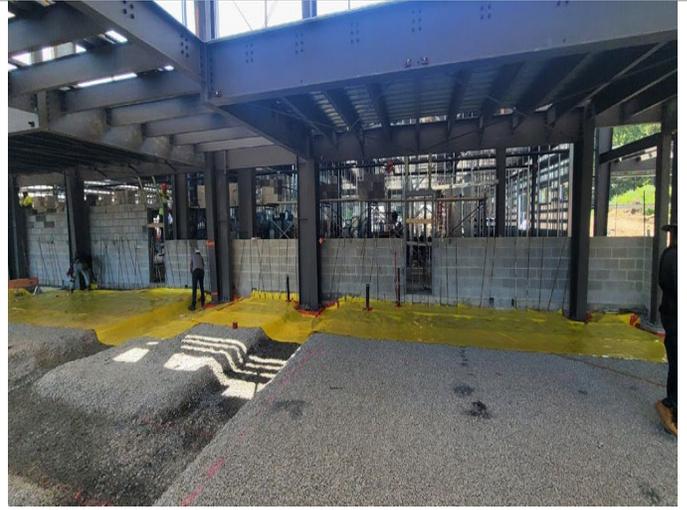
Approved COs

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
Total		\$464,345.42						\$76,946.46	

PROJECT PHOTOS



Bollards installed at generator pad.



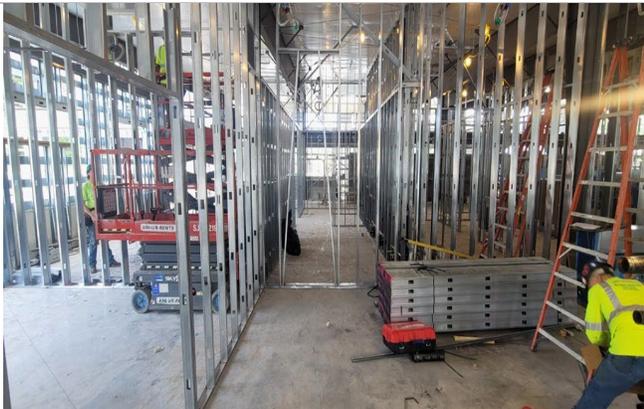
Vapor barrier installed in workshop for slab prep.



Decking install on mezzanine in workshop area



Wall panels along Line J.



LGMF ongoing in admin.



Tie in of roof purlins.

PROJECT PHOTOS



Wall panels installed along Line 16 at J-H.



Mold guard tops installed in admin.



Rebar, chairs and mesh with vapor barrier installed for SOG pour in workshop location.



Concrete pour in workshop location.



Structural steel being painted in vehicle storage.



Sheathing panels installed at admin.

PROJECT PHOTOS



Roof purlins being installed in vehicle storage.



SOG in workshop stripped down.



AVB installed along exterior of vehicle maintenance.



Canopy entrance along Line J being framed (angle & trim).



Bollards install at generator pad.



Framing beginning at existing building at wash bay location.

PROJECT PHOTOS



Trenching in vehicle maintenance for UG plumbing.



Mezzanine deck being installed in vehicle maintenance.



Wall panels at admin high roof being installed.



UG plumbing pipes being installed in vehicle maintenance



AVB applied on exterior wall at vehicle storage



Framed wall and poly seal at wash bay.



Laying CMU block wall on exterior of vehicle maintenance.



CMU block cheek wall at vehicle maintenance



Saw cut begins at wash bay of existing building



Wall panels at admin. being installed at line 3.



SOD(slab on deck) prepped for pour.



Pouring one of the SOD locations in the workshop building.



Wall panel install along line 3 at admin.



Saw cutting of concrete slab at existitng wash bay.