



## TEWKSBURY DEPARTMENT OF PUBLIC WORKS & SCHOOL MAINTENANCE FACILITY

### Monthly Status Report

September 2024

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

**PROJECT STATUS OVERVIEW**

**Current Month- Progress**

- Electrical rough ins ongoing.
- UG plumbing install ongoing in vehicle maintenance.
- Install door frames in admin.
- MEP’s OH/In wall roughs ongoing.
- Frame hard ceilings.
- Install interior/exterior hollow metal frames in the workshop building.
- CMU partition walls were built in the workshop.
- Finish of pour stops and decking in workshop.
- Prep and pour of SOD (slab on deck) in workshop.
- Seismic clips installed in the workshop.
- Cut and remove slab in the wash bay.
- Removal of overhead doors in the wash bay.
- Excavation for plumbing demo/make safe in the wash bay.
- Excavate for the new foundation and piers in the wash bay.
- Prep and pour footings and walls in the wash bay.
- Backfill of foundations in the wash bay.
- Cut and removal of paving in the wash bay.
- Installation of the OWS (oil/water separator) in the wash bay.
- Install of wall panels at maintenance building ongoing.
- Install of roof vapor barrier in vehicle maintenance.
- Grading of SOG
- Electrical UG at slab in vehicle maintenance.
- Place stone at SOG.
- Install of roof panels at vehicle maintenance.
- Finish pour stops and decking SOD (slab on deck).
- Prep and pour SOD (slab on deck).
- MEP’s trades connections at roof purlins in vehicle storage.

**Next Month- Forecasted Items/**

- Salt shed loading ramp.
- Cut and fill at pavement areas.
- Phase 1 Binder for Salt Shed loading ramp access.
- Set transformer.
- MEP rough inspections for the admin. building.
- Install of windows and storefronts.
- Hang drywall at partition and soffits.
- MEP's OH/In wall roughs ongoing.
- Nelson studs at SOD in the workshop.
- Install mezzanine railings.
- Install windows and storefronts in the workshop.
- Install of the translucent panels in the workshop and vehicle maintenance building.
- Install of the monorail cranes.
- Prep and pour SOG part 1 of vehicle maintenance.
- Install the radiant heat.
- Nelson studs at SOD in vehicle maintenance.
- Wall panel installation at the low eave of vehicle storage.
- Plumbing UG and backfill at SOG at vehicle storage.
- Electrical UG and backfill at SOG at vehicle storage.
- Grade/place stone at SOG in vehicle storage.
- Prep and form SOG at vehicle storage.
- Install CMU walls in the wash bay.
- Install new structural steel in the wash bay.
- Install of pretreatment tank.
- Structural repairs of existing building.
- Excavate and install UG plumbing/electrical in the wash bay.
- Pipe OWS & connect to building.
- Tie in water and sewer line at the wash bay.

**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.
- On 10/10, Schedule Update # 02 was issued along with the narrative.

**September 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 (9/2/24-9/6/24)</i>	154
<i>Week 2 Tradesmen (9/9/24-9/13/24)</i>	191
<i>Week 3 Tradesmen (9/16/24-9/20/24)</i>	170
<i>Week 4 Tradesmen (9/23/24-9/27/24)</i>	152
<i>Week 5 Tradesmen (9/30/24)</i>	34
<b>TOTAL TRADESMEN</b>	<b>701</b>

**UPDATE – New Tewksbury DPW Facility  
 9/1/2024 (Work between 9/1/2024 and 9/30/2024)**

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

**MISCELLANEOUS GC WORK:**

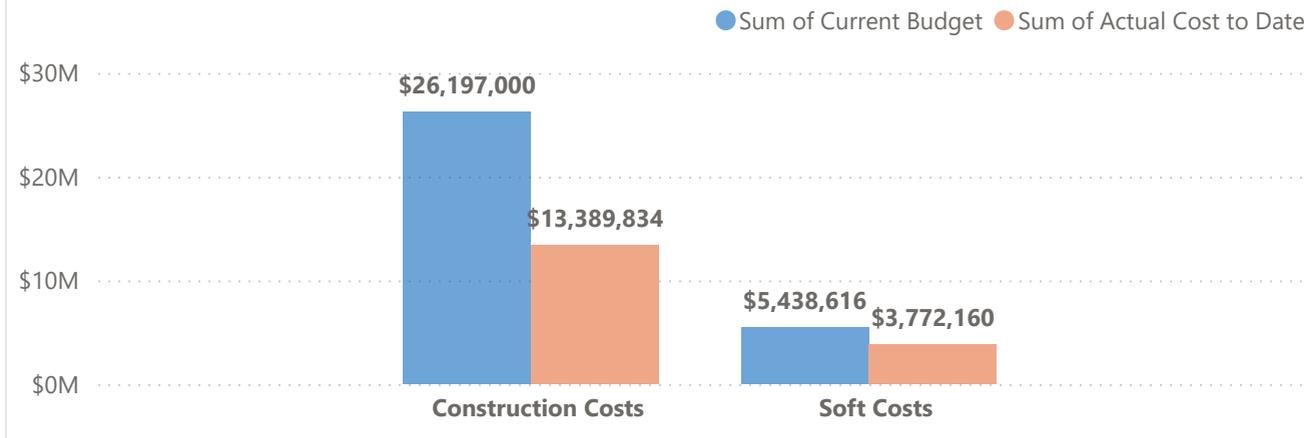
- Install temporary doors at entrances.
- Hauling out of site materials.
- Set generator in place.
- Cure SOG.
- Slab hardener in the workshop.
- Unload rebar delivery.
- Build a temporary wall at the overhead door in the wash bay.
- Temporary railings at mezzanine in the workshop & vehicle maintenance.

# 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>\$17,161,994</b>	<b>Total % Complete</b> <b>54%</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	\$548,255	\$815,161	40.2%
GC -G&R Construction	\$26,197,000	\$13,389,834	\$12,807,166	51.1%
A&E - Weston & Sampson	\$3,575,200	\$3,218,880	\$356,320	90.0%
<b>Total</b>	<b>\$31,635,616</b>	<b>\$17,161,994</b>	<b>\$14,473,622</b>	

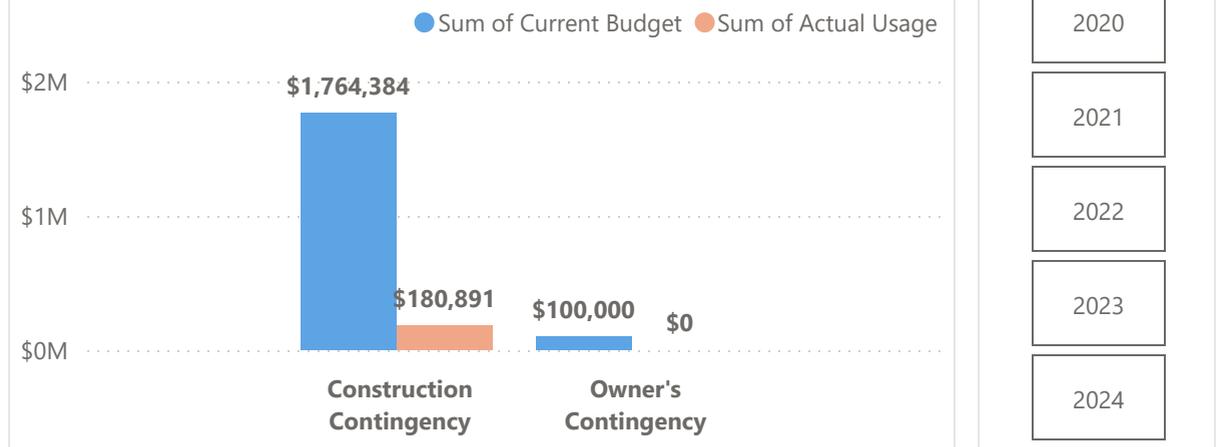
## Project Budget vs Actual Cost



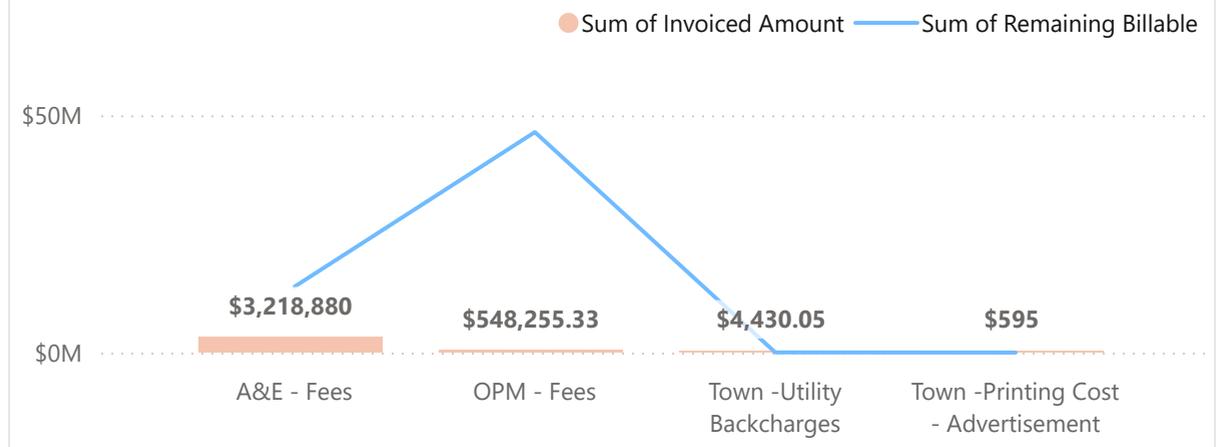
<b>Open RFIs</b> <b>10</b>	<b>Open Submittals</b> <b>21</b>	<b>Change Reqs</b> <b>11</b>	<b>Approved COs</b> <b>3</b>
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Contingency	Budget	Actual	Remaining	%Spent
Construction Contingency	\$1,764,384	\$180,891	\$1,583,493	10.3%
Owner's Contingency	\$100,000	\$0	\$100,000	0.0%
<b>Total</b>	<b>\$1,864,384</b>	<b>\$180,891</b>	<b>\$1,683,493</b>	

## Contingency Usage



## Invoice Summary



# RFIs Summary

Priority ▼

All ▼

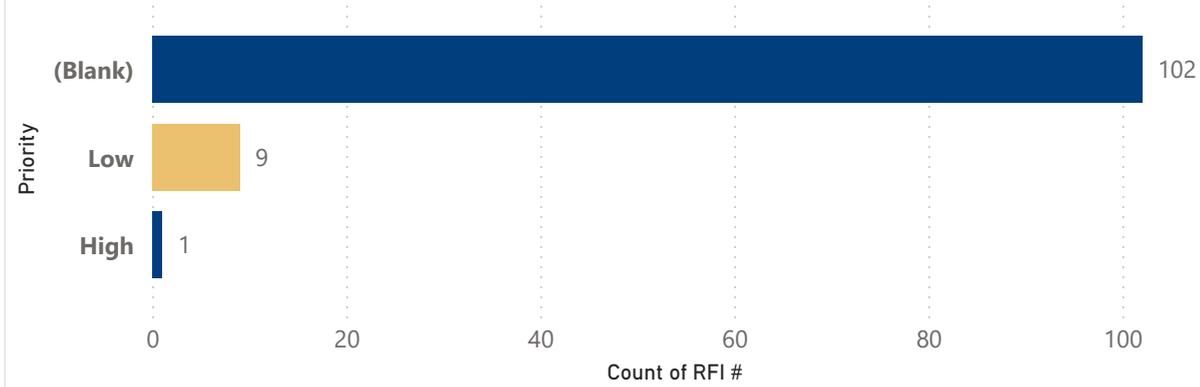
Discipline ▼

All ▼

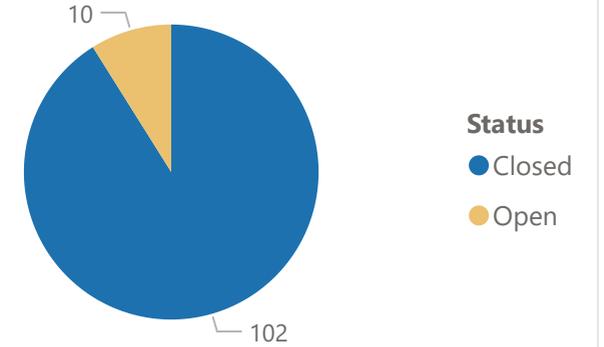
Status ▼

All ▼

### #RFIs by Priority



### #RFIs by Status



# 112

Total RFIs

# 10

Open RFIs

# 102

Closed RFIs

# (Blank)

Withdrawn RFIs

RFI #	RFI Description	Discipline	Submission Date	Priority	Close Date	Status	Days Open
RFI 101	Public Lobby Ceiling & Steel Clip Clash	Discipline #1 - Architectural	9/25/2024	Low		Open	21
RFI 102	Admin Area In Wall Rough Locations	Discipline #3 - Electrical	9/26/2024	Low		Open	20
RFI 106	TP-1 in Men's Locker Room	Discipline #7 - Plumbing	10/1/2024	Low		Open	15
RFI 107	Interior & Exterior Finishes	Discipline #1 - Architectural	10/7/2024	Low		Open	9
RFI 108	Volume 2-Electrical Demo Clarifications	Discipline #3 - Electrical	10/7/2024	Low		Open	9
RFI 109B	Attachment of Steel Plates to Concrete Blocks-Salt Shed	Discipline #5 - Structural	10/9/2024	Low		Open	9
RFI 111	Paddle Fan Control Relays B Building	Discipline #3 - Electrical	10/8/2024	Low		Open	8
RFI 45	Wall Types 16 & 17 in Vol. 2	Discipline #1 - Architectural	5/3/2024	High		Open	168
RFI 74	Key Quantity Clarification	Discipline #1 - Architectural	7/22/2024	Low		Open	86
RFI 94	Shower Valve Mounting Height	Discipline #7 - Plumbing	9/10/2024	Low		Open	36
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 100	Nelson Studs Layout	Discipline #5 - Structural	9/24/2024		9/30/2024	Closed	
RFI 103	Vehicle Wash Bay Trench Drain Sump	Discipline #7 - Plumbing	9/27/2024		9/30/2024	Closed	
RFI 104	Column Line M-CMU Wall	Discipline #5 - Structural	9/27/2024		10/7/2024	Closed	
RFI 105	Fire Alarm Annunciator & Beacon Locations	Discipline #3 - Electrical	9/30/2024		10/7/2024	Closed	
RFI 11	Service Entrance Feeder Tag	Discipline #3 - Electrical	12/29/2023		1/8/2024	Closed	
RFI 110	Canopy Vented Soffit Direction	Discipline #1 - Architectural	10/7/2024		10/9/2024	Closed	

# Submittals Summary

Priority ▼

All ▼

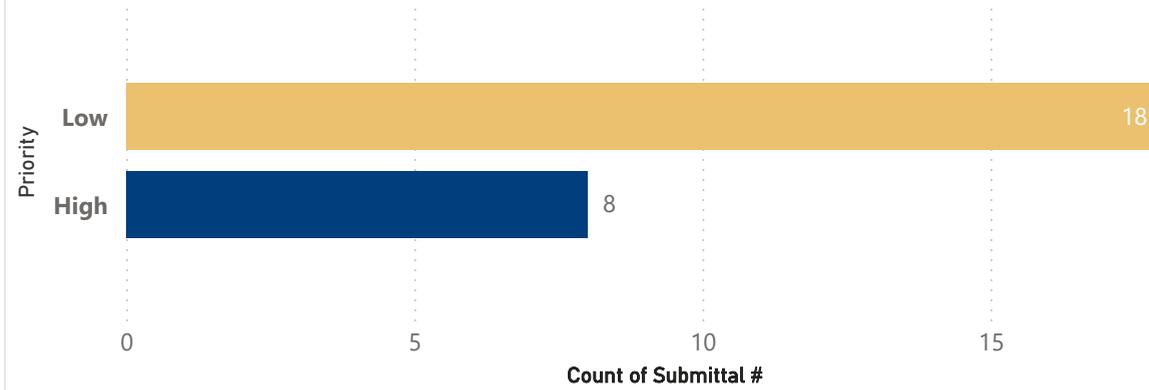
Division ▼

All ▼

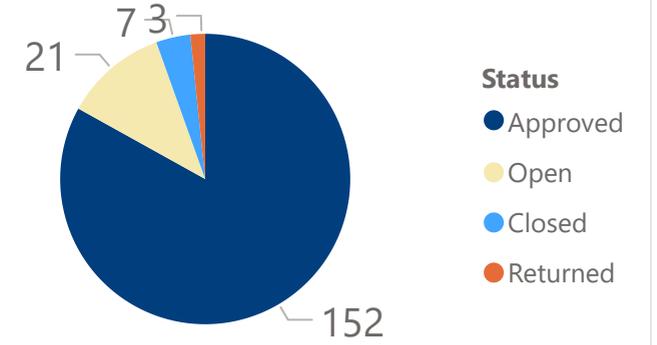
Status ▼

All ▼

### #Submittals by Priority



### #Submittals by Status



# 183

Total Submittals

# 152

Approved Submittals

# 21

Open Submittals

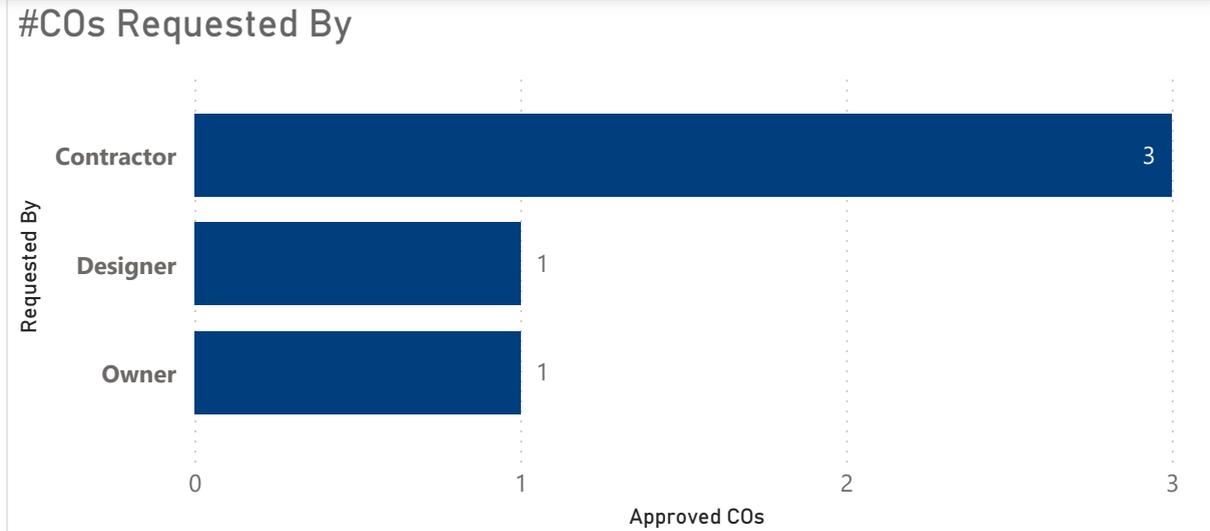
# 3

Returned Submittals

Submittal #	Division	Sub-Division	Submittal Description	Submission Date	Priority	Close Date	Status
#177	Division 04 -Masonry	042000-0070	Grout Mix Design	10/16/2024	Low		Open
#183	Division 21 -Fire Suppression	210001-0361	Firestopping Product Data	10/16/2024	Low		Open
#166	Division 05 -Metals	055000-0091	REV1-Exhaust & Hose Reel Supports	10/15/2024	Low		Open
#176	Division 04 -Masonry	042000-0060	High Lift Grouting Procedure	10/15/2024	Low		Open
#181	Division 09 -Finishes	092900-0030	Acoustical Sealant Product Data	10/15/2024	Low		Open
#178	Division 05 -Metals	055000-0071	REV1-Wash Bay Trench Frame & Grating Shop Drawing	10/9/2024	Low		Open
#179	Division 05 -Metals	055000-0110	Wash Bay Louver Frame Shop Drawings	10/9/2024	Low		Open
#180	Division 07 -Thermal and Moisture Protection	074293-0010	Soffit Panels Product Data	10/8/2024	Low		Open
#182	Division 09 -Finishes	099000-0030	Painting Schedule	10/7/2024	Low		Open
#175	Division 23 -HVAC	230001-0370	HVAC Vibration & Seismic Controls	9/30/2024	Low		Open
#171	Division 23 -HVAC	230001-0361	REV1-ATC Shop Drawings	9/27/2024	Low		Open
#167	Division 10 -Specialties	107516-0020	Flagpole Solar Light	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
#123	Division 09 -Finishes	096723-0031	REV1-Resinous Flooring Samples	8/9/2024	High		Open

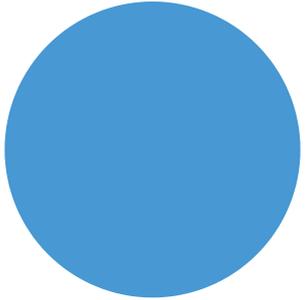
# PCO CO Contingency Summary

Contingency	Budget	Actual	Remaining	%Spent
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Owner's Contingency	\$100,000	\$0	\$100,000	0.0%
<b>Total</b>	<b>\$1,864,384</b>	<b>\$180,891</b>	<b>\$1,683,493</b>	



## Contingency Usage

● Construction Contingency



\$180,890.97

**Reason for Change**

**Requested By**

**Status**

**Cost by Trade**

**3**  
Approved COs

Change Request#	Change Item	Submitted Amount	Status	Requested By	Reason for Change	Cost by Trade	CO #	Approved Amount	Contingency Category
	Electrical Revisions on Sheets E002 & E602	\$9,873	Approved	Contractor	Design Issue	Electrical	CO #03	\$9,873	Construction Contingency
	OH Door Power Revisions	\$3,982	Approved	Contractor	Design Issue	Electrical	CO #03	\$3,982	Construction Contingency
	Welder Circuitry	\$4,947	Approved	Contractor	Design Issue	Electrical	CO #03		Construction Contingency
	Additional Reinforcing at Exterior Bollards	\$3,976	Approved	Contractor	Design Issue	Site	CO #03	\$3,976	Construction Contingency
	Concrete Pad for Inspction Ports	\$2,253	Approved	Contractor	Design Issue	Site	CO #03	\$2,253	Construction Contingency
	Revised Power for Mohawk Lifts	\$426	Approved	Contractor	New Scope Directed by Owner		CO #03	\$426	Construction Contingency
	Water Line	\$6,584	Approved	Contractor	Unforeseen Conditions	Site	CO #03	\$6,584	Construction Contingency
	Crane Electrical Changes	(\$629)	Approved	Designer	Design Issue	Electrical	CO #03	(\$629.03)	Construction Contingency
<b>Total</b>		<b>\$672,893.74</b>						<b>\$180,890.97</b>	<b>7</b>

PROJECT PHOTOS



CMU block wall being built in workshop/admin area.



UG plumbing being installed in vehicle maintenance.



Concrete slab in vehicle wash bay being removed.



Wall panels being installed at vehicle maintenance along line D.



Slabs being removed in wash bay area.



Structural steel being painted in vehicle storage.

PROJECT PHOTOS



CMU block wall partition along line 7 in workshop area.



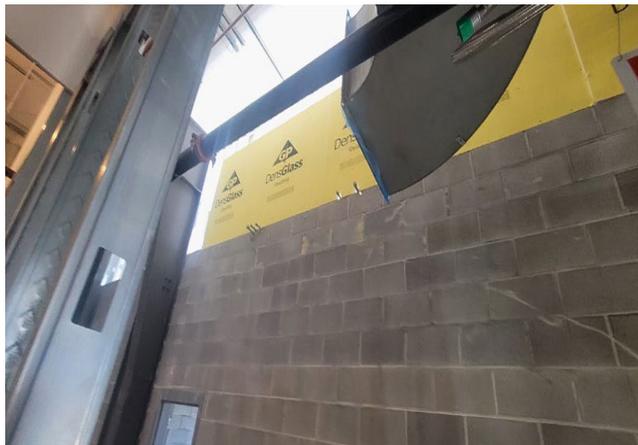
Wall panels at vehicle maintenance Line D-E, 1.



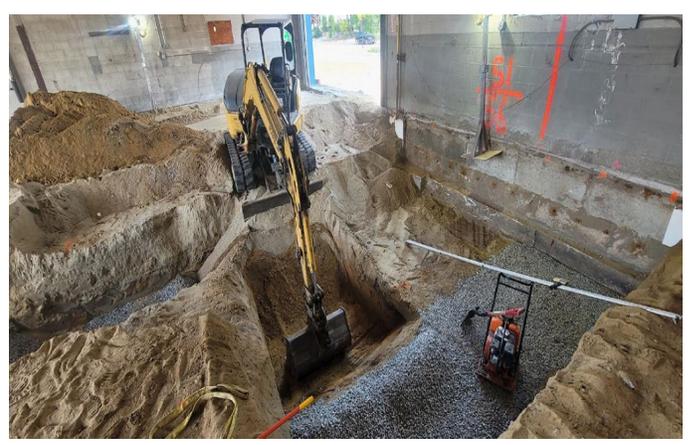
UG plumbing capped and to be demoed in wash bay.



Banding being installed in vehicle storage.



Dense glass is installed between high roof at mezzanine at admin and workshop.



Footings being dug in wash bay.

PROJECT PHOTOS



Footings for foundation ready in wash bay.



Temp. door at canopy entrance.



CMU block wall being laid at line M in vehicle maintenance.



Foundation walls being formed at wash bay.



OWS being set with plumbing pipe



Roof vapor barrier being installed at vehicle maintenance.

PROJECT PHOTOS



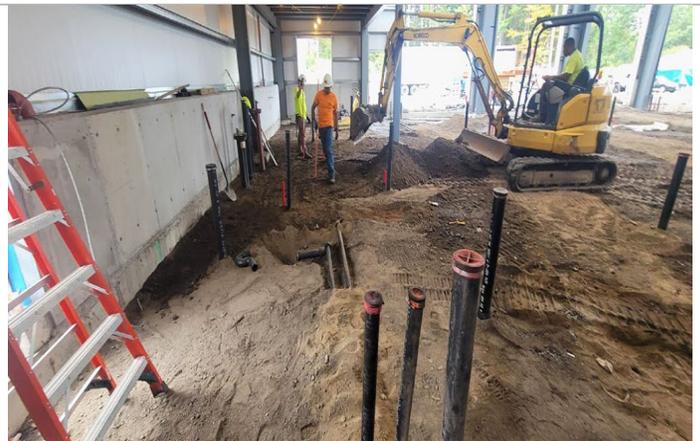
SOG being prepped for vehicle maintenance.



Forming foundation walls in wash bay.



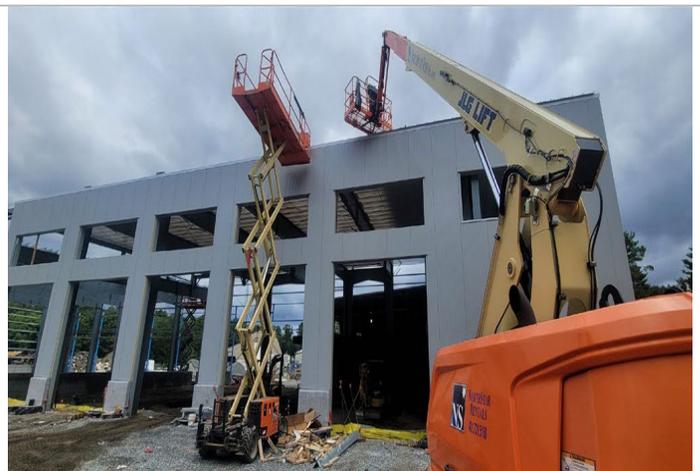
Decking install and pour stop install.



Site contractor digging trenches and grading for SOG.



Forming of mud slabs for trench drains.



Roof panels being installed on vehicle



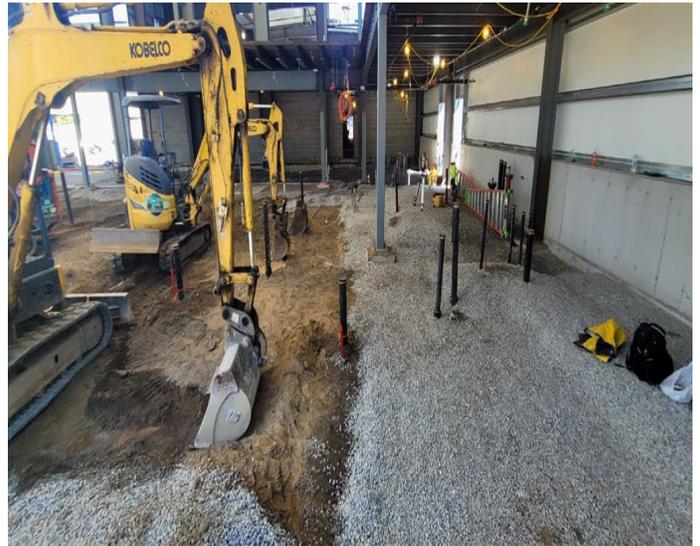
UG electrical conduit in vehicle maintenance.



UG plumbing trench in vehicle storage.



Foundation wall being formed and poured in wash bay.



Grading stone in vehicle maintenance.



Vehicle maintenance graded and stone.



Canopy walls being spray foamed.



Foundation walls in wash bay with rigid insulation.



UG plumbing installs ongoing in vehicle storage.