



## TEWKSBURY DEPARTMENT OF PUBLIC WORKS & SCHOOL MAINTENANCE FACILITY

### Monthly Status Report

November 2024

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

**PROJECT STATUS OVERVIEW**

**Current Month- Progress**

- Relocate Site Fence/Trailers for Salt Shed Access.
- Prep for Paving South Lot (FG & Pave Date Pending).
- Hauling Out Material.
- Prep for Paving West Lot (FG & Pave Date Pending).
- Hang Drywall and Duro rock in Bathrooms.
- Temp Heat Admin/WS.
- Tape & Finish Drywall at Partitions and Soffits.
- Prime & 1st Coat Paint.
- Ceramic Floor and Wall Tile at Restrooms.
- MEP's OH/In Wall Rough.
- Install Overhead Doors.
- Prep SOD WS & VM (Pour Date Pending).
- Exterior HM Doors & Frames WS & VM.
- Prep and Pour SOG.
- Mezzanine Railings.
- Install CMU Walls.
- Install Overhead Doors.
- Prep and Form SOG.
- Pour SOG.
- Install Translucent Panels.
- Install Roof Vapor Barrier.
- Install Roof Penetrations and Curbs Admin/WS/VM.
- Existing Column Repairs in the wash bay.
- Install New Structural Steel in the wash bay.
- Excavate & Install UG Electrical/Controls in the wash bay.
- Excavate, Form and Pour Sump in the wash bay.
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**Next Month- Forecasted Items/**

- Hauling out of material
- Install of Downspout Boots

- Tape and Finish Drywall at Partitions and Soffits in Admin building.
- Prime & 1<sup>st</sup> Coat of Paint in Admin. building.
- Ceramic Floor and Wall Tile at Restrooms in Admin. building.
- Install of ceiling grid (beginning 12.16) in Admin. building.
- MEP OH/ In Wall Rough on Mezzanine in workshop building.
- Exterior HM (hollow metal) doors & frames in workshop, vehicle maintenance, and vehicle storage.
- Form & pour housekeeping pads/stairs/ and vehicle storage boxouts.
- Install MEP equipment in the mechanical room in the workshop building.
- Finish the crane install in school maintenance.
- Install CMU walls in the vehicle maintenance building.
- Install OH doors in vehicle maintenance building.
- MEP OH/In wall rough in vehicle maintenance.
- Frame fume wall & board vehicle maintenance side.
- Install of 10-ton crane.
- Install of roof system in vehicle storage.
- Install translucent panels in vehicle storage.
- Install OH doors in vehicle storage (12.16)
- MEP OH/In wall rough in vehicle storage.
- Install of roof penetrations and curbs in workshop and vehicle maintenance.

**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.

**November 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- 278 days remaining
<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	<b>PMA OPM Field Contact</b>	Patrick McCarthy (617) 780.9382), Karina Pena (978)902.4533

**MONTHLY MANPOWER SUMMARY**

<i>Week 1 Tradesmen (11/1/24)</i>	38
<i>Week 2 Tradesmen (11/4/24-11/8/24)</i>	187
<i>Week 3 Tradesmen (11/11/24-11/15/24)</i>	157
<i>Week 4 Tradesmen (11/18/24-11/22/24)</i>	220
<i>Week 5 Tradesmen (11/25/24-11/29/24)</i>	133
<b>TOTAL TRADESMEN</b>	<b>735</b>

**UPDATE – New Tewksbury DPW Facility  
 11/1/2024 (Work between 11/1/2024 and 11/30/2024)**

**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.

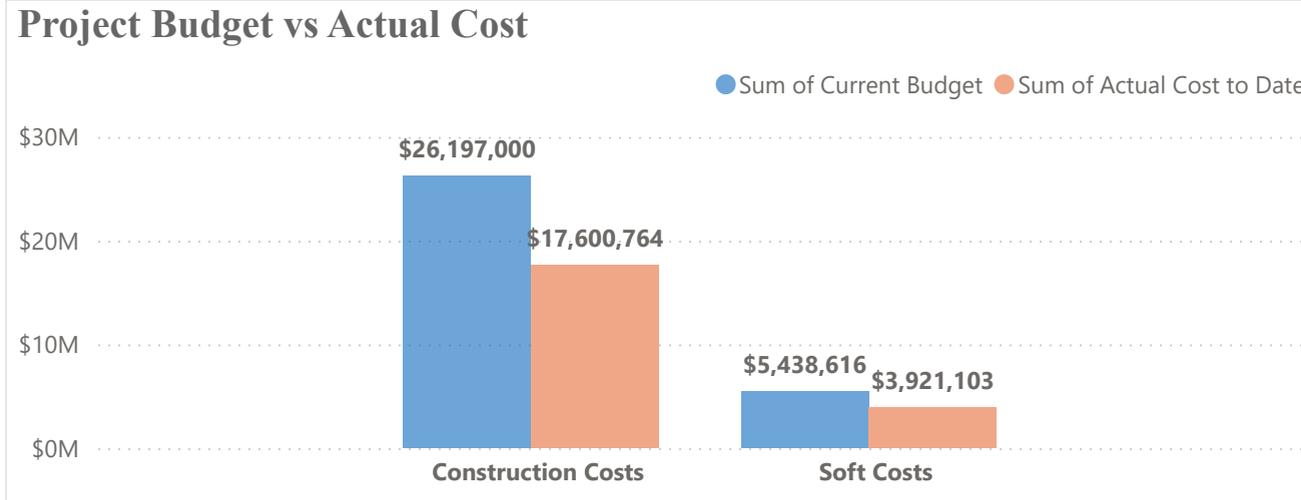
**MISCELLANEOUS GC WORK:**

- Relocate Site Fence/Trailers for Salt Shed Access.
- Provide temporary heat for admin. and workshop building.
- Site cleanup.
- Temp railings and floor protection.
- Temp. window blocking.
- Layout in vehicle maintenance.
- Did a site walkthrough with PMA and commissioning agent from NV5 on 11.20 for their first visit. More follow-ups to come.

# New DPW & School Maintenance Facility, Tewksbury, MA

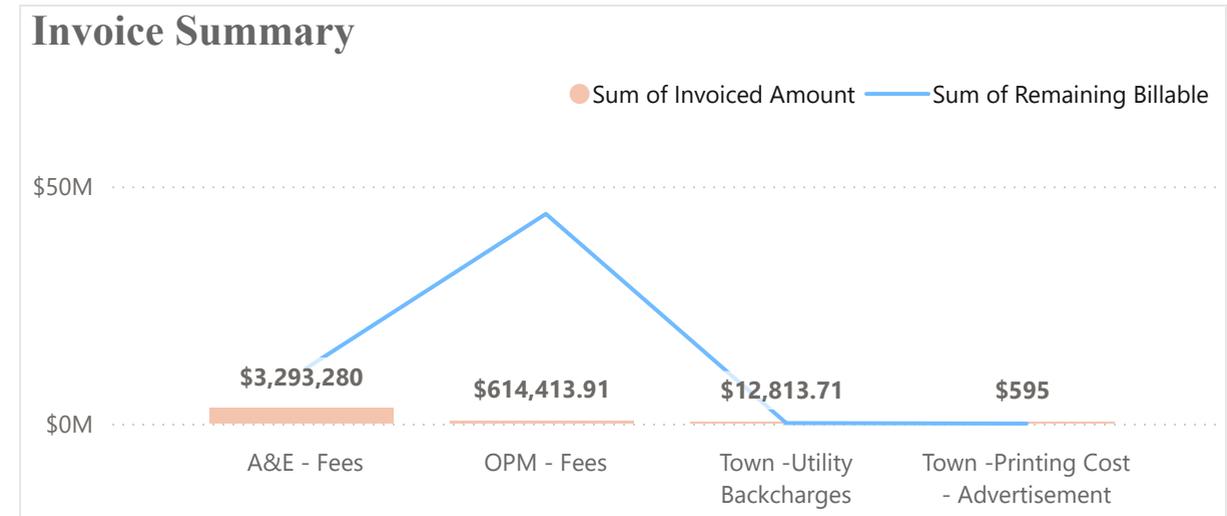
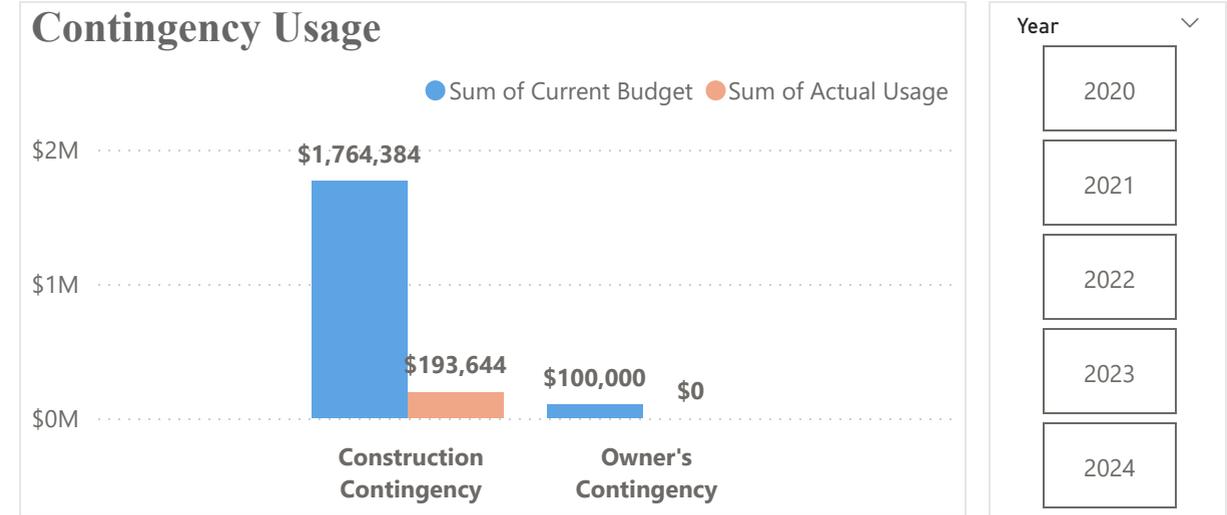
<b>Budget w/o Contingency</b> <b>\$31,635,616</b>	<b>Actual Cost to Date</b> <b>\$21,521,867</b>	<b>Total % Complete</b> <b>68%</b>
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Company	Budget	Actual	Remaining	% Spent
Town/Owner	\$500,000	\$13,409	\$486,591	2.7%
OPM - PMA	\$1,363,416	\$614,414	\$749,002	45.1%
GC -G&R Construction	\$26,197,000	\$17,600,764	\$8,596,236	67.2%
A&E -Weston & Sampson	\$3,575,200	\$3,293,280	\$281,920	92.1%
<b>Total</b>	<b>\$31,635,616</b>	<b>\$21,521,867</b>	<b>\$10,113,749</b>	



<b>Open RFIs</b> <b>8</b>	<b>Open Submittals</b> <b>6</b>	<b>Change Reqs</b> <b>31</b>	<b>Approved COs</b> <b>4</b>
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Contingency	Budget	Actual	Remaining	%Spent
Construction Contingency	\$1,764,384	\$193,644	\$1,570,740	11.0%
Owner's Contingency	\$100,000	\$0	\$100,000	0.0%
<b>Total</b>	<b>\$1,864,384</b>	<b>\$193,644</b>	<b>\$1,670,740</b>	

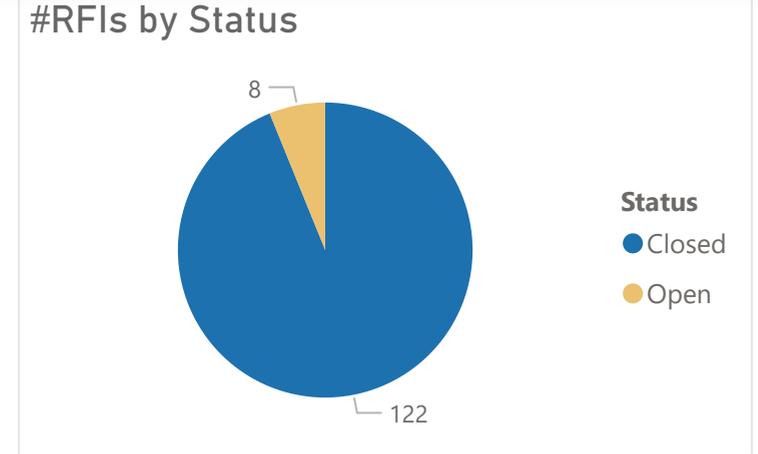
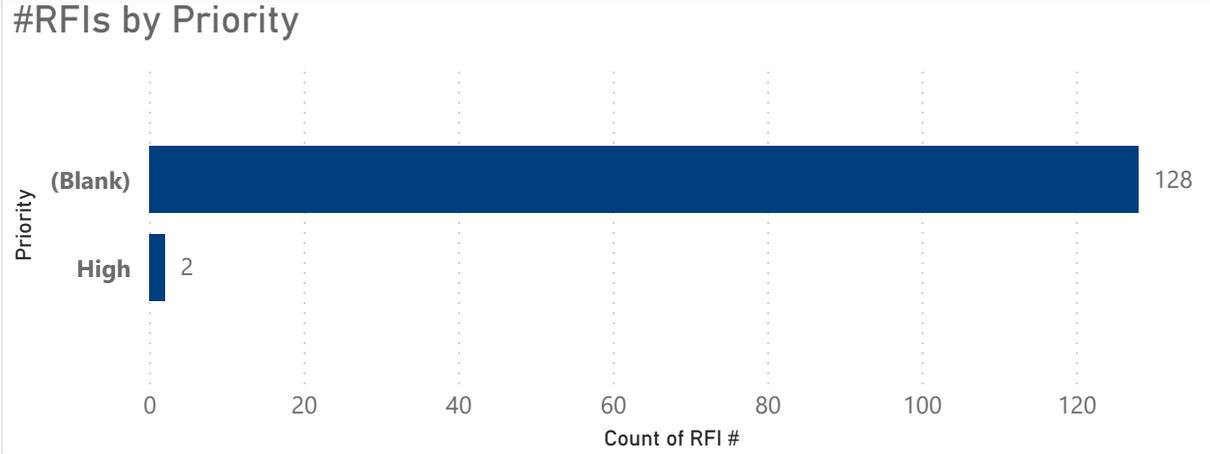


# RFIs Summary

Priority ▼  
 ▼

Discipline ▼  
 ▼

Status ▼  
 ▼



**130**  
Total RFIs

**8**  
Open RFIs

**122**  
Closed RFIs

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Withdrawn RFIs

RFI #	RFI Description	Discipline	Submission Date	Priority	Close Date	Status	Days Open
RFI 120	Fire Alarm Central Station	Discipline #3 - Electrical	11/12/2024			Open	27
RFI 125	Volume 2-Exisitng Pipe Condition	Discipline #7 - Plumbing	11/12/2024			Open	22
RFI 127	Berm Clarification at Existing Building	Discipline #2 - Civil	11/19/2024			Open	15
RFI 128	Water Meter Clarification	Discipline #7 - Plumbing	11/22/2024			Open	12
RFI 129	Mezz. Stairs to Roof Modification	Discipline #1 - Architectural	12/4/2024			Open	7
RFI 130	Cx Agent Submittal Comments	Discipline #7 - Plumbing	12/10/2024			Open	1
RFI 45R	Wall Types 16 & 17 in Vol. 2	Discipline #1 - Architectural	5/3/2024	High		Open	215
RFI 74	Key Quantity Clarification	Discipline #1 - Architectural	7/22/2024	High		Open	135
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 101	Public Lobby Ceiling & Steel Clip Clash	Discipline #1 - Architectural	9/25/2024		10/23/2024	Closed	
RFI 102	Admin Area In Wall Rough Locations	Discipline #3 - Electrical	9/26/2024		10/22/2024	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 106	TP-1 in Men's Locker Room	Discipline #7 - Plumbing	10/1/2024		10/22/2024	Closed	
RFI 107	Interior & Exterior Finishes	Discipline #1 - Architectural	10/7/2024		10/22/2024	Closed	

# Submittals Summary

Priority ▼

All ▼

Division ▼

All ▼

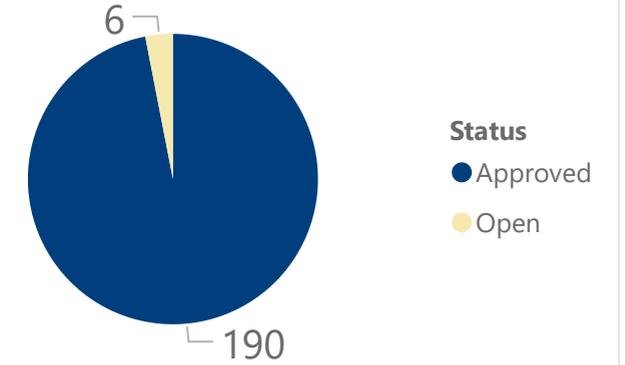
Status ▼

All ▼

## #Submittals by Priority

Priority

## #Submittals by Status



196

Total Submittals

190

Approved Submittals

6

Open Submittals

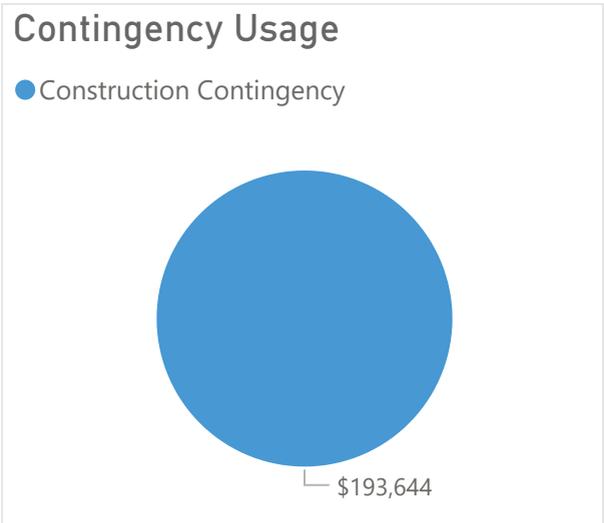
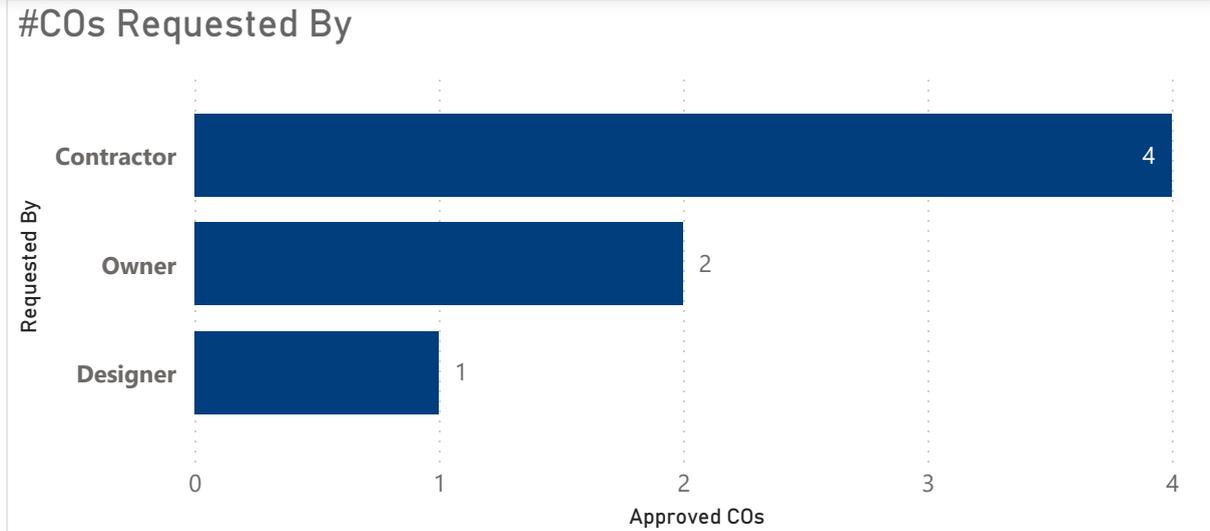
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Returned Submittals

Submittal #	Division	Sub-Division	Submittal Description	Submission Date	Priority	Close Date	Status
#195	Division 11 -Equipment	113013-0020	Fridge Product Data	12/4/2024			Open
#193	Division 08 -Openings	080671-0021	REV1- Keying Schedule	12/2/2024			Open
#194	Division 11 -Equipment	113013-0011	REV1-Residential Appliance Product Data	12/2/2024			Open
#197	Division 32 -Exterior Improvements	320000-0031	REV1-Fence Product Data & Shop Drawings	11/26/2024			Open
#192	Division 05 -Metals	055000-0092	REV2-Exhaust & Hose Reel Supports	11/22/2024			Open
#189	Division 10 -Specialties	101419-0020	Town Seal Test Print	11/8/2024			Open

# PCO CO Contingency Summary

Contingency	Budget	Actual	Remaining	%Spent
Construction Contingency	\$1,764,384	\$193,644	\$1,570,740	11.0%
Owner's Contingency	\$100,000	\$0	\$100,000	0.0%
<b>Total</b>	<b>\$1,864,384</b>	<b>\$193,644</b>	<b>\$1,670,740</b>	



**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 #042	CU-2 Circuit Upgrade	\$1,150	Approved	Contractor	Design Issue		CO #04	\$1,150	Construction Contingency
CR #043	Added Fire Alarm Duct Smoke Detectors to RTU-1	\$2,765	Approved	Contractor	Design Issue		CO #04	\$2,765	Construction Contingency
CR #049	Provide 120v Circuitry for Flushometers	\$379	Approved	Contractor	Design Issue		CO #04	\$379	Construction Contingency
CR #020R1	Welder Circuitry	\$4,947	Approved	Contractor	Design Issue	Electrical	CO #04	\$4,947	Construction Contingency
CR #03R1D	Battery Backup for SW1-Beacon RWL2 Series	\$4,015	Approved	Contractor	Design Issue	Electrical	CO #04	\$4,015	Construction Contingency
CR #05R2	PPM2 Feeder Tag	\$27,764	Approved	Contractor	Design Issue	Electrical	CO #04	\$27,764	Construction Contingency
CR #045	New Angle Lintel Frame at Wash Bay	\$3,871	Approved	Contractor	Unforeseen Conditions		CO #04	\$3,871	Construction Contingency
CR #038	Additional Floor Cleanout	\$3,879	Approved	Owner	Design Issue		CO #04	\$3,879	Construction Contingency
<b>Total</b>		<b>\$1,277,517.</b>						<b>\$193,644</b>	

**Status**

All

**Cost by Trade**

All

**4**

**Approved COs**

PROJECT PHOTOS



Cutting joints in SOG in vehicle maintenance.



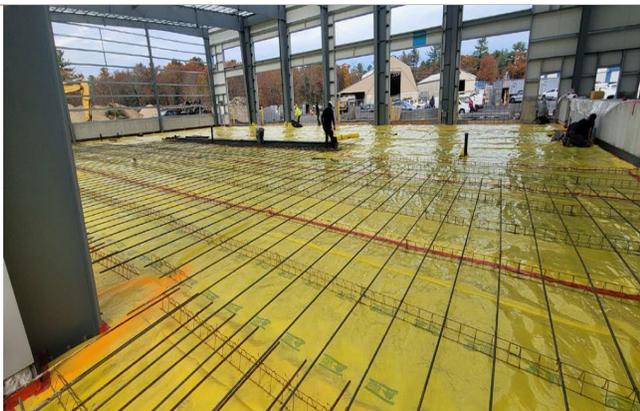
Wall panel install ongoing along line 3.



Slap prep in vehicle storage.



Stair railing install in highway & forestry shop.



Vapor barrier in vehicle storage.



Garage door install ongoing.

PROJECT PHOTOS



Vehicle maintenance SOG.



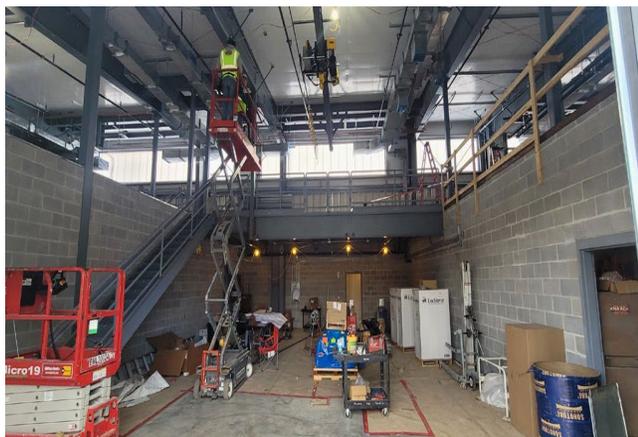
Temp. topcoat around manhole covers.



East parking lot being brought to grade.



Wall panels and trim along vehicle storage.



OH piping rough-ins in workshop.



View of the mezzanine railings in vehicle maintenance

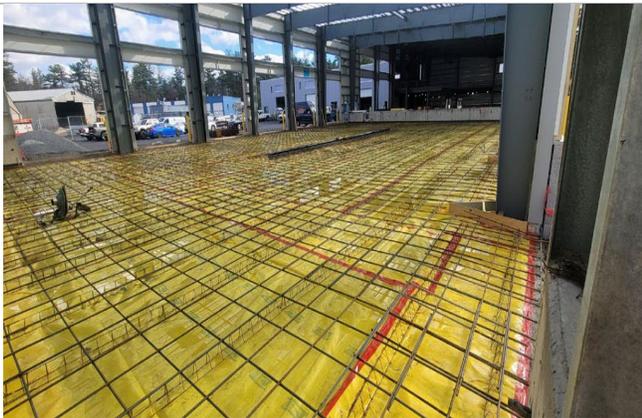
PROJECT PHOTOS



Trench in wash bay for UG plumbing utilities.



View of vehicle storage.



Vehicle storage prepped for slab pour.



East parking lot brought to grade for eventual pavement



Remainder of vehicle maintenance concrete pour



Trench in wash bay for UG plumbing utilities

PROJECT PHOTOS



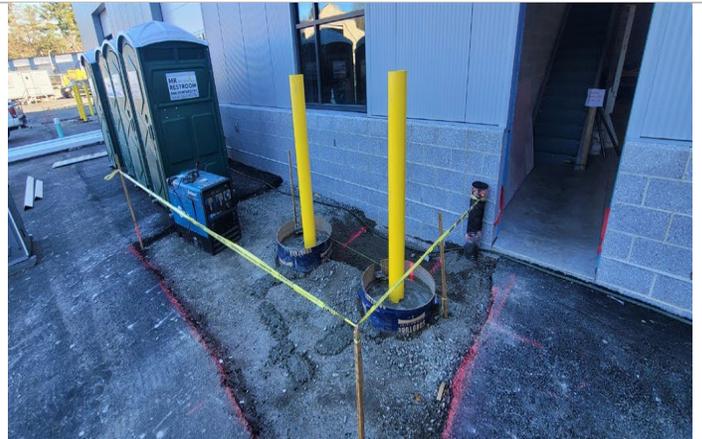
UG utilities in control room in wash bay.



Roof panels on top of vehicle storage.



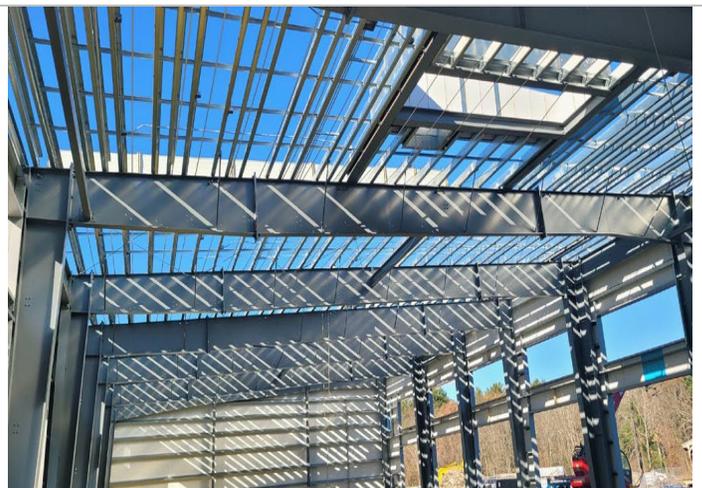
Sump drain poured in wash bay.



Steel bollards installed outside of water & sewer shop of workshop building.



Wood wasted being removed from site



Roof banding and panels in vehicle storage



View of vehicle maintenance from atop the mezzanine.



Wire mesh and decking on the mezzanine in the workshop.



Roof gutter install ongoing at admin.



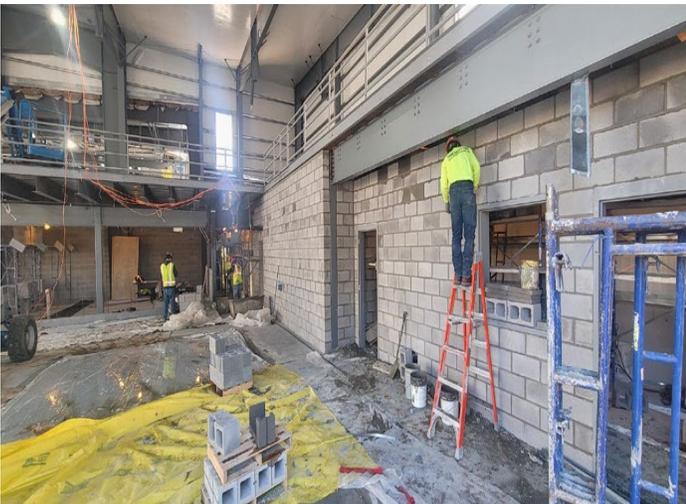
West parking lot being compacted and prepped for pavement..



250 yards of concrete in vehicle storage



View from vehicle maintenance in to vehicle storage.



CMU block wall install ongoing in vehicle maintenance.



West parking lot paved.