



TEWKSBURY DEPARTMENT OF PUBLIC WORKS & SCHOOL MAINTENANCE FACILITY

Monthly Status Report

December 2024

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

PROJECT STATUS OVERVIEW

Current Month- Progress

- Hauling out of material
- Install of Downspout Boots
- Tape and Finish Drywall at Partitions and Soffits in Admin building.
- Prime & 1st 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.

Next Month- Forecasted Items/

- Prime & 1st Coat Paint
- Ceramic Floor and Wall Tile at Restrooms
- Install Ceiling Grids
- MEP OH finishes.
- Epoxy floor Install.
- MEP OH/In wall Rough on Mezzanine.
- Frame and Board Walls on Mezzanine.

- Tape & Finish Drywall at Partitions, Soffits & Walls.
- Paint CMU, Knee walls, and Decking.
- Install & Pipe/Duct MEP Equipment in Mech. Room
- MEP OH/In wall rough at vehicle maintenance.
- Spray Foam Fume Wall.
- Frame LGM walls and Soffits.
- Install Overhead Doors.
- MEP OH/In wall rough. at vehicle storage.
- Install roof penetrations and curbs at workshop and vehicle maintenance.
- Install roof ladders.
- Set the switch gear, panels, and equipment in electric room 149 and permanent power.
- FP rough piping in the plumbing and FP Room 150.
- Plumbing rough in the plumbing and FP Room 150

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.
- On 12/11, Schedule Update # 03 was issued along with the narrative.

December 2024 – Monthly Status Report

Architect	Weston & Sampson	General Contractor	G & R Construction
Current Phase	Construction	Project Duration	640 days- 246 days remaining (from January 1,2025)
Facility Type	New DPW Facility	Notice to Proceed	12/4/2023 - Contract
Construction Type	New Construction	Substantial Completion	6/2/2025 – Schedule
Building/Addition Size	59,000 sq. ft.	Final Completion	9/4/2025-Contract
PMA OPM Contact	Brian DeFilippis (617) 756.6727	PMA OPM Field Contact	Patrick McCarthy (617) 780.9382), Karina Pena (978)902.4533

MONTHLY MANPOWER SUMMARY

<i>Week 1 Tradesmen (12/2/24-12/6/24)</i>	201
<i>Week 2 Tradesmen (12/9/24-12/13/24)</i>	194
<i>Week 3 Tradesmen (12/16/24-12/20/24)</i>	190
<i>Week 4 Tradesmen (12/23/24-12/27/24)</i>	56
<i>Week 5 Tradesmen (12/30/24-12/31/24)</i>	56
TOTAL TRADESMEN	697

**UPDATE – New Tewksbury DPW Facility
 12/1/2024 (Work between 12/1/2024 and 12/31/2024)**

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:

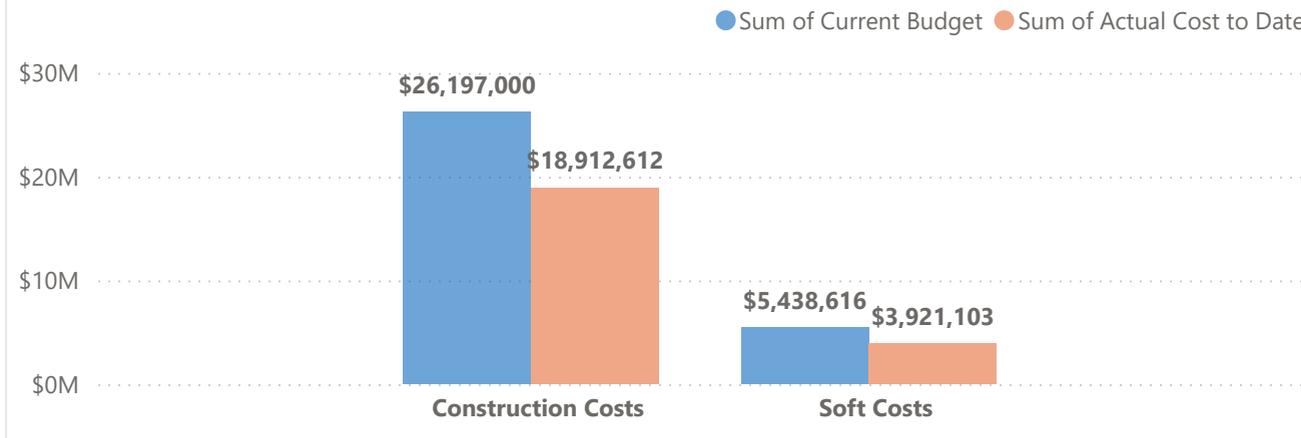
- Provide temporary heat for admin. and workshop building.
- Site cleanup.
- Temp railings and floor protection.
- Temp. window blocking.
- Layout in vehicle maintenance.
- Fix site fence along Pine Street entrance.
- Provide temporary heat for vehicle maintenance and vehicle storage.
- Cover heaters to muffle noise

New DPW & School Maintenance Facility, Tewksbury, MA

Budget w/o Contingency \$31,635,616	Actual Cost to Date \$22,833,715	Total % Complete 72%
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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	\$18,912,612	\$7,284,388	72.2%
A&E -Weston & Sampson	\$3,575,200	\$3,293,280	\$281,920	92.1%
Total	\$31,635,616	\$22,833,715	\$8,801,901	

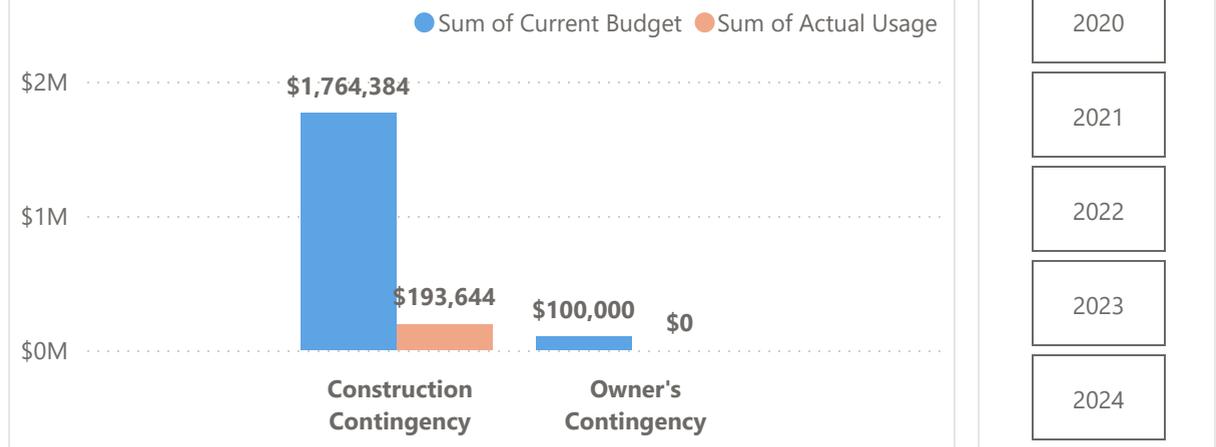
Project Budget vs Actual Cost



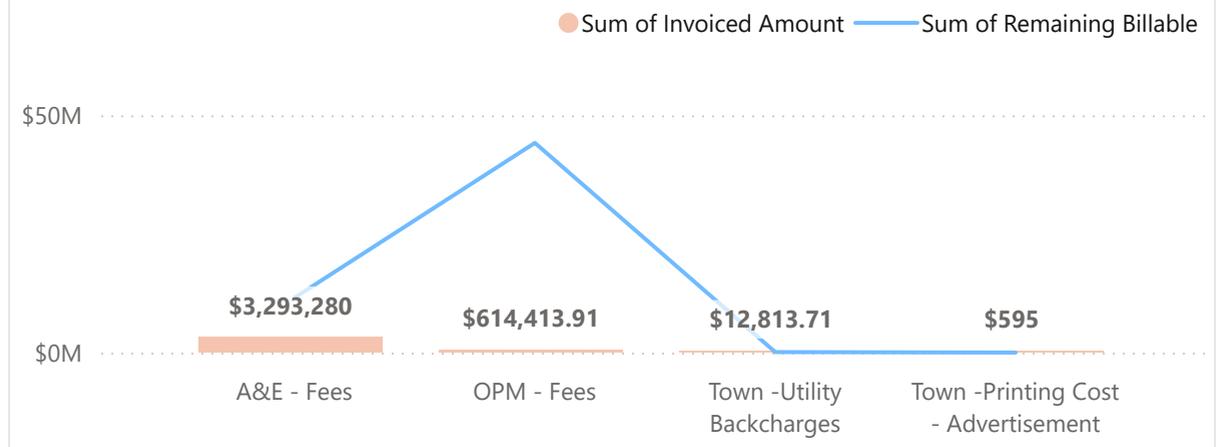
Open RFIs 3	Open Submittals 3	Change Reqs 31	Approved COs 4
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Contingency	Budget	Actual	Remaining	%Spent
Construction Contingency	\$1,764,384	\$193,644	\$1,570,740	11.0%
Owner's Contingency	\$100,000	\$0	\$100,000	0.0%
Total	\$1,864,384	\$193,644	\$1,670,740	

Contingency Usage



Invoice Summary



RFIs Summary

Priority ▼

All ▼

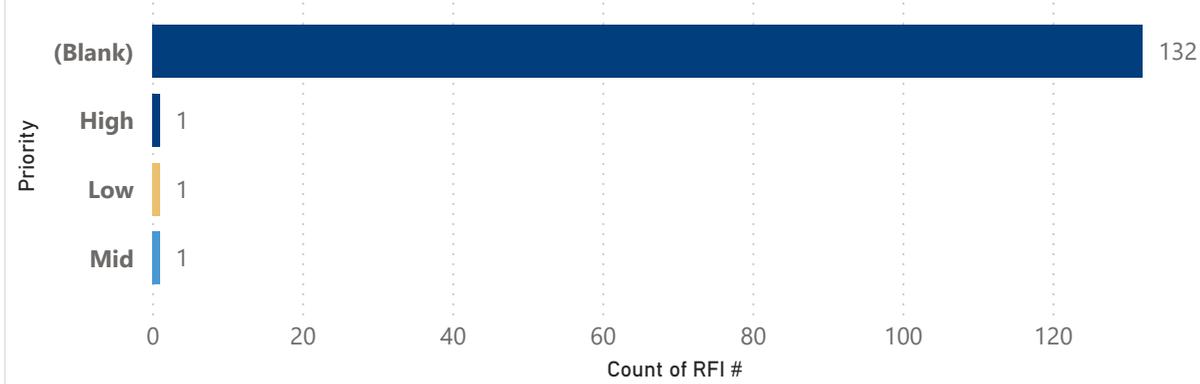
Discipline ▼

All ▼

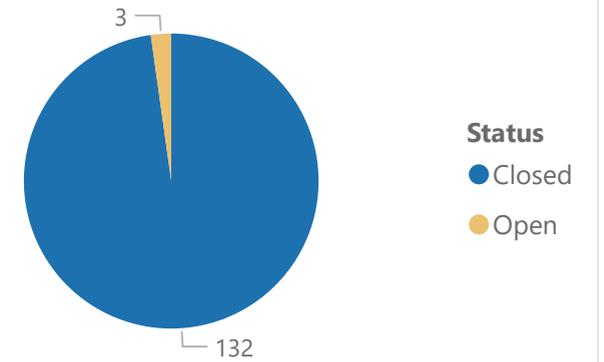
Status ▼

All ▼

#RFIs by Priority



#RFIs by Status



135

Total RFIs

3

Open RFIs

132

Closed RFIs

(Blank)

Withdrawn RFIs

RFI #	RFI Description	Discipline	Submission Date	Priority	Close Date	Status	Days Open
RFI 127	Berm Clarification at Existing Building	Discipline #2 - Civil	11/19/2024	Mid		Open	50
RFI 135	Rm 134 Ceiling Height	Discipline #7 - Plumbing	1/8/2025	Low		Open	2
RFI 45R	Wall Types 16 & 17 in Vol. 2	Discipline #1 - Architectural	5/3/2024	High		Open	215
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	
RFI 108R	Volume 2-Electrical Demo Clarifications	Discipline #3 - Electrical	10/29/2024		11/22/2024	Closed	
RFI 109B	Attachment of Steel Plates to Concrete Blocks-Salt Shed	Discipline #5 - Structural	10/9/2024		10/23/2024	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 ▼

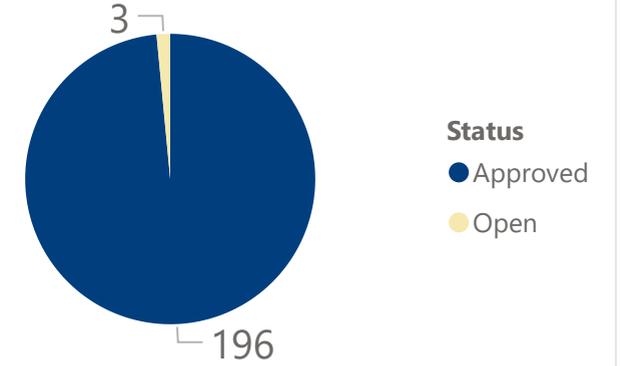
Status ▼

All ▼

#Submittals by Priority

Priority

#Submittals by Status



199

Total Submittals

196

Approved Submittals

3

Open Submittals

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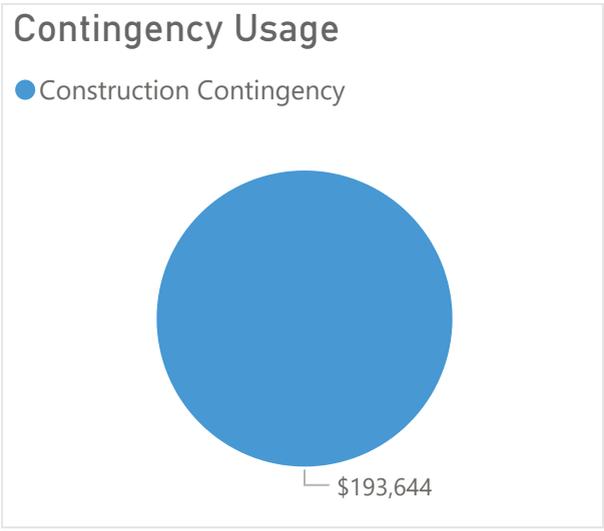
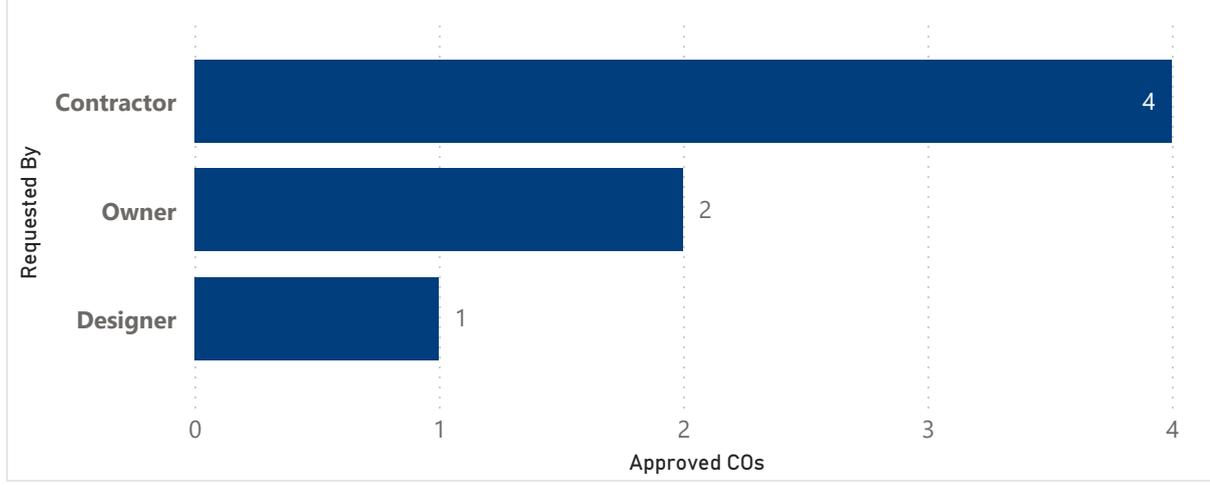
Returned Submittals

Submittal #	Division	Sub-Division	Submittal Description	Submission Date	Priority	Close Date	Status
#199	Division 28 -Electronic Safety and Security	280000-0030	BDA System-Pre Installation RF Test Results	1/7/2025			Open
#198	Division 10 -Specialties	101419-0013	REV3-Sinage Shop Drawings	12/17/2024			Open
#200	Division 31 -Earthwork	310000-0220	Wood Waste Weight Slips	12/16/2024			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%
Total	\$1,864,384	\$193,644	\$1,670,740	

#COs Requested By



Reason for Change

Requested By

Change Request#	Change Item	Submitted Amount	Status	Requested By	Reason for Change	Cost by Trade	CO #	Approved Amount	Contingency Category
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 #042	CU-2 Circuit Upgrade	\$1,150	Approved	Contractor	Design Issue	Electrical	CO #04	\$1,150	Construction Contingency
CR #043	Added Fire Alarm Duct Smoke Detectors to RTU-1	\$2,765	Approved	Contractor	Design Issue	Electrical	CO #04	\$2,765	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	Structural	CO #04	\$3,871	Construction Contingency
CR #030R1	Electronic Hardware Changes	(\$802)	Approved	Owner	Design Issue	Electrical	CO #04	(\$802)	Construction Contingency
Total		\$1,361,544.		2				\$193,644	

Status

Cost by Trade

4
Approved COs

PROJECT PHOTOS



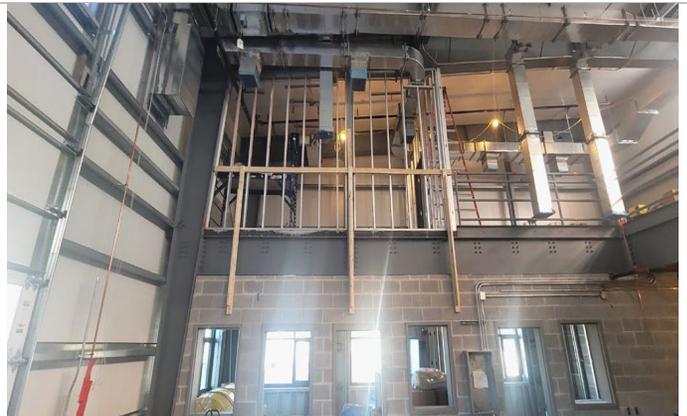
CMU wall under the mezzanine in vehicle maintenance. (fluids storage room)



Roof vapor barrier being installed at vehicle storage.



Equipment pads formed on mezzanine in workshop.



Framing at mezzanine in the workshop

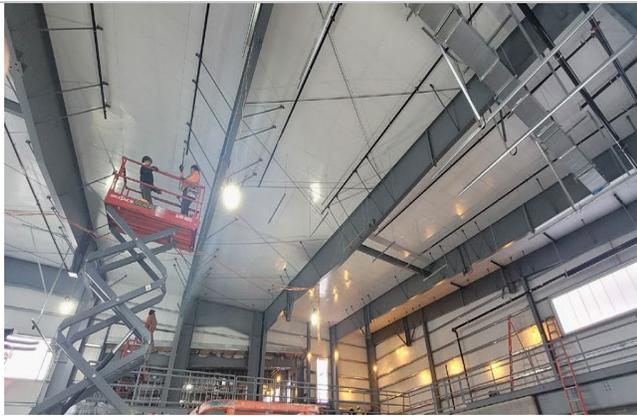


Translucent panels in vehicle storage being installed.



Soil being loaded off site.

PROJECT PHOTOS



Duct work install above OH garage doors in vehicle maintenance.



Framing on mezzanine in workshop.



Drywall being hung between vehicle maint. & workshop.



Equipment pad prepared for concrete pour on 12/9



Boxouts poured in vehicle storage.



Transformer installed

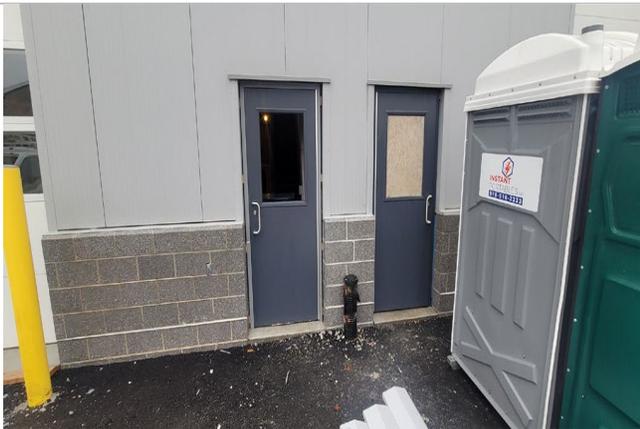
PROJECT PHOTOS



Tile laid in the bathrooms in admin.



Wall between vehicle maintenance and storage being framed.



Exterior HM doors installed



OH garage doors in vehicle storage being installed.



Mechanical room on mezzanine in workshop.



Vehicle storage roof panels and gutters.

PROJECT PHOTOS



Drywall install in school maintenance area of workshop building.



Roof vapor barrier install ongoing in vehicle storage.



Roof trim and panels being worked on at vehicle storage.



Trench for gas line to new building.



"I" beam install for 10- ton crane.



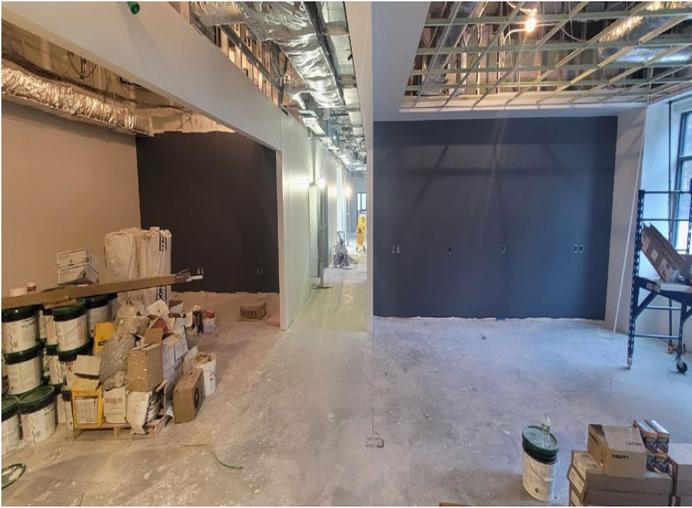
10-ton crane installed in vehicle maintenance.



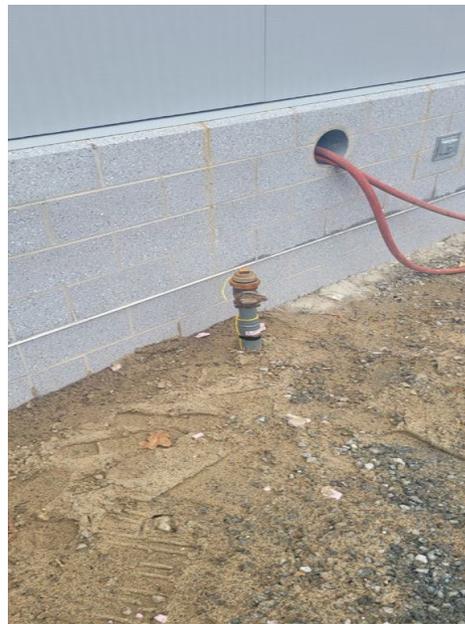
Roof work at existing mechanical bay.



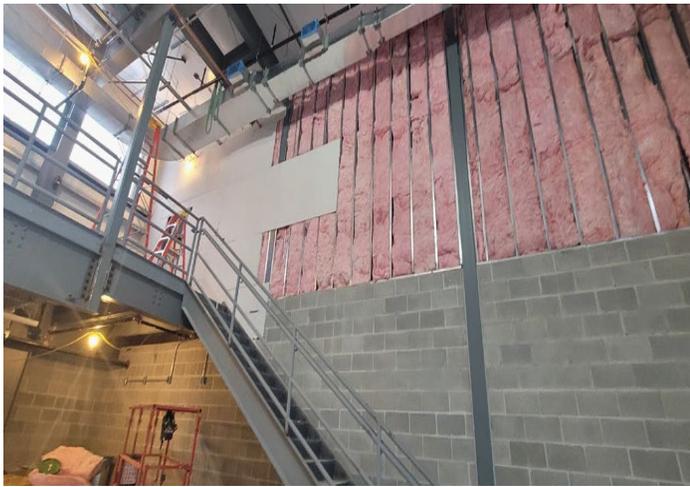
Ceiling grid installed in one of the admin. offices



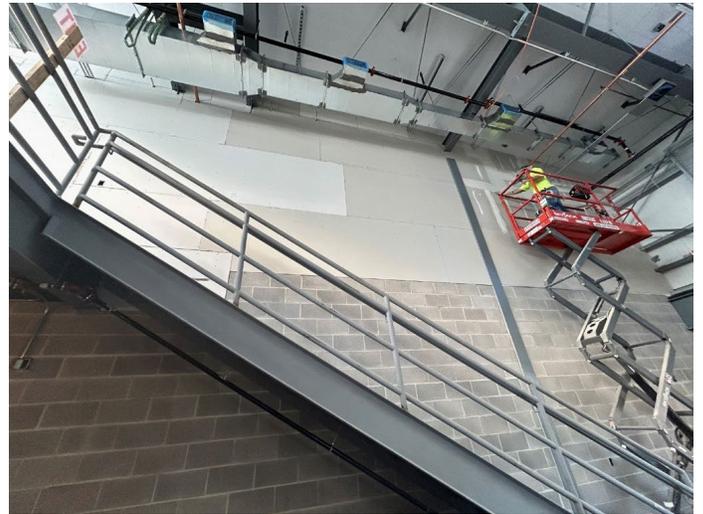
Painting ongoing at public entrance lobby.



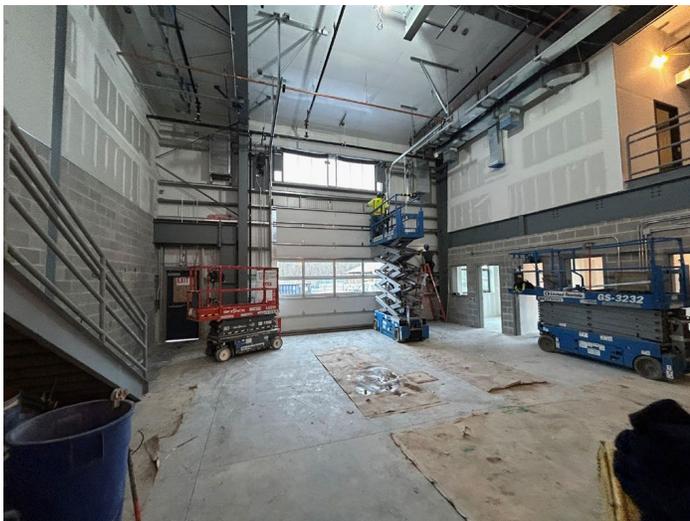
Gas line at the new building.



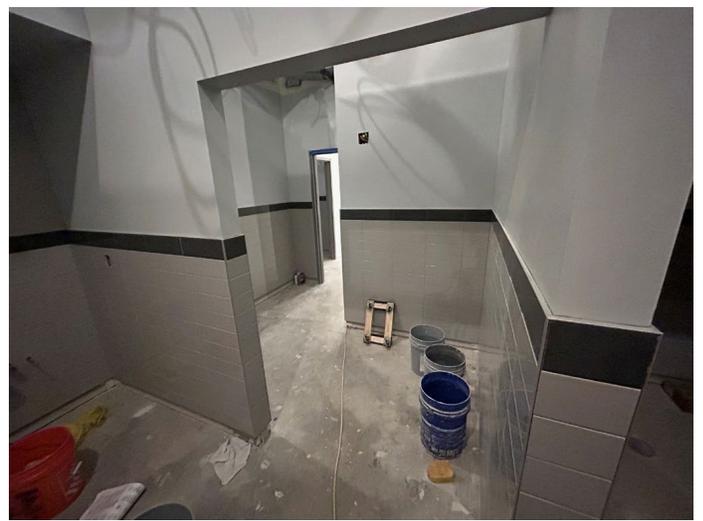
Wall between school maintenance and highway and forestry in process of being boarded.



Taping walls in workshop separating maintenance areas.



Welding flange stiffeners at hose reel locations.



Wall tile in bathrooms/locker rooms in admin.