



## TEWKSBURY DEPARTMENT OF PUBLIC WORKS & SCHOOL MAINTENANCE FACILITY

### Monthly Status Report

January 2025

**Town of Tewksbury**  
**Construction of New Department of Public Works**  
January 2025 – 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 January 2025. 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 January 2025. The project is currently under construction:

**PROJECT STATUS OVERVIEW**

**Current Month- Progress**

- Prime & 1<sup>st</sup> 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

**Next Month- Forecasted Items/**

- MEP OH Finishes at Admin/Employee Support Building.
- Install Alum Storefronts at Admin/Employee Support Building.
- Install Lockers.
- Install Porcelain Tile at Lobby/ Finish Public Bath/Patch @ Lockers.
- Tape & Finish Drywall at Partitions, Soffits & Walls in Workshop Building
- Paint CMU, Knee walls, Decking and GWB in Workshop Building
- Install & Pipe/Duct MEP Equipment in Mech Room 204 in Workshop Building.
- Elec Wiring @ Equip in Room 204 finishing up in Workshop Building.
- MEP OH/In Wall Rough in Maintenance Building.

- Spray Foam Fume Wall in Maintenance Building.
- MEP In Wall Rough @ LGM in Maintenance Building.
- Bd LGM Walls in Maintenance Building.
- Tape & Finish Drywall in Maintenance Building.
- Frame & Bd 2 Hr. Ceiling Fluids Rm in Maintenance Building.
- Install Lubrication Piping in Maintenance Building.
- MEP OH/In Wall Rough in Vehicle Storage Building.
- Install Roof Ladders.
- Install Snow Guards.
- Install Gutters and Downspouts.
- Set Switch Gear, Panels & Equipment at Electric Rm 149/Perm Power.
- Plumbing Rough in Plumbing & FP Rm 150.
- HVAC Duct in Plumbing & FP Rm 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.
- On 2/6, schedule Update # 04 was issued along with the narrative.

**January 2025 – 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- 216 days remaining (from January 31,2025)
<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>	6/2/2025 – Schedule
<b>Building/Addition Size</b>	59,000 sq. ft.	<b>Final Completion</b>	9/4/2025-Contract
<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 (01/01/25-01/03/25)</i>	76
<i>Week 2 Tradesmen (01/06/25-01/10/25)</i>	192
<i>Week 3 Tradesmen (01/13/25-01/17/25)</i>	158
<i>Week 4 Tradesmen (01/20/25-01/24/25)</i>	140
<i>Week 5 Tradesmen (01/27/25-01/31/25)</i>	172
<b>TOTAL TRADESMEN</b>	<b>738</b>

**UPDATE – New Tewksbury DPW Facility  
 1/1/2025 (Work between 1/1/2025 and 1/31/2021)**

**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:**

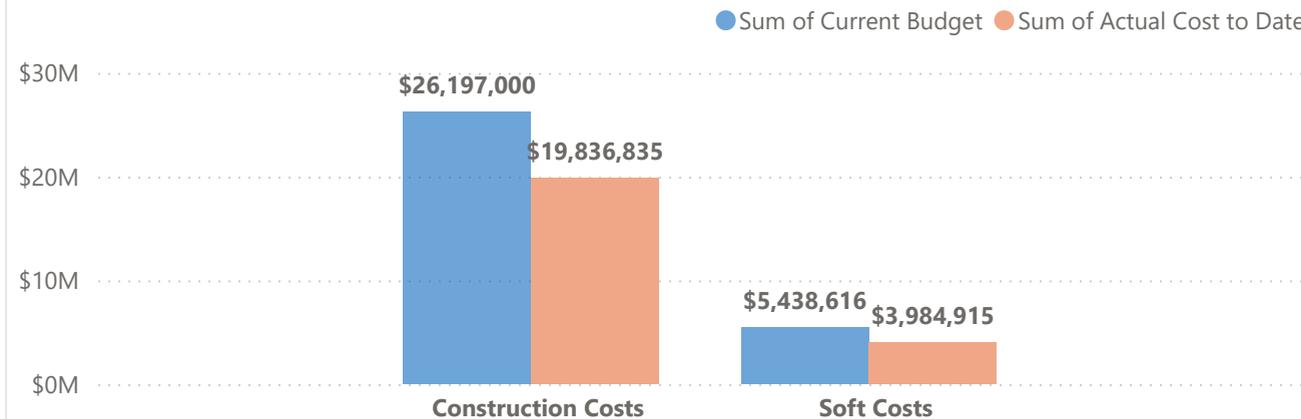
- Provide temporary heat for admin. and workshop building.
- Site cleanup.
- Temp railings and floor protection.
- Temp. window blocking.
- Layout in vehicle maintenance.
- Provide temporary heat for vehicle maintenance and vehicle storage.
- Pre-punch list items.
- Taking field measurements
- Plow site/snow removal.

# 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>\$23,821,750</b>	<b>Total % Complete</b> <b>75%</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	\$648,866	\$714,550	47.6%
GC -G&R Construction	\$26,197,000	\$19,836,835	\$6,360,165	75.7%
A&E -Weston & Sampson	\$3,575,200	\$3,322,640	\$252,560	92.9%
<b>Total</b>	<b>\$31,635,616</b>	<b>\$23,821,750</b>	<b>\$7,813,866</b>	

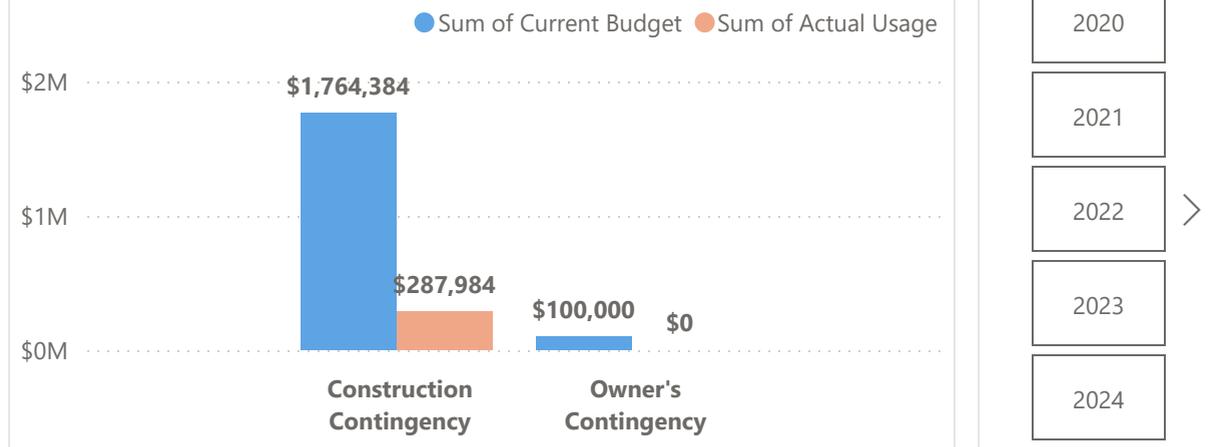
## Project Budget vs Actual Cost



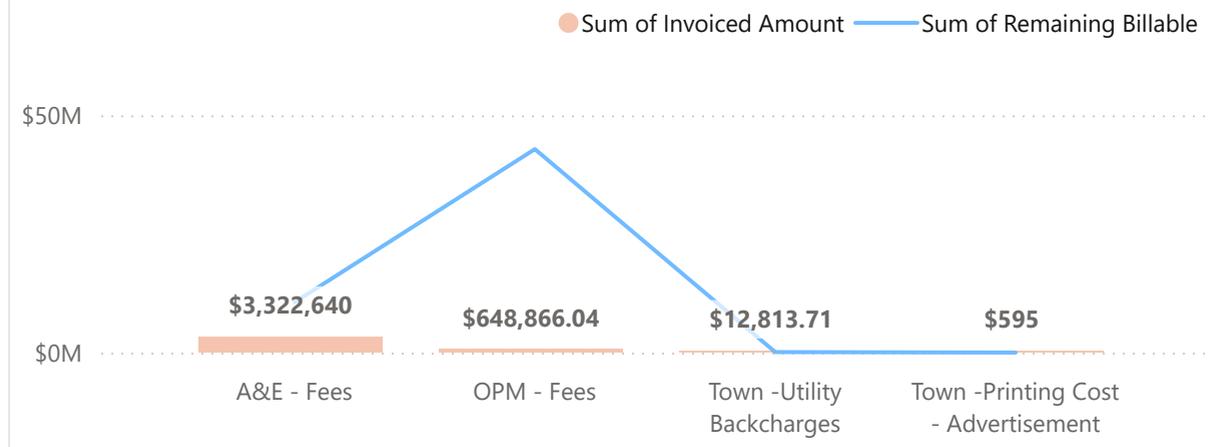
<b>Open RFIs</b> <b>1</b>	<b>Open Submittals</b> <b>3</b>	<b>Change Reqs</b> <b>41</b>	<b>Approved COs</b> <b>5</b>
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Contingency	Budget	Actual	Remaining	%Spent
Construction Contingency	\$1,764,384	\$287,984	\$1,476,400	16.3%
Owner's Contingency	\$100,000	\$0	\$100,000	0.0%
<b>Total</b>	<b>\$1,864,384</b>	<b>\$287,984</b>	<b>\$1,576,400</b>	

## Contingency Usage



## Invoice Summary



# RFIs Summary

Priority ▼

All ▼

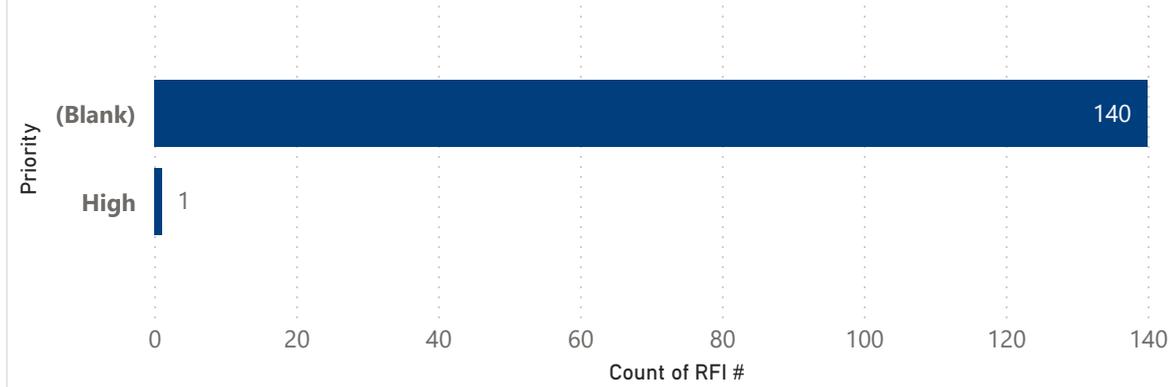
Discipline ▼

All ▼

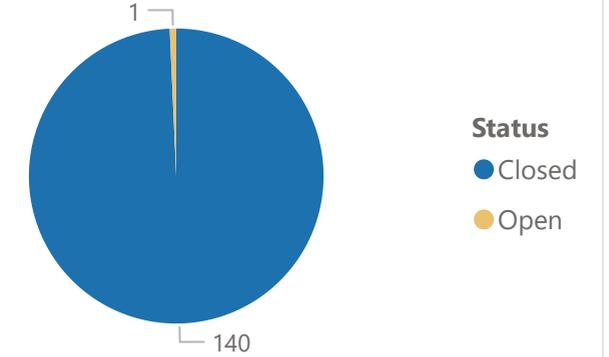
Status ▼

All ▼

### #RFIs by Priority



### #RFIs by Status



# 141

Total RFIs

# 1

Open RFIs

# 140

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	High		Open	72
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	
RFI 111	Paddle Fan Control Relays B Building	Discipline #3 - Electrical	10/8/2024		10/23/2024	Closed	
RFI 112	Salt Shed System Bolt Type	Discipline #5 - Structural	10/8/2024		10/8/2024	Closed	

# Submittals Summary

Priority ▼

All ▼

Division ▼

All ▼

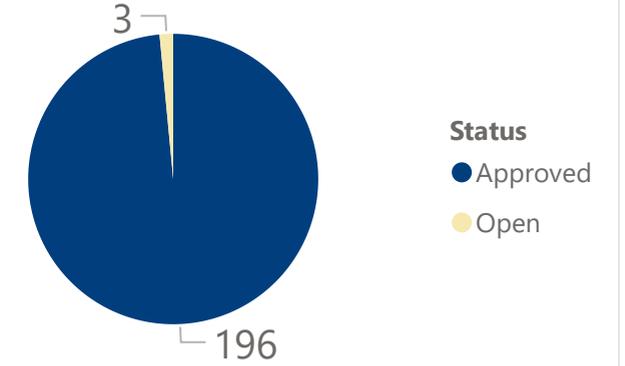
Status ▼

All ▼

## #Submittals by Priority

Priority

## #Submittals by Status



199

Total Submittals

196

Approved Submittals

3

Open Submittals

(Blank)

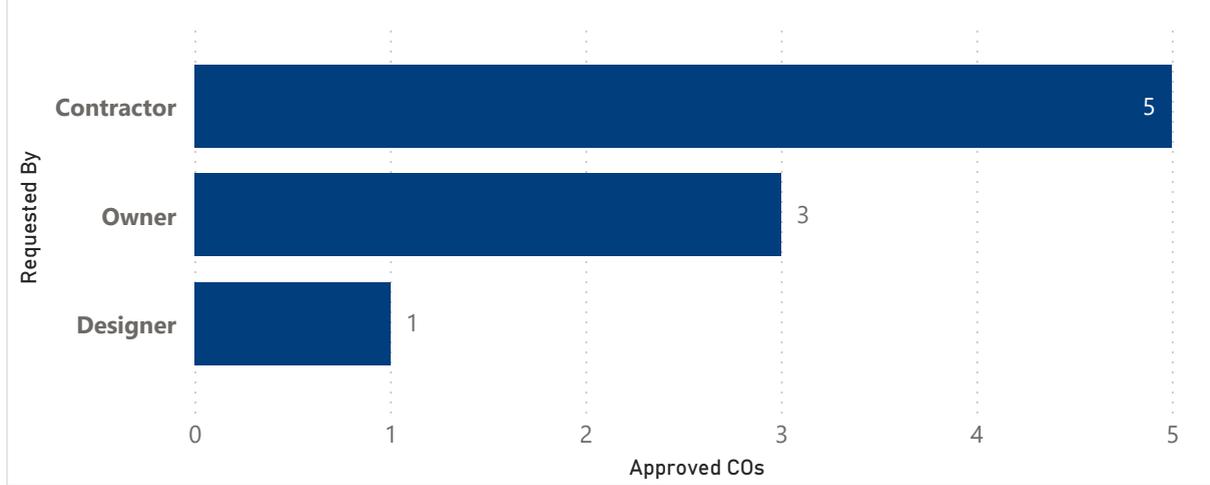
Returned Submittals

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

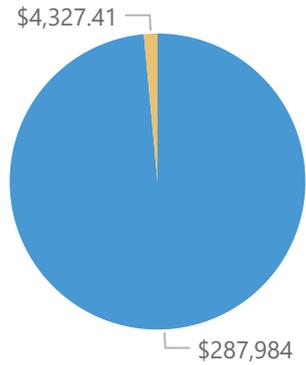
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<b>Total</b>	<b>\$1,864,384</b>	<b>\$287,984</b>	<b>\$1,576,400</b>	

#COs Requested By



## Contingency Usage

● Construction Contingency ● (Blank)



### Status

All

### Cost by Trade

All

**5**

Approved COs

### 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-051	Additional Exit Signs	\$5,228	Approved	Contractor	Design Issue	Electrical	CO #05	\$5,228	Construction Contingency
CR-053	Alternate Light Fixture In BDA Closet	\$777	Approved	Contractor	Design Issue	Electrical	CO #05	\$777	Construction Contingency
CR-054	Added Under Cabinet Lights at Muster Room	\$782	Approved	Contractor	Design Issue	Electrical	CO #05	\$782	Construction Contingency
CR-006BR1	Over Excavations & Unsuitables Tracking (Pre-Trenching)(Building Area)	\$126,389	Approved	Contractor	Unforeseen Conditions	Site	CO #05	\$49,885	Construction Contingency
CR-006C	Over Excavations & Unsuitables Tracking (De-Watering)	\$27,338	Approved	Contractor	Unforeseen Conditions	Site	CO #05	\$27,338	Construction Contingency
CR-006D	Over Excavations & Unsuitables Tracking (Obstruction Removal for Helical)	\$3,711	Approved	Contractor	Unforeseen Conditions	Site	CO #05	\$3,711	Construction Contingency
<b>Total</b>		<b>\$1,380,782.</b>						<b>\$292,311.4</b>	

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PROJECT PHOTOS



Demising wall separating VS and VM.



Hauling out of soil.



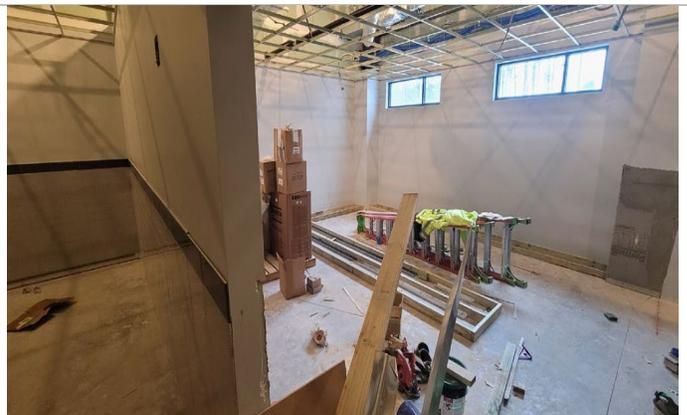
Install monorail at mezzanine level in VM.



Roof panels and trim at VS/VM high room.



Removal of soil from site.



Bases for lockers in men's locker room.

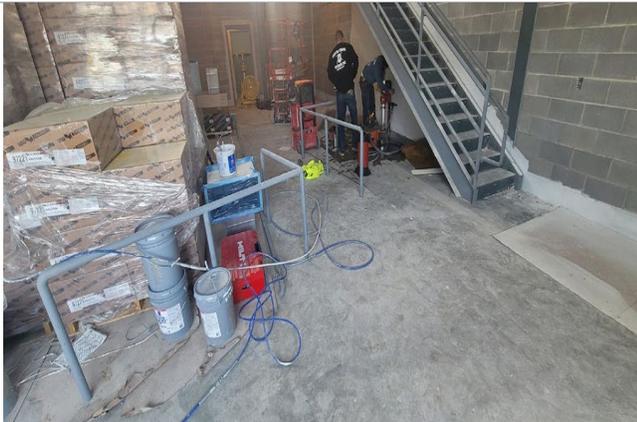
PROJECT PHOTOS



Locker bases.



Bracing for hose reels.



Railings are being installed under mezz. stairs in the workshop building.



Loading boulders to be hauled out.



Setting disconnect on exterior of electrical room

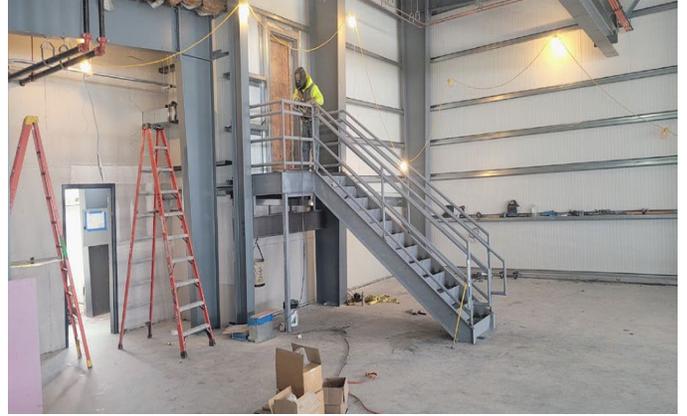


Floor tiles for employee bathroom in admin.

PROJECT PHOTOS



Canopy trim at public entrance



Welding stairs to admin. roof.



Finish roof trim at vehicle storage.



Downspouts installed on exterior of VM.



Taping ongoing in highway & forestry shop.

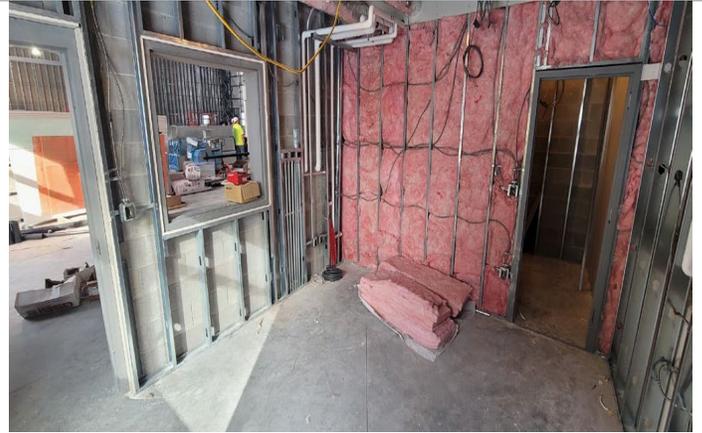


Mechanics bathroom in VM.

PROJECT PHOTOS



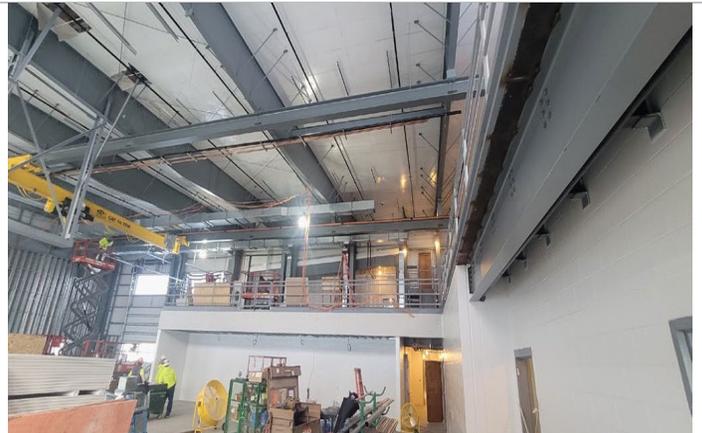
View of muster/ break room.



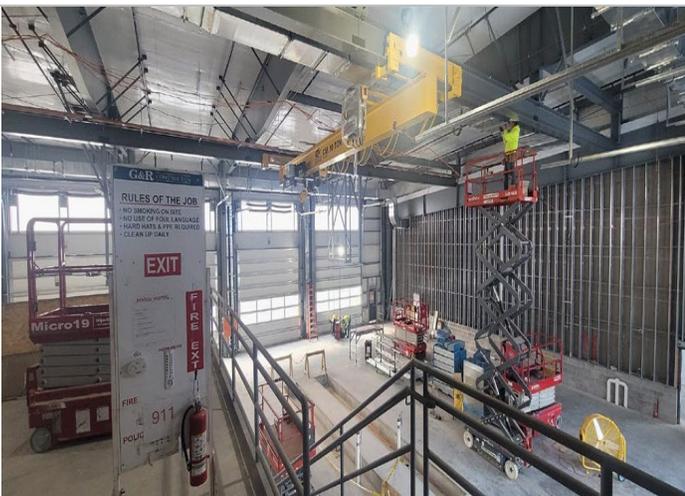
Mechanics office.



Boiler room work ongoing.



Mezzanine and top of soffit boarded in VM.



OH duct install in VM.



Women's room prepped for epoxy flooring



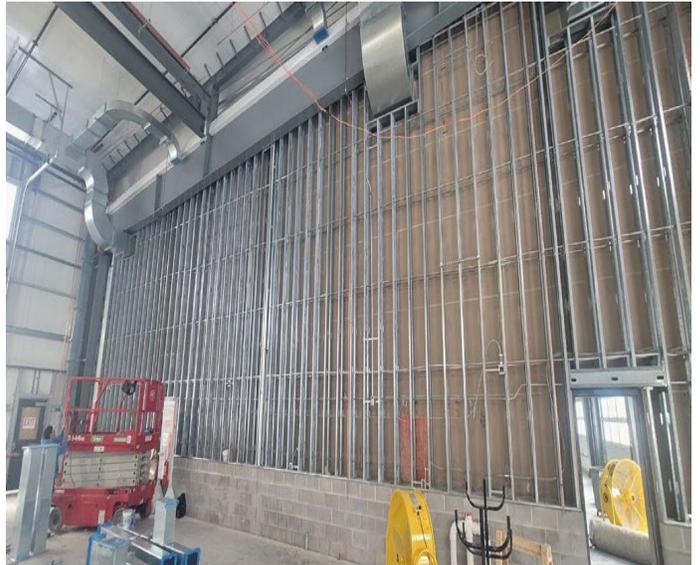
Control panel of the radiant tubing.



Wet gear and laundry room prepped for epoxy floor.



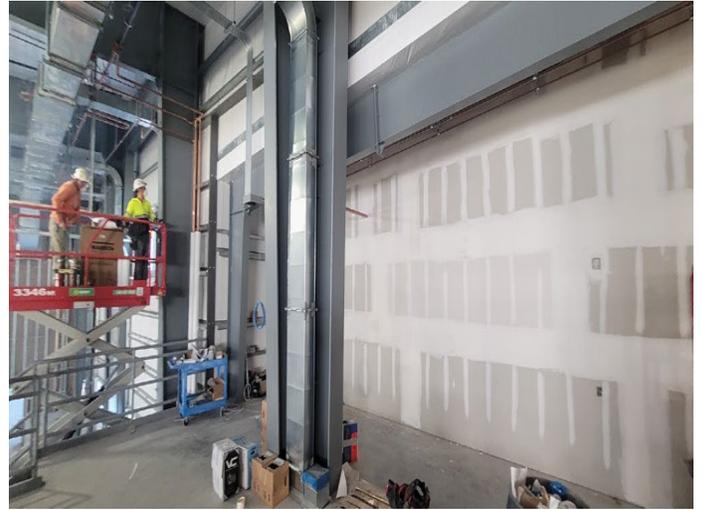
Snowguards being installed on vehicle storage roof.



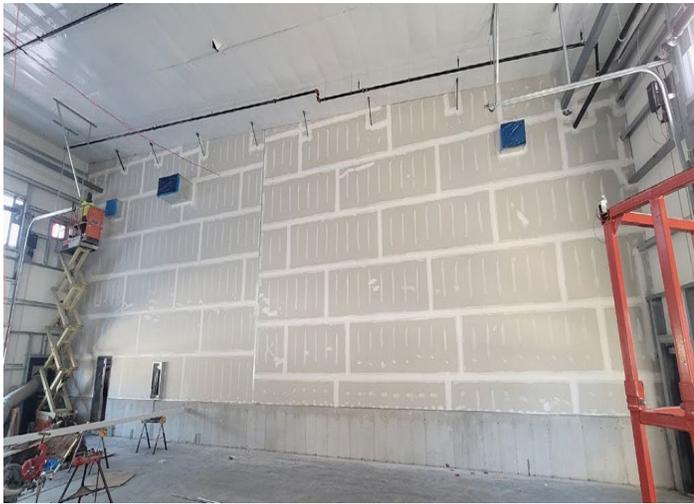
Flume wall in vehicle maintenance (to be spray insulated)



Fan install in vehicle storage.



Insulation of copper pipes.



Taping of demizing wall in vehicle storage.



Final coat of epoxy flooring.