



## TEWKSBURY DEPARTMENT OF PUBLIC WORKS & SCHOOL MAINTENANCE FACILITY

### Monthly Status Report

February 2025

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

**PROJECT STATUS OVERVIEW**

**Current Month- Progress**

- 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.

**Next Month- Forecasted Items/**

- Install Alum Storefronts at Admin
- Bd, Tape & Finish Drywall Lobbies at Admin/Employee Support Building
- Prime & Finish Coat Lobbies at Admin/Employee Support Building
- Install ACT Grid at Admin/Employee Support Building
- Install Porcelain Tile at Lobby/ Finish Public Bath/Patch at Lockers Admin/Employee Support Building
- Install Millwork at Admin/Employee Support Building

- Frame & Bd 2 Hr. Ceiling at Fluids Rm at Maintenance Building
- MEP Finishes at Maintenance Building
- Install Lifts & Lubrication Equip at Maintenance Building
- MEP Finishes at Vehicle Storage Building
- Install Roof Penetrations and Curbs WS, VM, & VS
- Install Soffit Panels at Canopies
- Tie in Feeders @ Panels at Electric Rm 149/Perm Power
- Permanent Power On @ Elec Rm at Electric Rm 149/Perm Power
- Perm Power On @ Admin at Electric Rm 149/Perm Power
- Plumbing Rough, Compressor, Water at 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.

**February 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- 188 days remaining (from February 28,2025)
<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 (02/03/25-02/07/25)</i>	128
<i>Week 2 Tradesmen (02/10/25-02/14/25)</i>	136
<i>Week 3 Tradesmen (02/17/25-02/21/25)</i>	83
<i>Week 4 Tradesmen (02/24/25-02/28/25)</i>	100
<i>Week 5 Tradesmen</i>	-
<b>TOTAL TRADESMEN</b>	<b>447</b>

**UPDATE – New Tewksbury DPW Facility  
 2/1/2025 (Work between 2/1/2025 and 2/28/2025)**

**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:**

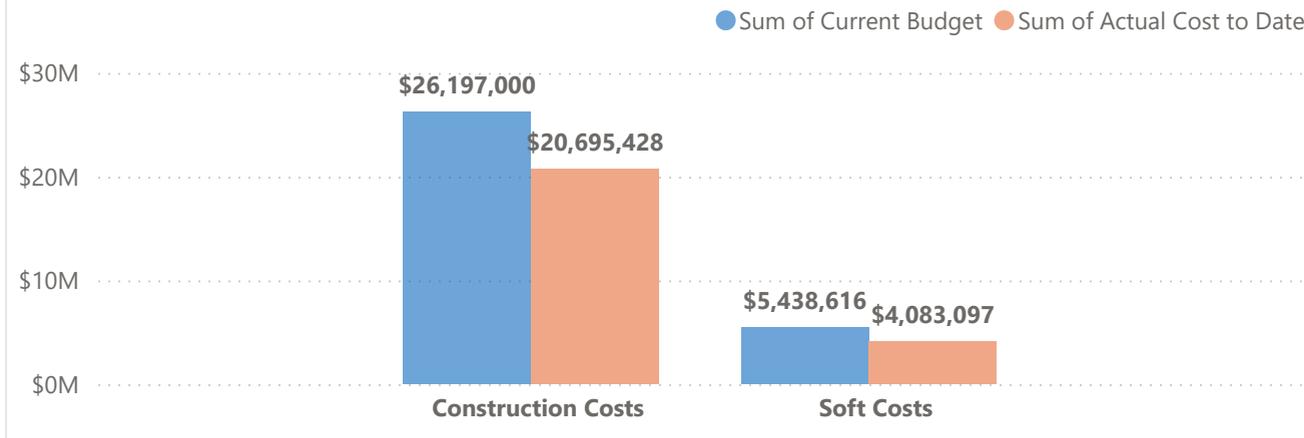
- Provide temporary heat for admin. and workshop building.
- Site cleanup.
- Pre-punchlist items
- Plow site/snow removal.
- Lay ram board at bathroom and locker room floors.
- Bondo door frames.
- Prepping storefront for install (tarp enclosure).
- Temp door removal.
- AVB and temp. protection at storefronts.

# 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>\$24,778,525</b>	<b>Total % Complete</b> <b>78%</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	\$710,348	\$653,068	52.1%
GC -G&R Construction	\$26,197,000	\$20,695,428	\$5,501,572	79.0%
A&E -Weston & Sampson	\$3,575,200	\$3,359,340	\$215,860	94.0%
<b>Total</b>	<b>\$31,635,616</b>	<b>\$24,778,525</b>	<b>\$6,857,091</b>	

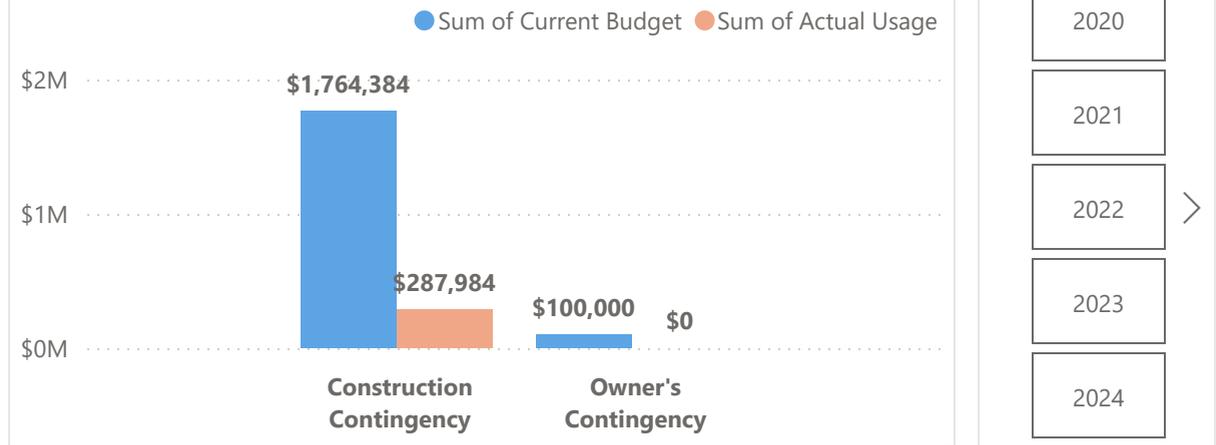
## Project Budget vs Actual Cost



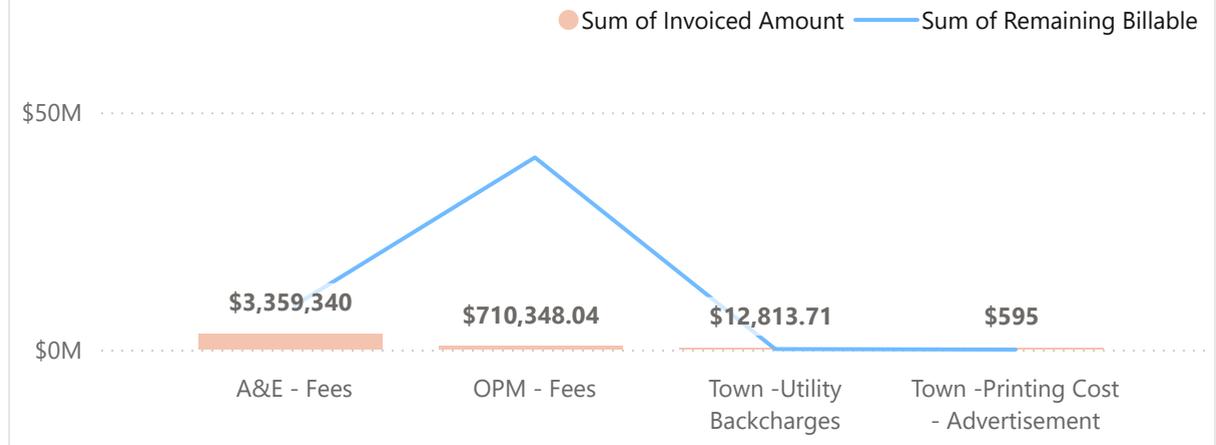
<b>Open RFIs</b> <b>9</b>	<b>Open Submittals</b> <b>4</b>	<b>Change Reqs</b> <b>41</b>	<b>Approved COs</b> <b>5</b>
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Contingency	Budget	Actual	Remaining	%Spent
Construction Contingency	\$1,764,384	\$287,984	\$1,476,400	16.3%
Owner's Contingency	\$100,000	\$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 ▼

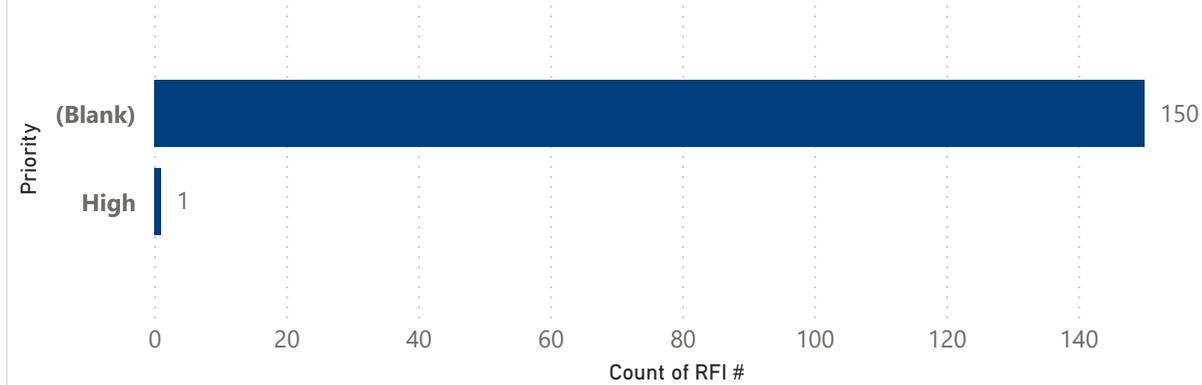
Discipline ▼

All ▼

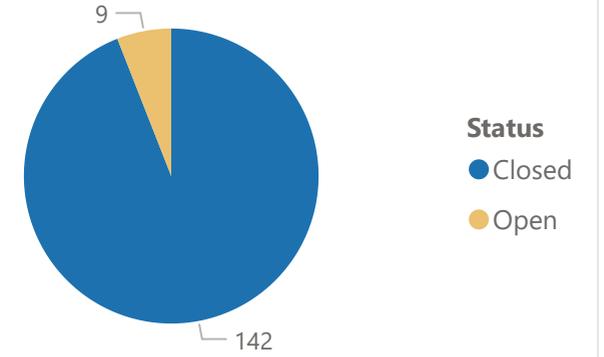
Status ▼

All ▼

### #RFIs by Priority



### #RFIs by Status



# 151

Total RFIs

# 9

Open RFIs

# 142

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	85
RFI 144	HRU-1 Electrical Requirements	Discipline #3 - Electrical	2/18/2025			Open	23
RFI 145	Exhaust & Intake Duct for Compressor	Discipline #7 - Plumbing	2/19/2025			Open	22
RFI 146	Lighting Control Narrative	Discipline #7 - Plumbing	2/28/2025			Open	13
RFI 147	Downspout Boot at Employees Canopy	Discipline #7 - Plumbing	2/28/2025			Open	13
RFI 148	BDA Power Requirements	Discipline #7 - Plumbing	3/3/2025			Open	10
RFI 149	Fire Alarm Equipment Power	Discipline #7 - Plumbing	3/7/2025			Open	8
RFI 150	Exterior Wall Penetrations-Sealant Clarification	Discipline #7 - Plumbing	3/10/2025			Open	3
RFI 151	Telecom Room Specialty Outlets	Discipline #7 - Plumbing	3/12/2025			Open	1
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	Lighting & Fan in Field	Discipline #1 - Architectural	10/7/2024		10/22/2024	Closed	

# Submittals Summary

Priority ▼

All ▼

Division ▼

All ▼

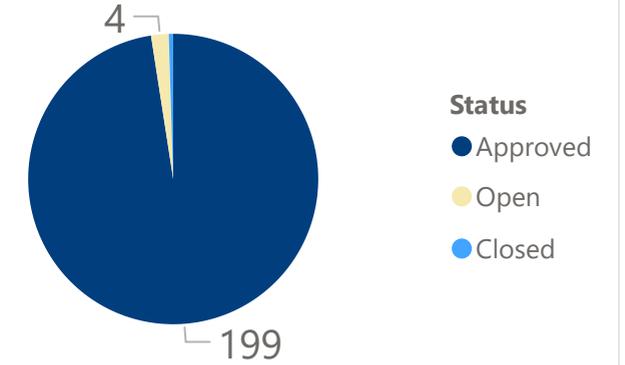
Status ▼

All ▼

## #Submittals by Priority

Priority

## #Submittals by Status



204

Total Submittals

199

Approved Submittals

4

Open Submittals

(Blank)

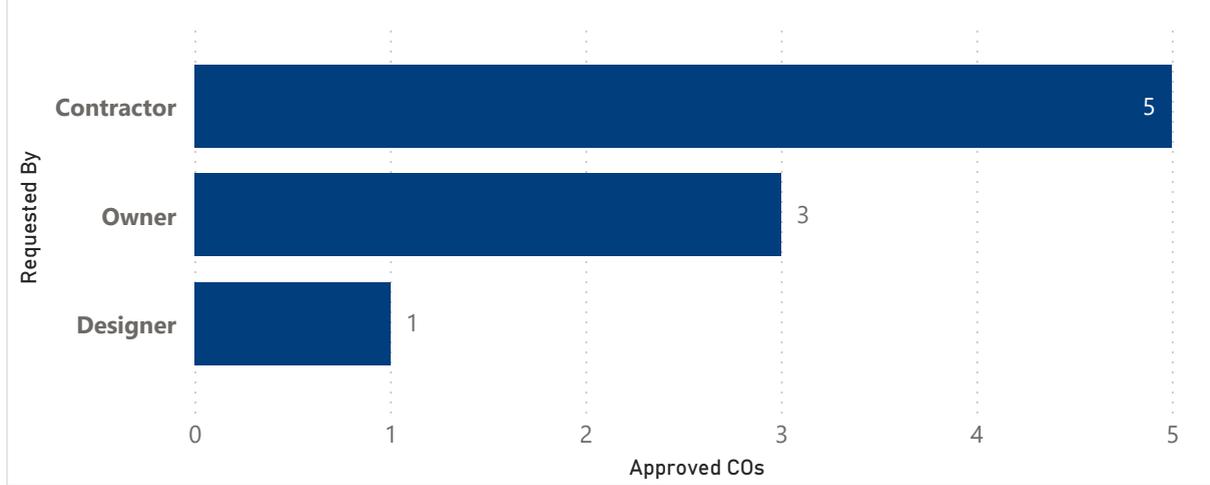
Returned Submittals

Submittal #	Division	Sub-Division	Submittal Description	Submission Date	Priority	Close Date	Status
#203	Division 03 -Concrete	030000-0260	Concrete Crack Repair Material Product Data	3/12/2025			Open
#202	Division 31 -Earthwork	310000-0260	Marylin's Landing-Removal & Disposal Submittal Package	3/11/2025			Open
#204	Division 31 -Earthwork	310000-0251	REV1-Marilyns Landing-Removal & Disposal Submittal Package	3/11/2025			Open
#205	Division 32 -Exterior Improvements	320000-003	REV3-Fence Product Data & Shop Drawings	3/11/2025			Open

# PCO CO Contingency Summary

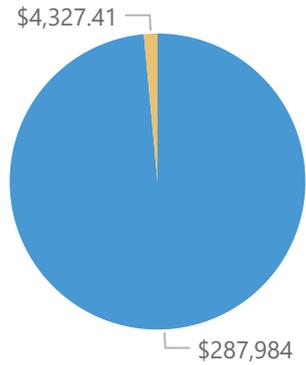
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<b>Total</b>	<b>\$1,864,384</b>	<b>\$287,984</b>	<b>\$1,576,400</b>	

#COs Requested By



## Contingency Usage

● Construction Contingency ● (Blank)



### Reason for Change

All

### Requested By

All

### Status

All

### Cost by Trade

All

**5**

Approved COs

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>\$1,559,135.</b>						<b>\$292,311.4</b>	<b>1</b>

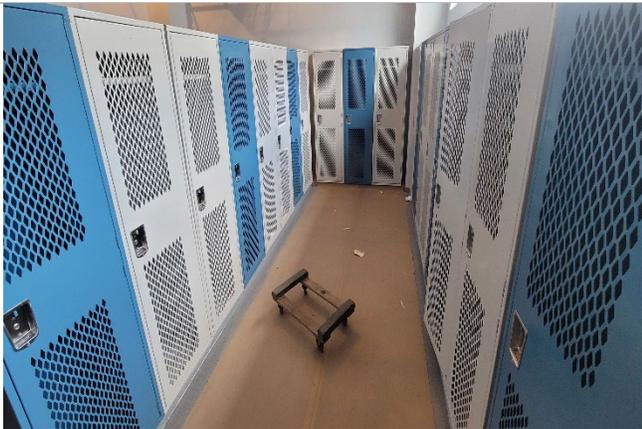
PROJECT PHOTOS



Ram board protecting bathroom floors.



Wall between VM and VS taped and sanded.



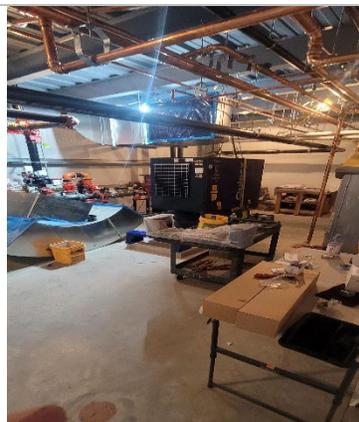
Lockers being installed in men's locker room.



Spray foam at grid line M fume wall between vehicle maintenance and vehicle storage.



Infrared heaters installed in vehicle storage.



Compressor installed in plumbing/FP room.

**PROJECT PHOTOS**



Mechanics office finish coat of paint.



Fume wall in VM being boarded.



Fans installed in VS.



Hose reel in VM.



Soffit wall boarded, taped, and sanded.



Roof ladders installed on admin./ VM roof.

PROJECT PHOTOS



Duct drops in VM.



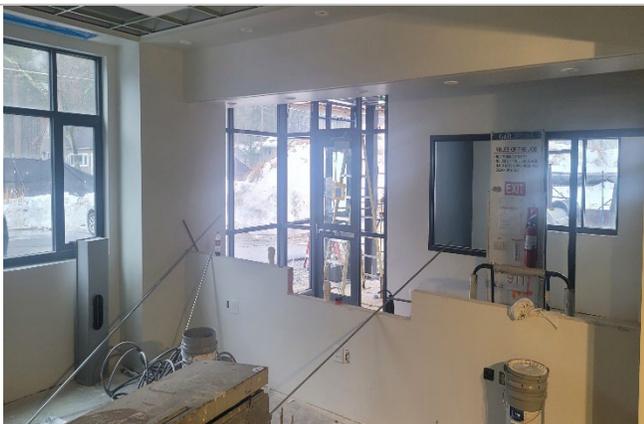
Piping through wall at VM and VS.



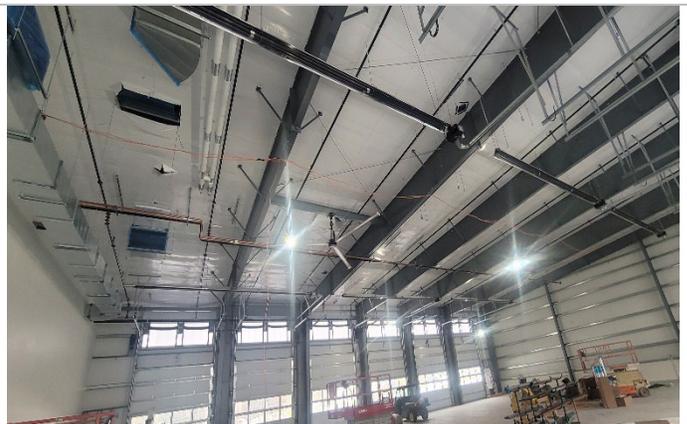
Install public entrance storefront.



Public entrance storefront view from inside.



Public lobby store front install.



Branch lines, copper lines and gas lines install in vehicle storage.

PROJECT PHOTOS



Public lobby storefront.



VM-mezzanine soffit outside of fluids room.



Exterior lights were installed above OH doors.



Fume wall painted in VM.



Public lobby view



Louver being installed at exterior of workshop building