



TEWKSBURY DEPARTMENT OF PUBLIC WORKS & SCHOOL MAINTENANCE FACILITY

Monthly Status Report

March 2025

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

PROJECT STATUS OVERVIEW

Current Month- Progress (March 2025)

- 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

Next Month- Forecasted Items/ (April 2025)

Sitework:

- Grade for Dumpster
- Form & Pour Dumpster Pad
- Fill Bollards
- Granite Curbing Install
- Grade for Sidewalks
- Form & Pour Sidewalks
- Fencing & Gates Install
- Scarify Grade for Loam
- Place Loam
- Site Signage Install
- Flagpole Install

- Rake & Seed Loam
- Site Furnishings & Bike Rake
- Prep & Place Topcoat
- Line Striping
- Install Plantings
- Finish Basin A & B

Admin Building:

- Install Ceiling Tiles
- Install LVT Flooring
- Interior Signage
- Equipment Startups & Programing
- Install Carpet Flooring
- FFE Delivery
- MEP Finishes
- Glass & Glazing
- Toilet Partition, Bathroom Accessories, & FE Cabinets
- Swing Doors & Install Hardware
- Install Residential Appliances
- Install Entry Mats & Grilles
- Exterior Signage at Canopies
- G&R Prelim Punchlist
- Arch Punchlist
- Final Clean
- Admin Area Complete

Workshops:

- Install Ceiling Tiles
- Swing Doors & Install Hardware
- Interior Signage
- Seal Concrete
- Glass & Glazing
- Install Fall Protection
- Install Wire Mesh Partition
- Paint MEPs - CR Work
- Paint Safety Line at Mezz Gate
- OHDs - Complete Wiring & Adjustments
- Equipment Startups & Programing
- G&R Prelim Punchlist
- Arch Punchlist
- Final Clean
- Workshops Complete

Vehicle Maintenance:

- Install Ceiling Tiles
- Install Fluid Piping
- Install Reels, Pumps, & Tanks
- Install Vehicle Lifts
- Glass & Glazing
- Install Interior Bollards
- Toilet Partition, Bathroom Accessories, & FE Cabinets

- Interior Signage
- Paint MEPs - CR work
- Paint Safety Line at Mezz Gate
- OHDs - Complete Wiring & Adjustments
- Permanent Power
- Equipment Start ups & Programing
- Install Fall Protection
- Seal Concrete
- G&R Prelim Punchlist
- Arch Punchlist
- Final Clean
- Maintenance Area Complete

Vehicle Storage:

- Permanent Power
- Glass & Glazing
- Equipment Startups & Programing
- Paint MEPs - CR work
- OHDs - Complete Wiring & Adjustments
- HRU-1 Install
- G&R Prelim Punchlist
- Arch Punchlist
- Final Clean
- Storage Area Complete

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.
- On 3/13 schedule Update #05 was issued along with the narrative.

March 2025 – Monthly Status Report

Architect	Weston & Sampson	General Contractor	G & R Construction
Current Phase	Construction	Project Duration	640 days- 157 days remaining (from February 28,2025)
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 (03/03/25-03/07/25)</i>	112
<i>Week 2 Tradesmen (03/10/25-03/14/25)</i>	102
<i>Week 3 Tradesmen (03/17/25-03/21/25)</i>	96
<i>Week 4 Tradesmen (03/24/25-03/28/25)</i>	102
<i>Week 5 Tradesmen (03/31/25)</i>	22
TOTAL TRADESMEN	332

**UPDATE – New Tewksbury DPW Facility
 3/1/2025 (Work between 3/1/2025 and 3/31/2025)**

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:

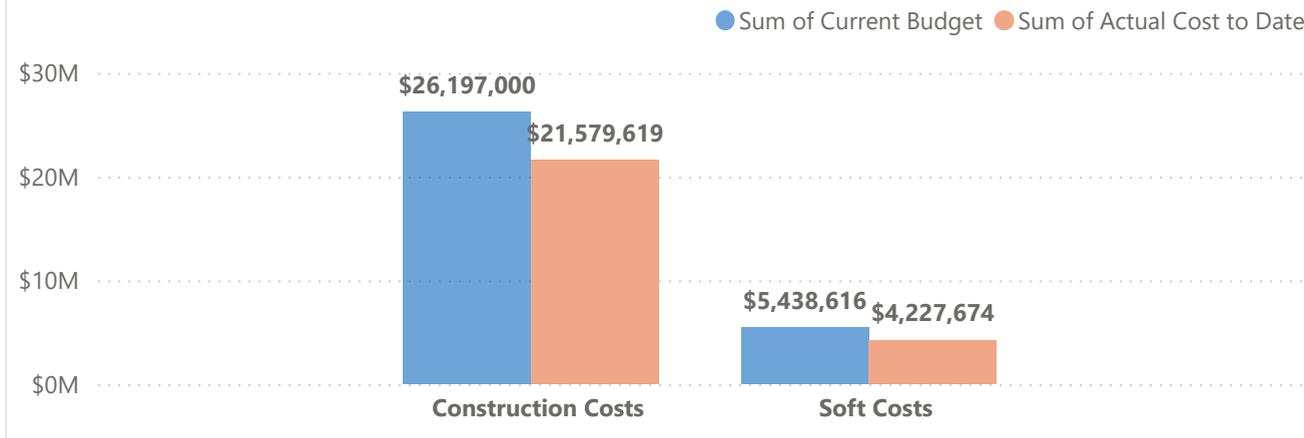
- Provide temporary heat for admin. and workshop building.
- Site cleanup.
- Pre-punchlist items
- Roof flagging/ temp. entrance.
- Removal of stains from in concrete slab.
- Portions of site fence removal.
- Taping of vapor barrier.

New DPW & School Maintenance Facility, Tewksbury, MA

Budget w/o Contingency \$31,635,616	Actual Cost to Date \$25,807,292	Total % Complete 82%
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Company	Budget	Actual	Remaining	% Spent
Town/Owner	\$500,000	\$113,946	\$386,054	22.8%
OPM - PMA	\$1,363,416	\$710,348	\$653,068	52.1%
GC -G&R Construction	\$26,197,000	\$21,579,619	\$4,617,381	82.4%
A&E - Weston & Sampson	\$3,575,200	\$3,403,380	\$171,820	95.2%
Total	\$31,635,616	\$25,807,292	\$5,828,324	

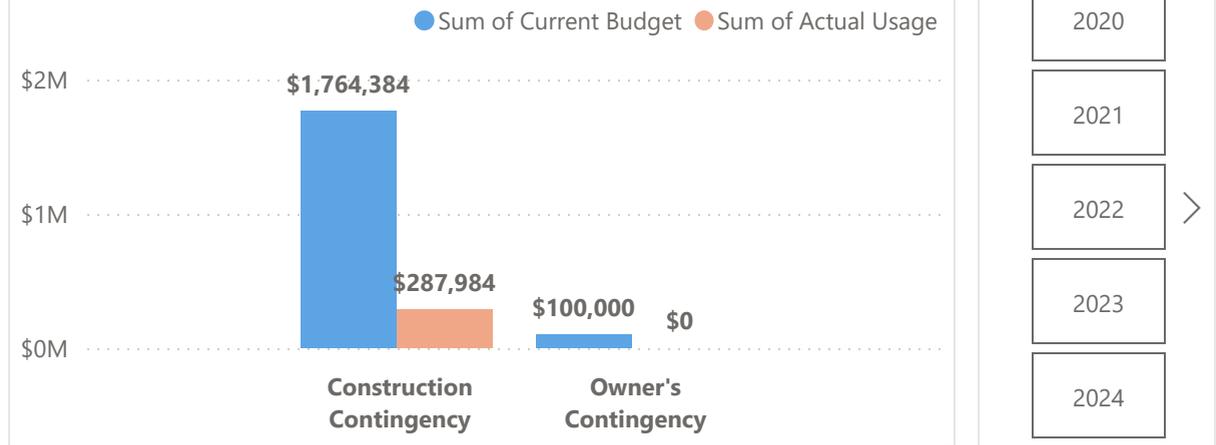
Project Budget vs Actual Cost



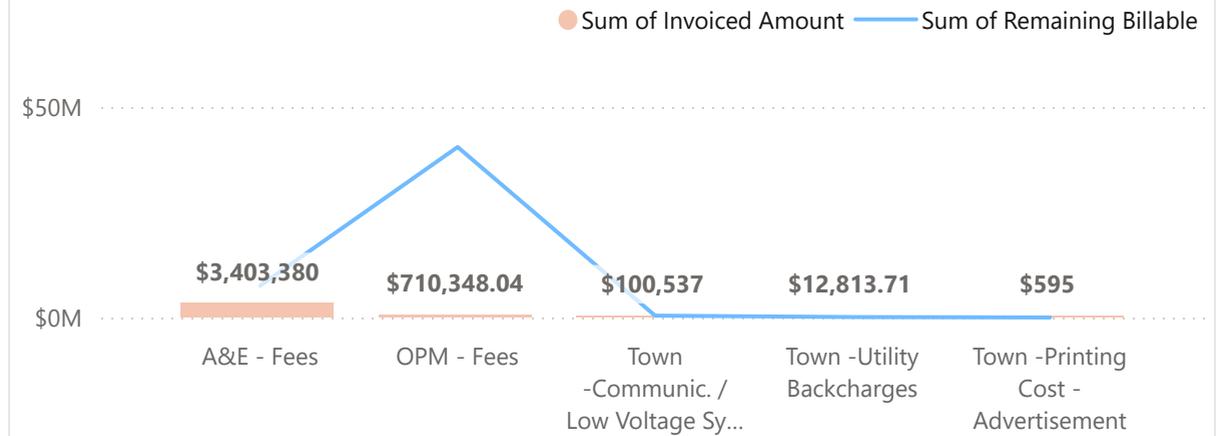
Open RFIs 9	Open Submittals 2	Change Reqs 26	Approved COs 5
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Contingency	Budget	Actual	Remaining	%Spent
Construction Contingency	\$1,764,384	\$287,984	\$1,476,400	16.3%
Owner's Contingency	\$100,000	\$0	\$100,000	0.0%
Total	\$1,864,384	\$287,984	\$1,576,400	

Contingency Usage



Invoice Summary



RFIs Summary

Priority ▼

All ▼

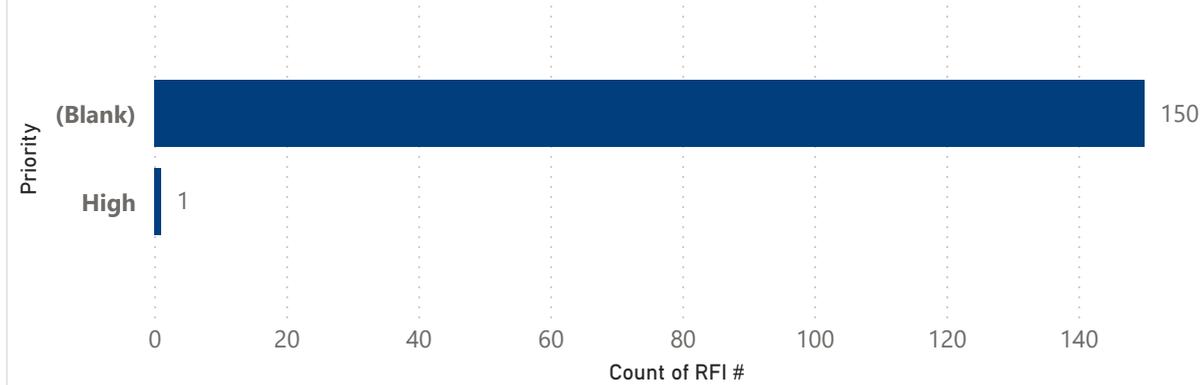
Discipline ▼

All ▼

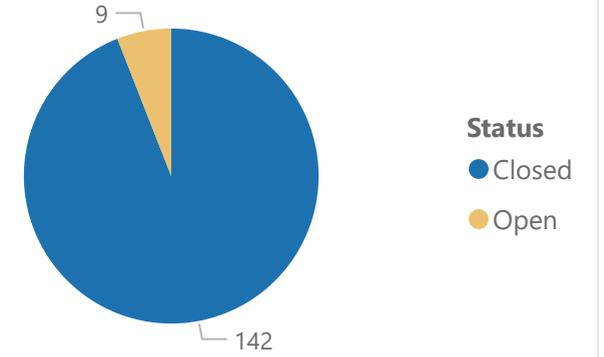
Status ▼

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 ▼

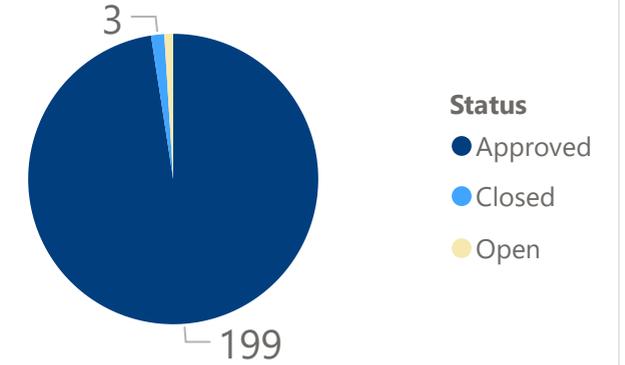
Status ▼

All ▼

#Submittals by Priority

Priority

#Submittals by Status



204

Total Submittals

199

Approved Submittals

2

Open Submittals

(Blank)

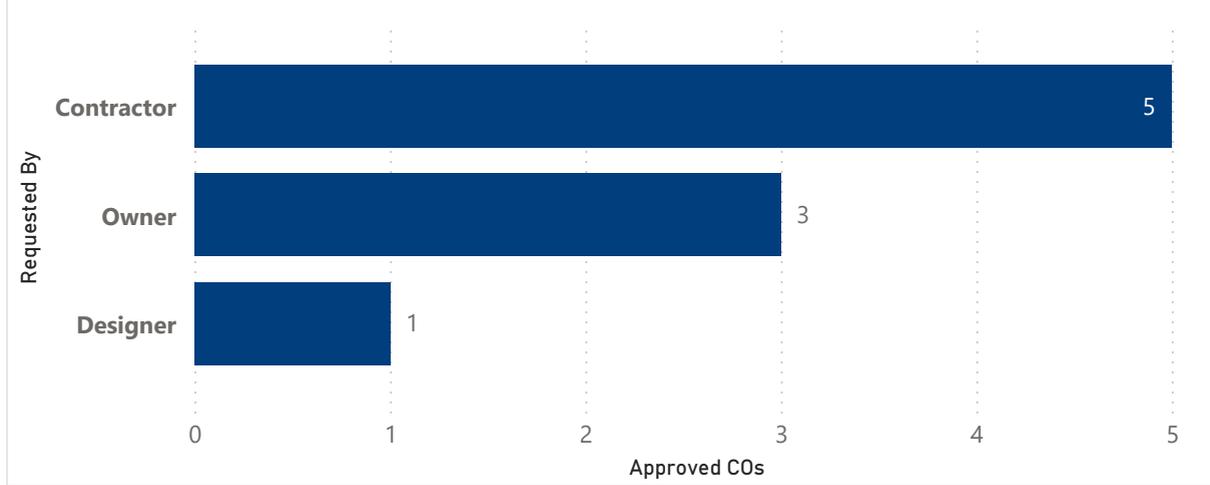
Returned Submittals

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
#205	Division 32 -Exterior Improvements	320000-003	REV3-Fence Product Data & Shop Drawings	3/11/2025			Open

PCO CO Contingency Summary

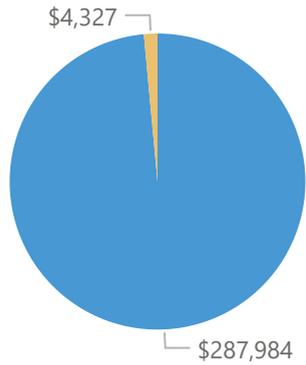
Contingency	Budget	Actual	Remaining	%Spent
Construction Contingency	\$1,764,384	\$287,984	\$1,476,400	16.3%
Owner's Contingency	\$100,000	\$0	\$100,000	0.0%
Total	\$1,864,384	\$287,984	\$1,576,400	

#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
	Added Under Cabinet Lights at Muster Room	\$782	Approved	Contractor	Design Issue	Electrical	CO #05	\$782	Construction Contingency
	Additional Exit Signs	\$5,228	Approved	Contractor	Design Issue	Electrical	CO #05	\$5,228	Construction Contingency
	Alternate Light Fixture In BDA Closet	\$777	Approved	Contractor	Design Issue	Electrical	CO #05	\$777	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
CR-028	Over Excavations &	\$3,794	Approved	Contractor	Unforeseen	Site	CO #05	\$3,794	Construction
Total		\$1,573,859						\$292,311	

PROJECT PHOTOS



Track install for glass at main lobby.



Fluids room.



Sign #'s installed above OH garage doors.



Cabinet install in muster room.

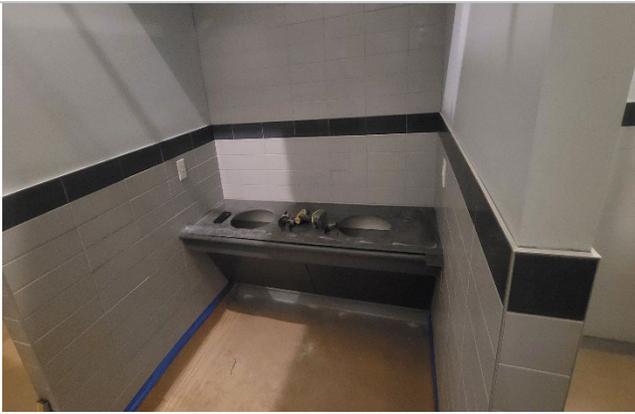


Public entrance storefront.



Soffit wall under mezzanine in VM.

PROJECT PHOTOS



Sink countertop in women's room.



Painting of fume wall in vehicle storage.



Cabinets/hood installed in muster room.



Sink countertop in men's bathroom.



Employee storefront entrance.



Town name sign install(exterior of VM).

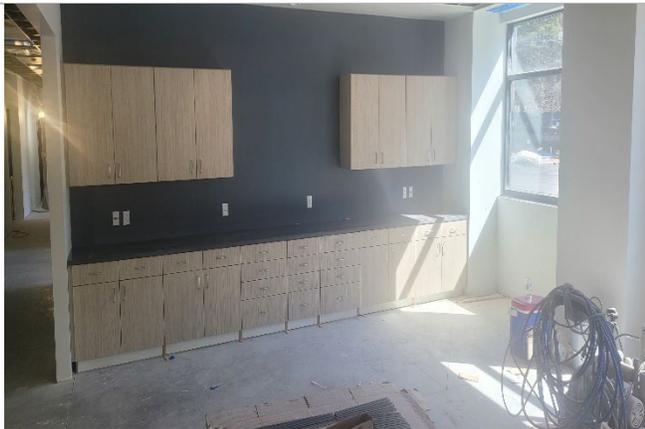
PROJECT PHOTOS



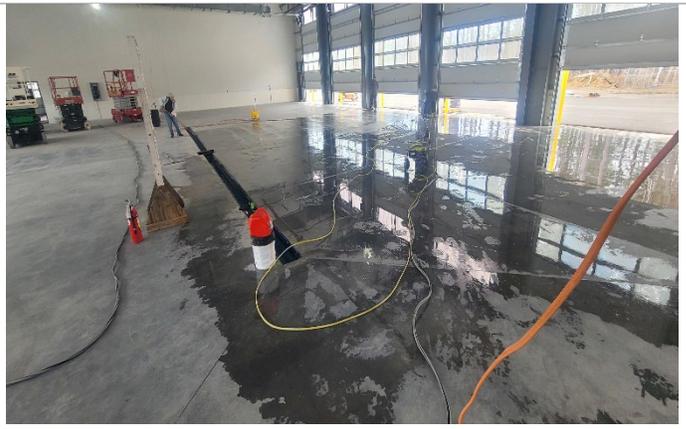
Soffit panels at public storefront entrance.



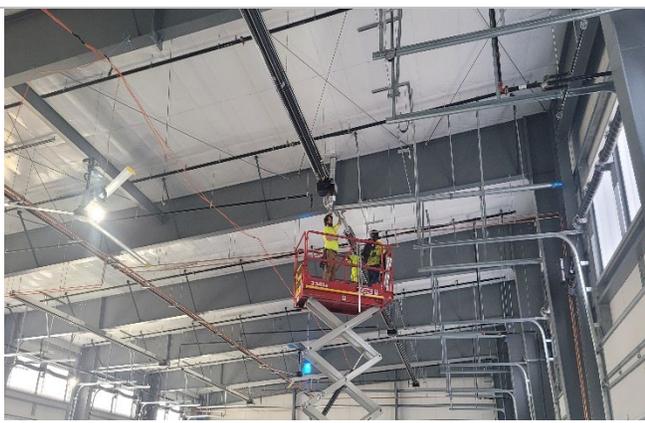
Fan installed at VM.



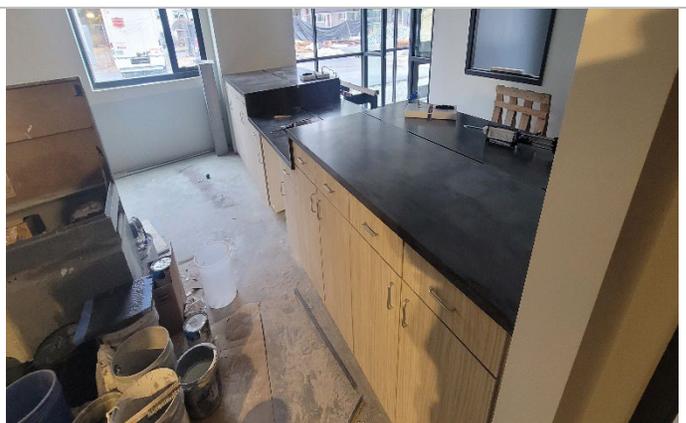
Cabinets installed at public lobby.



VS being powerwashed.



B-vent install at IR heaters in VS.



Public lobby pass through.

PROJECT PHOTOS



Wide view of vehicle storage.



Aluminum fascia on PVC roof.



Prepping under the mezzanine deck in the school maintenance bay.



Contractor check-in window at storm event room.



Chair railings installed along corridor walls.



Grout and laying tile in public lobby.



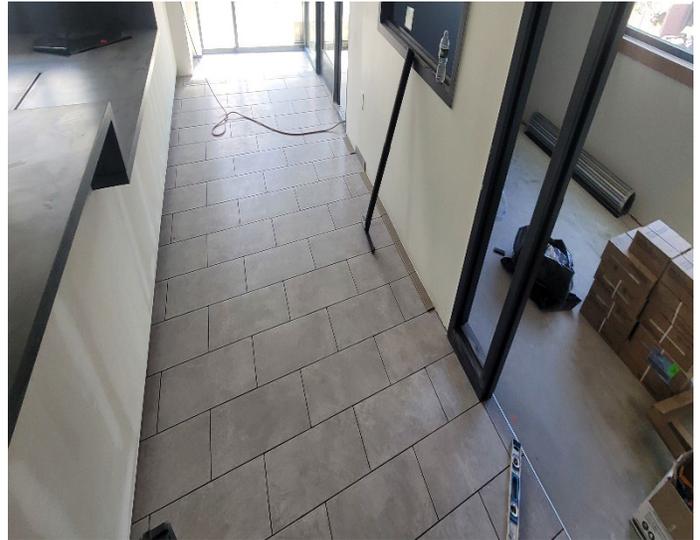
BDA install in electrical closet.



Hose reels connected in vehicle maintenance.



IR heater flues being insulated.



Porcelian tile at public lobby entrance.



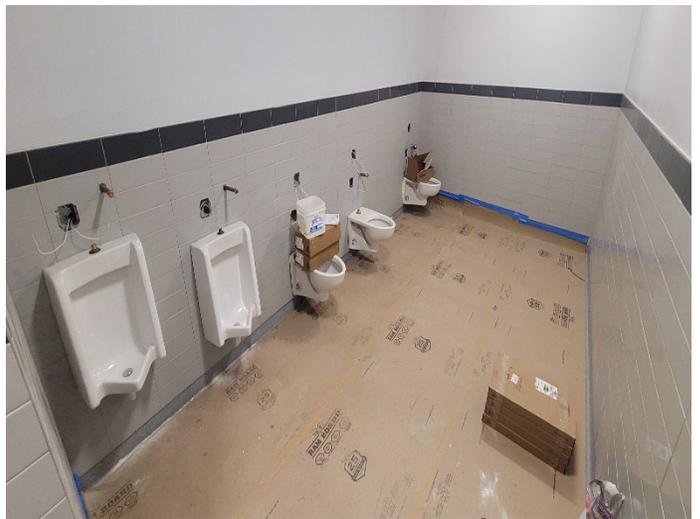
Hollow metal doors being painted.



Employee entrance at storm event room.



Metal cabinets at the storm lab.



Toilets/ urinals in men's locker room.