



## TOWN OF EAST LONGMEADOW

Town Manager's Report

November 26, 2024

Good evening:

Attached please find project reports for the weeks of November 4<sup>th</sup> and November 11<sup>th</sup> regarding the construction of the new high school. Fontaine Brothers continues to make excellent progress and the project remains on time and on budget.

On Friday the 22<sup>nd</sup>, the building project was officially opened with a groundbreaking ceremony at ELHS. Steve Chrusciel, the School Building Committee Chair was the Master of Ceremonies and we were greeted to remarks by Superintendent Gordon Smith, Antonella Raschilla of the School Committee, Representative Brian Ashe, ELHS Principal Frank Paige and the Class Presidents of the Freshman and Sophomore classes, which will be the first two classes to graduate from the new building. Not even the rain and cold temperatures could hold back the excitement radiating from all of the Town officials, residents and students of all ages from the community that were there in attendance!

Town staff met last week, at the direction of Planning Director, Rob Watchilla, to review and amend the first iteration of the ADU bylaw. Representatives from DPW, Police, Fire and the Manager's Office were present to offer comment on the new language. The first public hearing of the new bylaw, prompted by the passing of the Affordable Homes Act, will be at the December 3<sup>rd</sup> Planning Board meeting and I would encourage all residents to attend and/or provide input.

The Community Preservation Committee met on November 14<sup>th</sup> to review applications submitted before the November 1<sup>st</sup> deadline. Four projects were submitted and all were approved to recommend to the Council for final approval. They were, in no particular order, a Structural Analysis of the Barn at Brown Farm, the Restoration of the Town Bell, supplies for the painting and restoration of the Pine Knoll Pool and engineering services for drainage improvements and irrigation at Center Field.

I would like to thank the Town Council, all of our amazing staff and the residents of East Longmeadow for their continued support and would like to take a moment to wish everyone a healthy and happy Thanksgiving.

Upcoming Events: Planning Board – Tuesday, December 3<sup>rd</sup> at 6pm at the COA  
Coffee with the Town Manager – Wednesday, December 4<sup>th</sup> at 10:30am at the COA  
Center Town District Steering Committee – Thursday December 12<sup>th</sup> at 6pm at the COA

Respectfully submitted,

Thomas D. Christensen  
Town Manager

## Weekly Report No. 021 Monday, 11-04-24 through Saturday, 11-09-24

East Longmeadow High School  
180 Maple Avenue, East Longmeadow, MA 01116

### **I. Safety:**

- a. The Project has run 114 consecutive workdays without a lost time injury through Saturday, 11-09-24.

### **II. Average Daily Manpower (Monday - Saturday):**

The Project averaged 36 workers per day for the period of Monday, 11-04-24 through Saturday, 11-09-24. Note the Project worked on Saturday, 11-09-24 with the site work contractor installing the new 8" dia water main and the concrete contractor continuing foundation installation. This work was completed at T1/2 at the contractor's expense.

### **III. Meetings:**

- a. The bi-weekly Owner/Architect/Contractor (OAC) Meeting was held on Thursday, 11-07-24 starting at 1:00 PM in the Skanska field office.
- b. The weekly Construction Progress Meeting was not held on Friday, 11-08-24, as usual, due to schedule conflicts with JWA/SMMA Architects and the MEP Pre-Bid Walkthrough of the site at 9:30 AM.

### **IV. Testing/Inspections:**

- a. Independent Testing Lab: (Allied Materials Testing Lab)
  - Allied has been on site multiple times this week performing rebar and concrete inspections for the continued concrete placement for footings, foundation walls and column piers in the A, C, D and E Wings.
  - Allied Testing also completed further soil compaction testing at backfill around the concrete footings.
- b. Town of East Longmeadow's Building/Fire Inspectors:
  - The Town's Electrical Inspector (Michael Erwin) was on site 11-06-24 to inspect the grounding of the building's foundation reinforcement.
  - The Town's Water Division was on site Saturday, 11-09-24 to shut down and later re-energize the existing 8 inch diameter water main having a portion relocated to avoid the new B-Wing foundation wall.
- c. Inspections by the Architect, Engineers, and Consultants:
  - OTO Civil Engineers (Dustin Humphrey) was on site this week (Monday, 11-04-24 and Thursday, 11-07-24) inspecting the ongoing concrete foundation footing and wall installations in the B and E Wings.
  - Jones Whitsett Architects (Aviva Galaski) was on site 11-07-24 for the OAC Meeting and afterwards completed a walkthrough of the jobsite.

### **On-Site Activities:**

#### **Div. 1 – Construction Manager at Risk: (Fontaine Brothers)**

- a. Fontaine Brothers is responsible for coordinating and managing all onsite construction activities as well as all safety practices of their subcontractors & vendors.
- b. Fontaine continues processing and developing the following:
  - Product submittals for structural steel, concrete and site work at this time.

## **Div. 1 – Construction Manager at Risk:** (Fontaine Brothers) (Continued)

- Generate/issue RFI's for unforeseen items and items in question with the drawings/specifications.
  - Issue approved shop drawings to the OPM of the Rebar and Anchor Bolt Layout Drawings for each Wing.
  - Issue a "pencil copy" of their October 2024 Pay Application and update Project Schedule.
- c. Maintaining a set of as-built drawings as the work is installed.
  - d. Issued the Updated Project Scheduled with a data date of 10-31-24
  - e. Issued a "pencil copy" of the Monthly Requisition for the month of October 2024.

## **Div. 3 – Concrete:** (Manafort/Precision)

- a. Continued to receive & unload deliveries of reinforcing bar required for foundation walls, footings & piers.
- b. Using temporary thermal insulation blankets at night which are spread over concrete footing and wall pours to protect the fresh concrete from cold temperatures.
- c. Erecting formwork, installing rebar & place concrete for foundation footings & walls in the C, D and E Wings.
- d. Installing rebar and footing formwork at the north, south and west sides of the A-Wing.
- e. Continued installing interior column concrete pier foundations in the E and D Wings.
- f. Installing interior column leveling plates and grout in the D-Wing and E-Wing.
- g. Concrete placement has been:
  - Concrete was placed on 11-05-24 (23 cys), 11-06-24 (55 cys), 11-07-24 (44 cys), and 11-08-24 (22 cys) for the A, C, D and E-Wing foundation walls, footings, and interior column spread footings.
  - The total yardage of concrete placed through Saturday, 11-09-24 is 551 cys.

## **Div. 5 – Metals (Str. Stl., Decking, Joists):** (Norgate Fabrication)

- a. Fontaine has awarded the structural steel package to Norgate Metal Company. They have not started on site. This includes steel erection by Stellar Company.
- b. Continued issuing a number of Requests for Information (RFI's) in preparation of their structural steel drawings.

## **Div. 26 – Electrical Grounding:** (Griffin Electric on T&M)

- a. On a time & material basis, Griffin Electric completed the grounding of the new building's foundation reinforcement in the area of the Loading Dock.

## **Div. 31, 32 & 33 – Earthwork, Improvements & Utilities:** (Gagliarducci Construction)

Gagliarducci and their subcontractors were on site this week performing:

- a. Continued dust control around the job site using their onsite water truck
- b. Continued backfilling foundation footings and interior column piers in the C, D and E Wings.
- c. Received/unloaded delivery of the 8 inch dia. asphalt coated ductile iron water main piping on 11-05-24.
- d. Received/unloaded a delivery of additional concrete drainage (storm & sewer) structures on 11-07-24.
- e. Continued installing the 8 inch diameter ductile iron water main piping across the south side of the job site.
- f. Installed the Outlet Control System Manhole OCS1-2 at the southeast corner of the job site.
- g. Continued excavation work for the interior column concrete spread footings in the D and E Wings.
- h. Continued filter fabric, crushed stone, and footing drainpipe at the south, west and north sides of the E-Wing.
- i. Installed the concrete vault for the 1,500 gallon Oil-Water Separator at the southeast corner of the site.
- j. Began excavation and crushed stone base under foundation footings in the south & north sides of A-Wing.
- k. Resumed installing the 8 inch dia. water main pipe across the south side of the job site.

Photos:



Looking west along the south side of E-Wing at the foundation wall concrete footing and rebar installation



Looking east at the formwork and rebar being installed for the foundation wall at the south side of C-Wing



Looking east from the C-Wing into the Loading Dock area between the D-Wing on the right and B-Wing on the left with the concrete foundation work being completed



The concrete contractor is repairing an installation error in the concrete footing at east end of D-Wing (Refer to RFI #082 for the corrective direction from the designers)



The site work contractor is installing the top half of the concrete box of the 1,500 gallon Oil-Water Separator in the southeast corner of the site



The contractor continues to install leveling plates & grout at interior column concrete pier foundations in E-Wing

## Weekly Report No. 022 Monday, 11-11-24 through Friday, 11-15-24

East Longmeadow High School  
180 Maple Avenue, East Longmeadow, MA 01116

### **I. Safety:**

- a. The Project has run 119 consecutive workdays without a lost time injury through Friday, 11-15-24.

### **II. Average Daily Manpower (Monday - Saturday):**

The Project averaged 32 workers per day for the period of Monday, 11-11-24 through Friday, 11-15-24.

Notes:

- a. The Project worked Monday, 11-11-24, Veteran's Day (a national holiday) but only with Gagliarducci sitework contractor.
- b. The Project did not work on Saturday, 11-16-24.

### **III. Meetings:**

- a. There was no bi-weekly Owner/Architect/Contractor (OAC) Meeting on Thursday, 11-14-24 (off week).
- b. The weekly Construction Progress Meeting was held on Friday, 11-15-24, starting at 9:00 AM to discuss open issues such as RFI's, submittals, MEP bid due dates, short term CPM Schedule, etc.

### **IV. Testing/Inspections:**

- a. Independent Testing Lab: (Allied Materials Testing Lab)
  - Allied has been on site multiple times this week performing rebar and concrete inspections for the continued concrete placement at footings, foundation walls and column piers in the A, C, D and E Wings.
  - Allied Testing also completed further soil compaction testing at backfill around the concrete footings.
- b. Town of East Longmeadow's Building/Fire Inspectors:
  - No Town inspectors or Fire Marchal were on site this week completing inspections.
- c. Inspections by the Architect, Engineers, and Consultants:
  - OTO Civil Engineers (Dustin Humphrey) was on site this week (Wednesday, 11-13-24) inspecting the ongoing concrete foundation footing and wall installations in the D and E Wings.

### **On-Site Activities:**

#### **Div. 1 – Construction Manager at Risk: (Fontaine Brothers)**

- a. Fontaine Brothers is responsible for coordinating and managing all onsite construction activities as well as all safety practices of their subcontractors & vendors.
- b. Fontaine continues processing and developing the following:
  - Product submittals for structural steel, concrete and site work at this time.
  - Generate/issue RFI's for unforeseen items and items in question with the drawings/specifications.
  - Issue approved shop drawings to the OPM of the Rebar and Anchor Bolt Layout Drawings for each Wing.
  - Issue the "for signature copy" of their approved October 2024 Pay Application.
- c. Fontaine & their subcontractors continue maintaining the as-built drawings as the work is installed.

## **Div. 3 – Concrete:** (Manafort/Precision)

- a. Manafort/Precision Concrete did not work at the site on Monday, 11-11-24 (Veteran's Day).
- b. Continued to receive & unload deliveries of reinforcing bar required for foundation walls, footings & piers.
- c. Using temporary thermal insulation blankets at night which are spread over concrete footing and wall pours to protect the fresh concrete from cold temperatures.
- d. Erecting formwork, installing rebar & place concrete for foundation footings & walls in the A, D and E Wings.
- e. Continued installing interior column concrete pier foundations in the C and E Wings.
- f. Continued installing interior column leveling plates and grout in the D-Wing and E-Wing.
- g. Installed formwork, rebar and placed concrete for the base slab and sump pit for the elevator shaft.
- h. Began rebar mats and formwork for the concrete foundations and column piers associated with the Stage in the A-Wing.
- i. Concrete placement has been:
  - Concrete was placed on 11-12-24 (44 cys), 11-13-24 (44 cys), 11-14-24 (66 cys), and 11-15-24 (44 cys) for the A, D and E-Wing foundation walls, footings, and interior column spread footings.
  - The total yardage of concrete placed through Friday, 11-15-24 is 746 cys.

## **Div. 5 – Metals (Str. Stl., Decking, Joists):** (Norgate Fabrication)

- a. Fontaine has awarded the structural steel package to Norgate Metal Company. They have not started on site. This includes steel erection by Stellar Company.
- b. Continued issuing a number of Requests for Information (RFI's) in preparation of their structural steel drawings.

## **Div. 31, 32 & 33 – Earthwork, Improvements & Utilities:** (Gagliarducci Construction)

Gagliarducci and their subcontractors were on site this week performing:

- a. Continued dust control around the job site using their onsite water truck.
- b. Continued backfilling foundation footings and interior column piers in the C, D and E Wings where possible.
- c. Continued installing the 8 inch diameter ductile iron water main piping across the south side of the job site.
- d. Continued excavation work for the interior column concrete spread footings in the E-Wing.
- e. Continued filter fabric, crushed stone, and footing drainpipe at the north side of the E-Wing.
- f. Continued excavation and crushed stone base under foundation footings in the west & north sides of A-Wing.
- g. Gags encountered some additional concrete-asbestos water main piping in the area of the new 8 inch dia. DI water main installation. This asbestos concrete pipe was removed from the excavation, sealed in a poly wrapping with the joints taped and the pipe was then set aside for proper disposal in the near future.
- h. Received, unloaded (with the aid of a 100-ton crane) and set in place the 5,000 gallon Grease Trap located at the east side of the site between the B and D Wings. This concrete tank was then backfilled and compacted.
- i. Excavating and installing the crushed stone base for the interior concrete foundation walls and footings associated with the Stage and Auditorium in the A-Wing.
- j. Installed Drainage Manholes DMH4-1 and DMH4-2 as well as the 18 inch dia. HDPE drainage pipe at the east side of the D-Wing heading toward B-Wing.
- k. Began removal of the abandoned west entrance driveway onto the school property

Photos:



The site work contractor continues installing the new 8 inch dia. DI water main pipe at the south side of the site just outside the E-Wing



The concrete contractor continues installing foundation wall formwork & rebar at the area of the Loading Dock



The concrete contractor is installing formwork for the base concrete slab in the elevator pit



The site work contractor is excavating & installing crushed stone base for the foundation work required under the Stage area in A-Wing



With the aid of a 100 ton crane, the site contractor is setting the bottom half of the grease trap concrete vault



The 100 ton crane is now setting the top half of the grease trap concrete vault into its final position