



TOWN OF EAST LONGMEADOW

Town Manager's Report

January 28, 2025

Good evening:

Attached please find project reports for the weeks of January 6th and January 13th regarding the construction of the new high school and natatorium. It is very impressive to see how much steel went up in such a short period of time. The School Building Committee continues to meet and monitor the project closely and we are still on-time and on budget.

Level 1 Budgets were submitted by all departments on Friday, January 17th. Now that Governor Healey has submitted her initial budget, we expect to receive the School Department budget by the end of the month to get our first semi-clear picture of the budget for FY26. We will continue working with Department Heads to balance their needs with our fiscal policies and look forward to another collaborative process.

The Town received notification last week that we were awarded Complete Streets Funding in the amount of \$446,976.00 to install sidewalks along Westwood Avenue to Maple Street. We will be supplementing this funding to install sidewalks on Maple Street from Westwood to Savoy to close that loop to the High School. Thank you to our Planning Director, Rob Watchilla, as well as Mark Berman and Bruce Fenney from the DPW for putting together this grant application to continue the expansion of our sidewalk network.

The Town also received notification of a grant award in the amount of \$70,000 from the Executive Office of Housing and Livable Communities Planning Grant Program to support our Zoning Review & Diagnostic. This grant coincides, not by accident, to our Bylaw Review project initiated by the Town Council and as outlined by the Charter. Obviously, The Zoning Bylaw is our lengthiest and most cumbersome chapter, and this will provide much needed technical guidance for that portion of the review. Thanks to our Deputy Town Manager, Rebecca Lisi for administering this grant application.

The Chestnut Street Pump Station Upgrade Project has officially kicked off and bidding documents are being prepared in anticipation of a Bid Opening in early March. This project, funded by a nearly two million dollar MassWorks Grant, will provide much needed upgrades to our Water Pumping Station on Chestnut Street near the intersection of Shaker Road. I will keep you updated as the project progresses.

Upcoming Events: Center Town District Steering Committee – Wednesday, January 29th at 6pm at the COA
Coffee with the Town Manager – Wednesday, February 5th at 10:30am at the COA

Respectfully submitted,

Thomas D. Christensen
Town Manager

Natatorium Building - East Longmeadow High School Weekly Report No. 004 Monday, 1-06-25 through Friday, 1-10-25

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

Natatorium Building – East Longmeadow High School

Special Note:

This report will not be issued any further until such time as construction resumes for the Natatorium Building.

I. Safety:

- a. The Project has run 24 consecutive workdays without a lost time injury through Friday, 1-10-25.

II. Average Daily Manpower (Monday - Friday):

- a. No work completed at the Pool Building this past week.

III. Meetings:

No meetings were held this week concerning the Pool Building.

IV. Testing/Inspections:

No inspections or testing performed this week.

On-Site Activities:

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

- b. Fontaine Brothers is responsible for coordinating and managing all onsite construction activities as well as all safety practices of their subcontractors & vendors. Fontaine also schedules the materials testing lab when needed on site.
- c. Fontaine continues processing and developing the following:
 - Product submittals for item needed in the building.
 - Generate/issue RFI's for unforeseen items and items in question with the drawings/specifications.
 - Issue approved shop drawings through the ProCore program.

Div. 3 – Concrete: (Manafort/Precision)

- a. No formwork or concrete placed this past week. Concrete foundation work is scheduled to begin after the B-Wing in the school building is complete.

East Longmeadow High School Weekly Report No. 030 Monday, 1-06-25 through Friday, 1-10-25

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

East Longmeadow High School Building:

I. Safety:

- a. The Project has run 157 consecutive workdays without a lost time injury through Friday, 1-10-25.

II. Average Daily Manpower (Monday - Friday):

- a. The Project averaged 31 workers per day for the period of Monday, 1-06-25 through Friday, 1-10-25.

III. Meetings:

- a. Fontaine and Skanska conducted a monthly CPM Schedule Review Meeting to answer any questions, resolve details and add/delete/clarify schedule activities.
- b. The weekly Owner/Architect/Contractor (OAC) Meeting was held on Thursday, 1-09-25 starting at 1:00 PM.

IV. Testing/Inspections:

- a. Independent Testing Lab: (Allied Materials Testing Lab)
 - Concrete:
Allied has been on site multiple times this week performing rebar and concrete inspections for the continued concrete placement at foundation walls and interior column piers in the A, B & C Wings.
 - Structural Steel:
Allied Testing's steel inspectors (Patrick Blume and Julian Freeman) were also on site starting Thursday, 1-09-25 to observe the structural steel erection at the D-Wing.
- b. Town of East Longmeadow's Building/Fire Inspectors:
 - The Town's new Building Commissioner (William Cahillane) was on site this week to introduce himself, meet with Fontaine's Supt. (Mark Hogan) and walk the Project site.
- c. Inspections by the Architect, Engineers, and Consultants:
 - JWA/SMMA Architects & Engineers (Aviva Galaski, Helen Fantini and Jean Kim) walked the Project site on Thursday, 1-09-25, after to the weekly OAC Meeting.

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. Fontaine also schedules the materials testing lab as needed.
- b. Fontaine continues processing and developing the following:
 - Product submittals for item needed in the building.
 - Generate/issue RFI's for unforeseen items and items in question with the drawings/specifications.
- c. Issue approved shop drawings through the ProCore program.

Natatorium Building - East Longmeadow High School Weekly Report No. 005 Monday, 1-13-25 through Friday, 1-17-25

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

Natatorium Building – East Longmeadow High School

I. Safety:

- a. The Project has run 29 consecutive workdays without a lost time injury through Friday, 1-17-25.

II. Average Daily Manpower (Monday - Friday):

- a. The Project averaged 13 workers per day for the period of Monday, 1-13-25 through Friday, 1-17-25.

III. Meetings:

No meetings were held this week concerning the Pool Building.

I. Testing/Inspections:

- a. Independent Testing Lab: (Allied Materials Testing Lab)
 - Concrete and Reinforcement:
Concrete/Rebar testing and inspection was performed on the first section of foundation wall footings at the west and south sides of the Pool Building.

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. Fontaine also schedules the materials testing lab when needed on site.
- b. Fontaine continues processing and developing the following:
 - Product submittals for items needed in the building.
 - Generate/issue RFI's for unforeseen items and items in question with the drawings/specifications.
 - Issue approved shop drawings through the ProCore program.

Div. 3 – Concrete: (Manafort/Precision)

- a. Manafort received two (2) deliveries of rebar and accessories on 1-13-25 and another on 1-14-25.
- b. Began installing foundation wall formwork and rebar for the footings on the west and south sides of the Pool Building/Natatorium.
- c. Placed 22 cys of concrete into these first sections of foundation wall footings on the west and south sides of the Pool Building on Friday, 1-17-25.
- d. The total yardage of concrete placed through Friday, 1-17-25 is 22 cys.

East Longmeadow High School Weekly Report No. 031 Monday, 1-13-25 through Friday, 1-17-25

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

East Longmeadow High School Building:

I. Safety:

- a. The Project has run 162 consecutive workdays without a lost time injury through Friday, 1-17-25.

II. Average Daily Manpower (Monday - Friday):

- a. The Project averaged 31 workers per day for the period of Monday, 1-13-25 through Friday, 1-17-25.

III. Meetings:

- a. Fontaine conducted numerous scope-of-work review meetings this week for the apparent low, qualified bidders on such bid packages as Misc. Metals, Glass & Glazing, Masonry, Drywall, Acoustics,
- b. The weekly Owner/Architect/Contractor (OAC) Meeting was held on Thursday, 1-16-25 starting at 1:00 PM.

IV. Testing/Inspections:

- a. Independent Testing Lab: (Allied Materials Testing Lab)
 - Concrete and Reinforcement:
No concrete inspections/testing performed this week.
 - Structural Steel:
Allied Testing's steel inspectors (Patrick Blume and Julian Freeman) were on site numerous days this week to observe the structural steel installation of the C and D-Wings.
- b. Town of East Longmeadow's Building/Fire Inspectors:
 - The Town's Building Commissioner (Will Cahillane) was on site Thursday, 1-16-25 in the AM performing a walk through of the job site.
- c. Inspections by the Architect, Engineers, and Consultants:
 - OTO Soils Engineers (Justin Humphrey) was on site mid-week to observe backfill operations at the south and east ends of B-Wing.
 - RSE Structural Engineers (Georgi Chaykov) was on site Thursday, 1-16-25 in the AM performing on inspection of the on-going structural steel installation at the C and D Wings.
 - JWA/SMMA Architects & Engineers (Dorrie Brooks) walked the Project site on Thursday, 1-16-25, after to the weekly OAC Meeting.

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. Fontaine also schedules the materials testing lab as needed.
- b. Fontaine continues processing and developing the following:

- Product submittals for items needed in the building.
 - Generate/issue RFI's for unforeseen items and items in question with the drawings/specifications.
- c. Issue approved shop drawings through the ProCore program.

Div. 3 – Concrete: (Manafort/Precision)

- a. Continued use of the three diesel fired ground heating systems to keep building components frost free.
- b. Continued using temporary thermal insulation blankets at night to protect the concrete from the cold.
- c. Continued installation of interior column leveling plates and grout in the B and C-Wings.
- d. Removed formwork from foundation walls at the SW corner of A-Wing and at the Retaining Wall adjacent to the Loading Dock area.
- e. Parging/rubbing the top of the concrete foundation walls at the brick shelf, creating a smooth surface, for the air & vapor barrier installed by others. This work is being done at the A-Wing.
- f. Concrete placement has been:
 - No concrete was placed this past week.
 - The total yardage of concrete placed through Friday, 1-17-25 is 1,814 cys.
- g. Compression testing at 28 days of all concrete cylinder samples taken to date have been found acceptable.

Div. 5 – Metals (Str. Stl., Decking, Joists): (Norgate for fabrication & Stellar to complete erection)

- a. Continued erecting the structural steel columns, beams and decking making up the D-Wing, moving from the east to the west ends.
- b. Erecting the C-Wing structural steel framing.
- c. Erecting floor and roof decking as the structural framing is in place.
- d. Detailing steel connections (bolt and welds) in the D-Wing.
- e. The iron workers worked 9-hour days this week with the premium portion at their own expense.
- f. Continued to issue numerous Requests for Information (RFI's) to confirm installation and connections.
- g. Corrected a problem discovered with interior column footing for Column A9.5/AL in D-Wing. It was found this was initially installed at Column Line A9.5/CL, which is 3 " to the east of the required location. Reference Request for Information (RFI) #147.
- h. Began installation of the shear studs for the composite floor system on Thursday, 1-16-25.
- i. Also, began installation of the large bar joists on the 2nd floor of D-Wing on Friday, 1-17-25.

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

Gagliarducci was on site this week performing:

- a. Continued to receive deliveries of the structural fill material (sand) and crushed stone for use backfilling concrete foundation walls and at underside of concrete floor slabs and crushed stone for the footing drain piping.
- b. Backfilling foundation footings, walls & interior column piers in the B and C Wings where possible.
- c. Continued installing the 3 inch rigid insulation board on the outside surface of the completed foundation walls in the B-Wing in advance of backfilling.
- d. Continued maintaining the gravel "anti-track" pad for trucks exiting the job site.
- e. Filling and rough grading to the required elevation at the underside of the concrete floor slab within the B-Wing.
- f. Backfilled and compacted the concrete retaining wall in the area adjacent to the Loading Dock area.
- g. General cleanup and organizing tools and equipment for the long holiday weekend & possible snowfall.

PHOTOS:



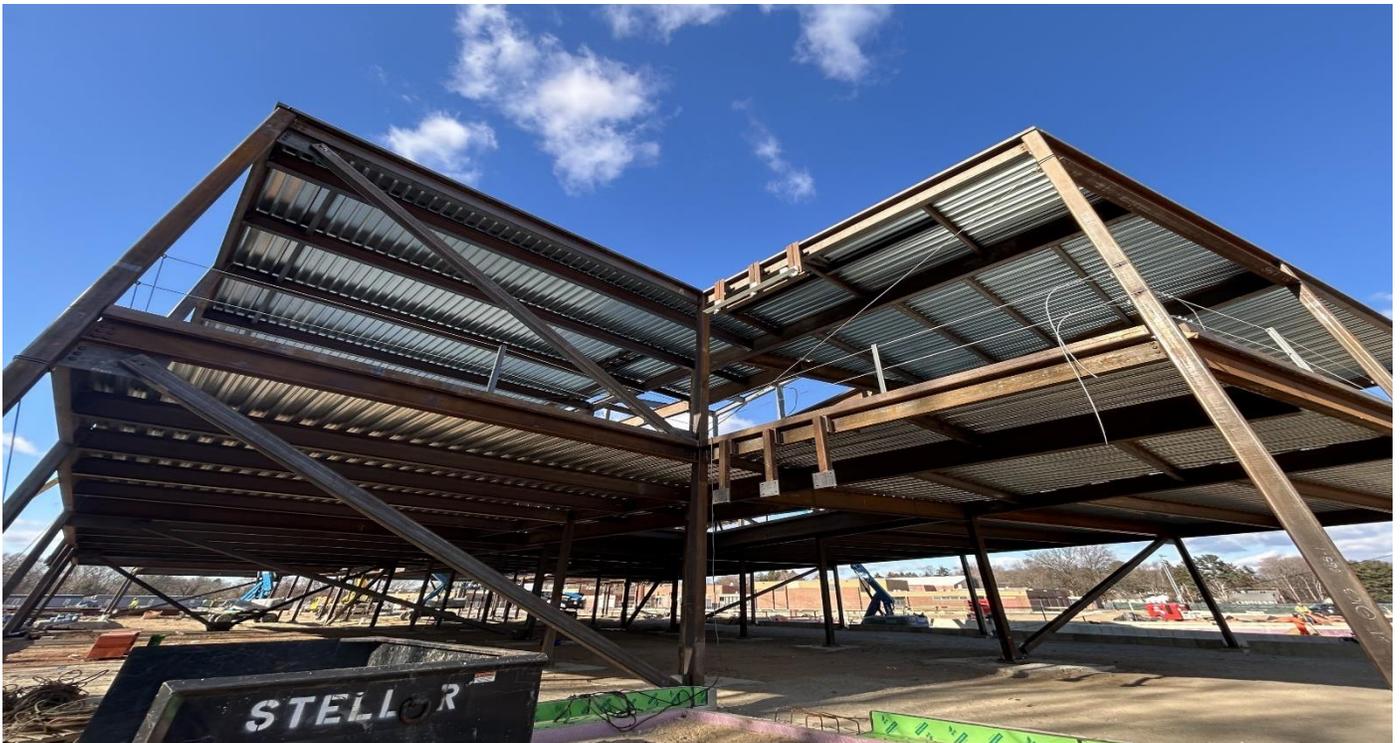
View looking east from the south side of the building at the continued install of steel framing members creating the D-Wing



View from the ground at the east end of D-Wing looking up at the roof decking being installed



The structural steel contractor has completed corrective measures at Column A9.5/AL in D-Wing per direction in RFI No. 147



View looking up from the exterior southeast corner of D-Wing at the steel framing and decking installed



Looking at the southwest corner of A-Wing's concrete foundation wall with the brick shelf getting parged/rubbed to receive the AVB flashing materials



View looking north at the crane hoisting steel beams up to the iron workers for assembly in the D-Wing



Looking at a delivery of welded wire fabric (WWF) for use at the lower concrete floor slab area for the Stage



The site contractor continues to install filter fabric, crushed stone & pipe for footing drains in B-Wing

Div. 5 – Metals (Str. Stl., Decking, Joists): (Norgate Fabrication, Stellar Steel Erection)

- a. Fontaine has awarded the structural steel package to Norgate Fabrication Company out of Canada.
- b. Structural steel erection will be performed by Stellar Steel Erectors.

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

Gagliarducci was on site this week performing:

- a. Continued to receive deliveries of the structural fill material and crushed stone for use under the new foundation wall footings.
- b. Performing excavation work & installing the crush stone base for the perimeter foundation wall footings now being installed by others.

PHOTOS:



Site contractor has begun excavation & crushed stone base for the perimeter concrete foundation walls at the south side of the Natatorium Building



The site work contractor continues excavation work and crushed stone base in the creation of the new Natatorium Building



Concrete formwork and rebar are placed in a step-down portion of the foundation wall at the south side of the Natatorium Building



View looking east along the south side of the Pool Building at the foundation wall footing with concrete placed and being finished



The concrete contractor is completing the 1st concrete placement at a section of footing at the south side of the Natatorium Building



View looking north along the west side of the Pool Building at the foundation wall footing having concrete placed in it



The concrete contractor is installing footing formwork and rebar for the equipment in the Pool Building

Div. 3 – Concrete: (Manafort/Precision)

- a. Operating three diesel fired ground heating systems to keep formwork and reinforcement frost free.
- b. Continued using temporary thermal insulation blankets at night to protect the fresh concrete from the cold.
- c. Continued installing interior column concrete pier foundations in the A and B Wings.
- d. Continued installation of interior column leveling plates and grout in the B and C-Wings.
- e. Stripping interior column spread footing formwork in the A and B-Wings.
- f. Parging/rubbing the top of the concrete foundation walls at the brick shelf, creating a smooth surface, for the air & vapor barrier installed by others. This was done at the B-Wing.
- g. Concrete placement has been:
 - Concrete was placed on Monday, 1-06-25 (33 cys) and Friday, 1-10-25 (51 cys) in the A-Wing for the completion of the south and west foundation walls and at the retaining wall adjacent to the Loading Dock in D-Wing.
 - The total yardage of concrete placed through Friday, 1-10-25 is 1,814 cys.
- h. Compression testing at 28 days of all concrete cylinder samples taken to date have been found acceptable.

Div. 5 – Metals (Str. Stl., Decking, Joists): (Norgate for fabrication & Stellar to complete erection)

- a. Began erecting the structural steel columns and beams making up the D-Wing on Monday, 1-06-25, utilizing a 115 ton hydraulic crane and all-terrain forklifts (Lulls).
- b. Also, set the floor decking onto the 2nd floor framing at the D-Wing.
- c. Continued issuing a number of Requests for Information (RFI's) in preparation of their structural steel drawings.
- d. The Iron Worker worked 9-hour days this week with the premium portion at their own expense.

Div. 7 – Thermal and Moisture Protection: (Foundation wall AVB/flashing – Superior Damp Proofing)

- a. The initial contract work of completing the AVB at 1,600 LF of foundation wall/brick shelf has been performed. No further work at this time.

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

Gagliarducci was on site this week performing:

- a. Continued to receive deliveries of the structural fill material for use backfilling concrete foundation walls and at underside of concrete floor slabs.
- b. Backfilling foundation footings, walls & interior column piers in the A, B and C Wings where possible.
- c. Continued excavation & installing the crush stone base for interior column spread footings in the A and B Wings.
- d. Continued installing the 3 inch rigid insulation board on the outside surface of the completed foundation walls in the B-Wing in advance of backfilling.
- e. Continued maintaining the gravel “anti-track” pad for trucks exiting the job site.
- f. Excavated for and installed the 450 gallon Water Quality Units #WQU-1 and WQU2-1 as well as the associated Catch Basins #CB1-8 and drainage pipe at the fire access road located at the east side of the site.
- g. Filling and rough grading to the required elevation at the underside of the concrete floor slab within the B-Wing.
- h.

PHOTOS:



Erecting the structural steel framing at the east end of D-Wing began on Monday, 1-06-25



Two iron workers, working from separate manlifts, receive a steel floor beam from the hydraulic crane to be bolted into position at the east end of the D-Wing



View looking west from the far east side of the job site (the end of D-Wing) with the iron worker erecting the structural steel framing on Monday, 1-06-25



View looking down into the Water Quality Unit catch basin #WQU-1 at east end of D-Wing. This device is located downstream of the 1,500 gallon Oil/Water Separator tank



The site contractor is filling and rough grading to the under slab elevation in the B-Wing



View looking at the SW corner of the A-Wing with the last portion of building foundation wall formwork ready for concrete



Standing in the A-Wing looking west at interior column concrete spread footings with formwork removed



The concrete contractor continues to install interior column levelling plates with grout in the B-Wing

Div. 5 – Metals (Str. Stl., Decking, Joists): (Norgate Fabrication, Stellar Steel Erection)

- a. Fontaine has awarded the structural steel package to Norgate Fabrication Company out of Canada.
- b. Structural steel erection will be performed by Stellar Steel Erectors.

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

- a. No additional site work was completed this past week.

Photos:



View looking NE across the area where the new Pool Building will be erected



View looking SW across the area where the new Pool Building will be erected