



TOWN OF EAST LONGMEADOW

Town Manager's Report

February 11, 2025

Good evening:

Attached please find project reports for the weeks of January 20th and January 27th regarding the construction of the new high school and natatorium. The project continues to progress as the steel continues to be erected as pre-insulated roof decking begins to be installed. The foundation walls of the natatorium were poured as that building is coming along nicely as well.

Governor Healey filed the Municipal Empowerment Act on January 31st in an effort to provide more control to local municipalities in addressing areas of concern. This bill is based, almost entirely, on input from municipal officials and addresses issues concerning local revenue, procurement, tax exemptions and more. Town staff have already begun research on several components of this bill and identified several efficiencies that would be gained.

The Fiber to the Home project is also progressing, as we await further information from the utility companies following our design application submittals. In a month or so, Whip City Fiber will join us at a Council meeting to provide a recap of the process so far, as well as introduce our marketing plan. This plan will inevitably dictate our construction roll-out schedule, as we balance customer interest with construction costs. I will keep you posted as to when that meeting will take place.

Erin Hastings, the Executive Director of Westcomm since its inception, tendered her resignation in December and has moved on to pursue another opportunity. The Board of Directors is currently searching for a temporary Interim Director to keep the lights on and provide a diagnostic for the organization. We expect to search for a permanent replacement concurrently as we examine the operation and make changes to ensure effective emergency communications.

The new Westcomm Regional Emergency Communication Center at 645 Shawinigan Drive in Chicopee has made great progress in the last few months. The shell of the building has been complete and work continues on HVAC, plumbing and finishes. The project remains on time and on budget with expected completion and occupancy in May of this year.

The Center Town District Steering Committee met on January 29th to begin crafting the specific bylaw language of the new district. Pioneer Valley Planning Commission provided a broad view of topics to include in the bylaw and begin discussion as to the general direction the Steering Committee would be headed. Some details discussed were permitted uses and dimensional, density and parking requirements. The Committee will meet again on February 19th to continue their construction of the bylaw.

Upcoming Events: Center Town District Steering Committee – Wednesday, February 19th at 6pm at the COA

Respectfully submitted,

Thomas D. Christensen
Town Manager

Natatorium Building - East Longmeadow High School Weekly Report No. 006 Monday, 1-20-25 through Friday, 1-24-25

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

Natatorium Building – East Longmeadow High School

I. Safety:

- a. The Project has run 33 consecutive workdays without a lost time injury through Friday, 1-24-25.

II. Average Daily Manpower (Monday - Friday):

- a. The Project averaged 11 workers per day for the period of Tuesday, 1-21-25 through Friday, 1-24-25.
- b. Note the Project did not work on Monday, 1-20-25, in observance of the Martin Luther King Holiday.

III. Meetings:

- a. Fontaine conducted a scope-of-work conformation review meeting with the low, qualified bidder completing the actual pool structure and equipment.

I. Testing/Inspections:

- a. Independent Testing Lab: (Allied Materials Testing Lab)
 - Concrete and Reinforcement:

Reinforcement inspection and concrete testing was performed by Allied Testing on Friday, 1-24-25 where 44 cys of concrete were placed into foundation wall forms at the west end of the Natatorium and pool equipment foundation pad.

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.
- a. Fontaine continues processing and developing the following:
 - Product submittals for items needed in the building.
 1. Generate/issue RFI's for unforeseen items and items in question with the drawings/specifications.
 2. Issue approved shop drawings through the ProCore program.

Div. 3 – Concrete: (Manafort/Precision)

- a. Continued installing footing and wall concrete formwork and rebar for the foundation walls at the west and south sides of the Natatorium.
- b. Completed equipment pad formwork and reinforcement for the Pool Building's equipment.
- c. Placed 44 cys of concrete into these items on Friday, 1-24-25
- d. The total yardage of concrete placed through Friday, 1-24-25 is 66 cys.

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 very limited on site this week performing:

- a. Completed only snow removal at the beginning of the week.

PHOTOS:



View looking north along Column Line P9 at the Natatorium Building with footing formwork being removed



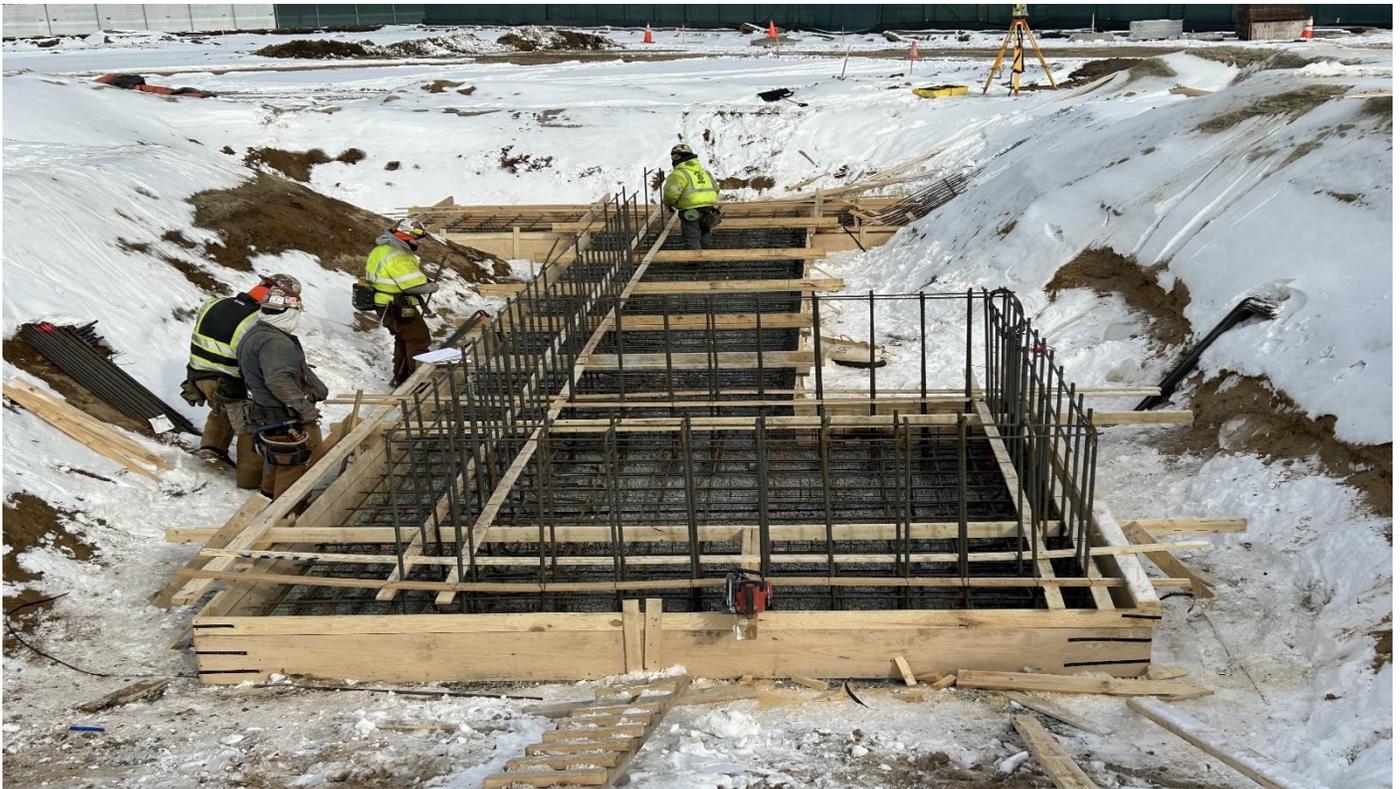
View looking east along Column Line PG at the Natatorium Building with footing formwork being removed



View looking north along Column Line P9 at the Natatorium Building with foundation wall formwork being installed



View looking east along Column Line PG at the Natatorium Building with foundation wall formwork being installed



Looking at the concrete formwork and reinforcement required for the pool equipment concrete support pad



View looking east across the B-Wing at the concrete pump truck set up at the Natatorium Building concrete placement this date



Concrete is being pumped into formwork for the Pool Building's water filtering equipment

East Longmeadow High School Weekly Report No. 032 Monday, 1-20-25 through Friday, 1-24-25

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

East Longmeadow High School Building:

I. Safety:

- a. The Project has run 166 consecutive workdays without a lost time injury through Friday, 1-24-25.

II. Average Daily Manpower (Monday - Friday):

- a. The Project averaged 13 workers per day for the period of Tuesday, 1-21-25 through Friday, 1-24-25.
- b. Note the sitework contractor (Gagliarducci) is current with their work and was not on site this week.
- c. Also note the Project did not work on Monday, 1-20-25, in observance of the Martin Luther King Holiday.

III. Meetings:

- a. Fontaine continued to hold numerous scope-of-work review meetings this week for the apparent low, qualified bidders on such bid packages as Carpentry, Drywall & Ceilings, Fireproofing, etc.
- b. The Massachusetts School Building Authority (MSBA) held a kick-off meeting on Wednesday, 1-22-25, starting at 1:00 PM between JWA/SMMA Architects, Fontaine, and Skanska.
- c. The weekly Owner/Architect/Contractor (OAC) Meeting was held on Thursday, 1-23-25 starting at 1:00 PM.
- d. The monthly School Building Committee (SBC) Meeting was held on Thursday, 1-23-25, starting at 3:00 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 Wednesday, 1-22-25 for only a short period due to the very cold conditions and no steel inspection work required.
- b. Town of East Longmeadow's Building/Fire Inspectors:
 - The Town's Building Commissioner (Will Cahillane) was onsite Thursday, 1-23-25, in the AM for a project walkthrough and observation.
- c. Inspections by the Architect, Engineers, and Consultants:
 - OTO Soils Engineers (Justin Humphrey) was not on site this short week.
 - JWA/SMMA Architects & Engineers (Kristian Whitsett & Aviva Galaski) walked the Project site on Thursday, 1-23-25, 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 installation of interior column leveling plates and grout in the B and C-Wings.
- b. No concrete was placed this past week.
- c. Concrete foundations and interior column spread footings are complete.
- d. The total yardage of concrete placed through Friday, 1-24-25 is 1,814 cys.
- e. 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. Complete erecting the last few pieces of structural steel framing members required at the D-Wing.
- b. Continued erecting the C-Wing structural steel framing.
- c. Now erecting structural steel columns and beams making up the E-Wing.
- d. Continued erecting floor and roof decking as the structural framing is in place.
- e. Hoisted and set perforated & insulated metal roof decking onto the 2nd floor of C-Wing
- f. Continued detailing steel connections (bolt and welds) in the D-Wing.
- g. The iron workers worked 9-hour days this week with the premium portion at their own expense.
- h. Continued to issue numerous Requests for Information (RFI's) to confirm installation and connections.
- i. Continued installing shear studs for the composite floor system in the D-Wing as the weather permitted.
- j. Relocated the hoist crane to its fourth pick position at the exterior, south side of E-Wing.

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

Gagliarducci was very limited on site this week performing:

- a. Completed only snow removal at the beginning of the week.

Photos:



Looking at bundles of pre-insulated acoustic metal roof decking to be hoisted to the roof of C-Wing



The structural steel contractor uses a man lift to reach the roof elevation framing in the C-Wing



View from the ground looking up at the structural steel contractor installing shear studs onto the 2nd Floor deck in the D-Wing



View of the pre-insulated roof decking set up onto the roof trusses at south end of C-Wing



Double run safety cable installed at the 2nd floor of D-Wing on the south side of the building



View from the south side of E-Wing looking at the continued structural steel framing installation

Natatorium Building - East Longmeadow High School Weekly Report No. 007 Monday, 1-27-25 through Friday, 1-31-25

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

Natatorium Building – East Longmeadow High School

I. Safety:

- a. The Project has run 38 consecutive workdays without a lost time injury through Friday, 1-31-25.

II. Average Daily Manpower (Monday - Friday):

- a. The Project averaged 11 workers per day for the period of Monday, 1-27-25 through Friday, 1-31-25.

III. Meetings:

- a. A Scope Change Review Meeting of Fontaine’s PCO #6005, dated 1-15-25 (sitework changes 60% to 100% drawings) was held on Tuesday, 1-28-25 at 9:00 AM. In attendance were the designers JWA/SMMA, Fontaine, Gagliarducci and Skanska.
- b. The weekly Owner/Architect/Contractor (OAC) Meeting was held on Thursday, 1-30-25 starting at 1:00 PM.
- c. Also on Thursday, 1-30-25, a LEED Kick-Off Meeting was also held starting at 2:00 PM
- d. Fontaine held a scope-of-work confirmation meeting with the low, qualified bidder on Painting in the Natatorium Building on Friday, 1-31-25, starting at 1:00 PM.

I. Testing/Inspections:

- a. Independent Testing Lab: (Allied Materials Testing Lab)
 - Concrete:
Performed concrete testing and inspection of the 16 cys placed on Wednesday, 1-29-25 for a section of foundation wall at the south side of the Natatorium.
 - Reinforcement:
Also, completed a rebar inspection at this same section of foundation wall formwork on this same date
- b. Town of East Longmeadow’s Building/Fire Inspectors:
 - The Town’s new Building Commissioner (William Cahillane) was on site Wednesday, 1-29-25 to complete a walkthrough of the Project and see the progress.
- c. Inspections by the Architect, Engineers, and Consultants:
 - JWA Architects (Jill DeCoursey) was on site Thursday, 1-30-25 completing a field inspection.
 - SMMA Architects & Engineers (Cameron St. Croix) was site Friday, 1-31-25, touring the project site and completing an inspection of the on-going earthwork and soil conditions.

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. Removed the foundation wall and footing formwork where concrete was placed on Friday, 1-24-25.
- b. Continued installing footing & wall concrete formwork and rebar for foundation walls at the south side.
- c. Removed the concrete formwork from the equipment pad.
- d. Placed 16 cys of concrete on 1-29-25 for the foundation wall at Column Lines PG and G5 at the south side.
- e. The total yardage of concrete placed through Friday, 1-31-25 is 82 cys.
- f. General cleanup.

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

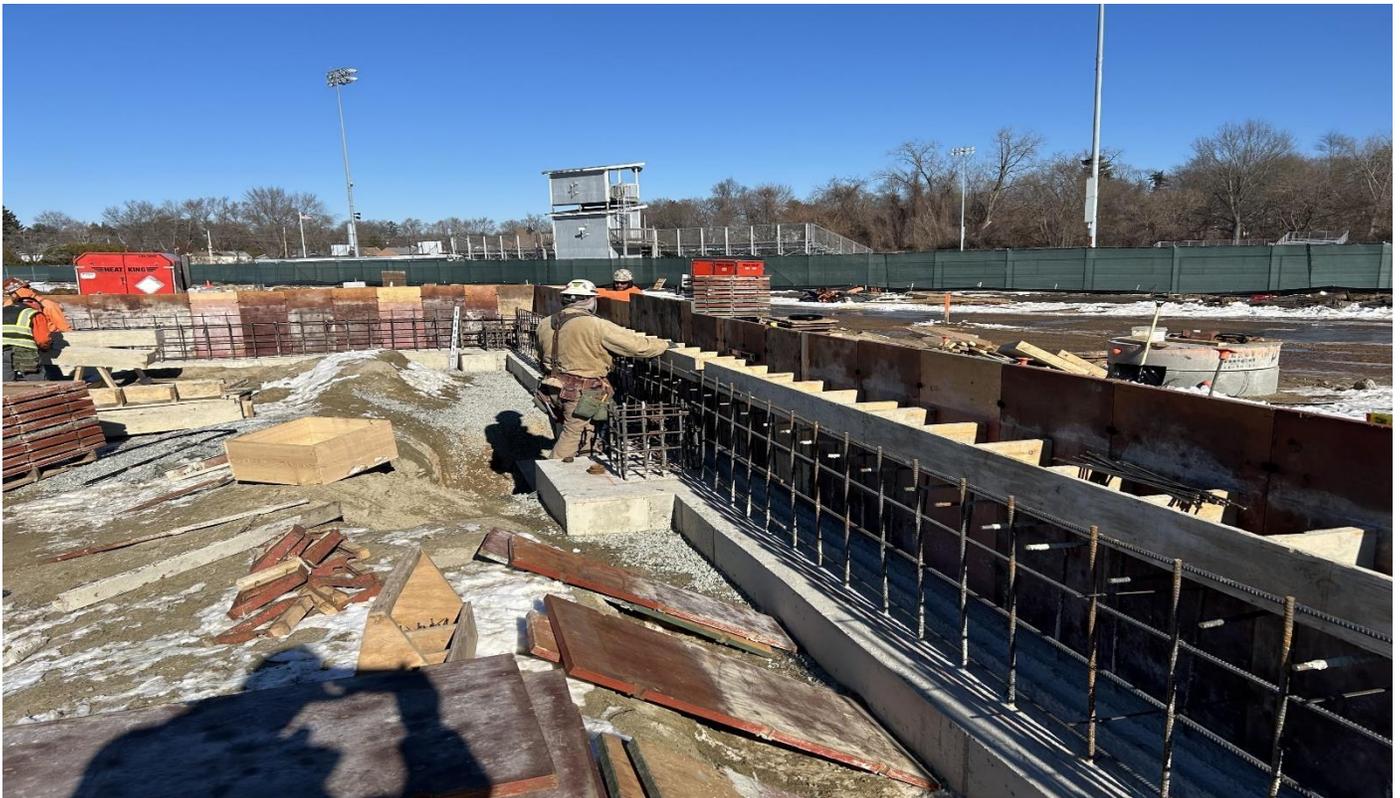
- a. Fontaine has awarded the structural steel package to Norgate Fabrication Company out of Canada.
- b. Structural steel erection will be performed by Stellar Steel Erectors.

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

Gagliarducci Sitework:

- a. Not on site this week for the Natatorium Building.

PHOTOS:



The concrete contractor is erecting foundation wall formwork & rebar at the south wall of the Natatorium Building



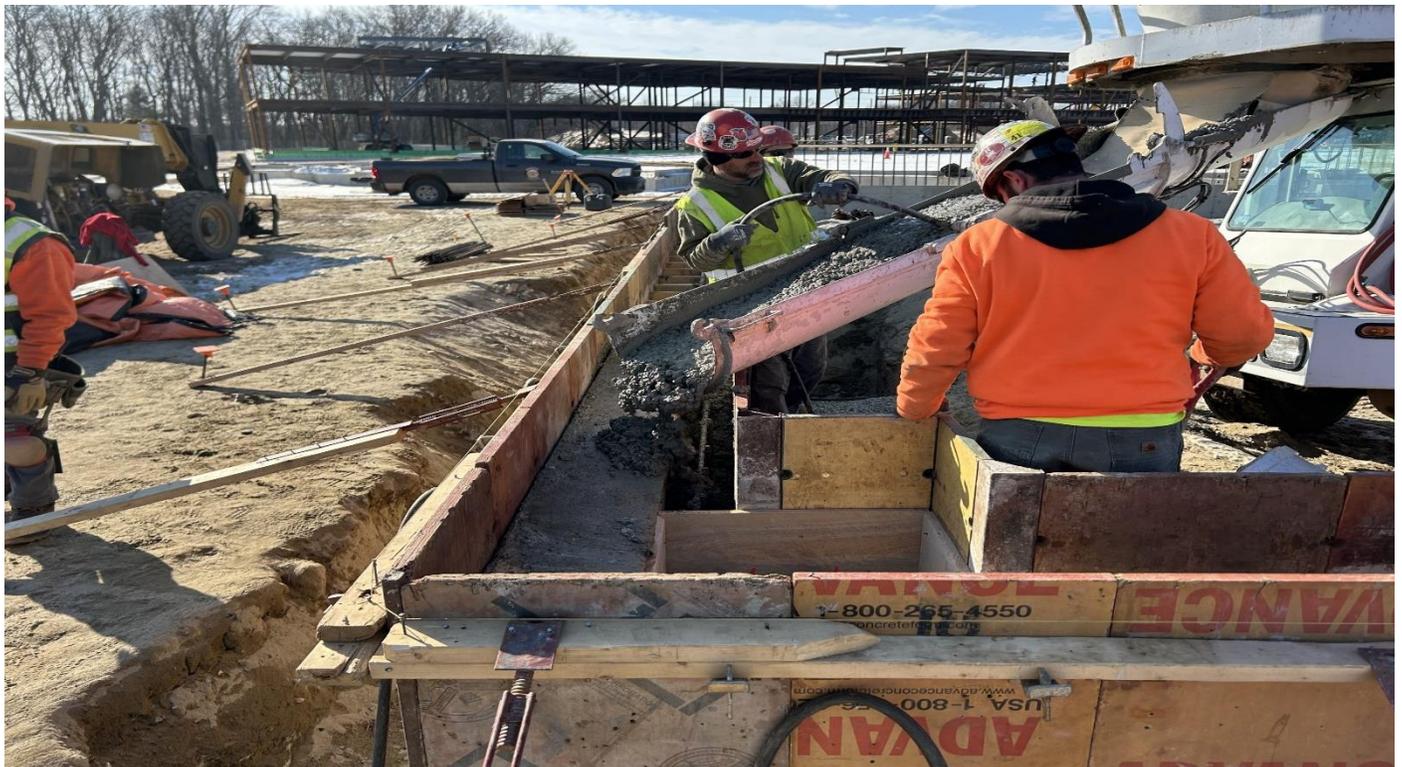
The concrete contractor is parging/filling a low area at the southwest corner of the foundation wall at the Natatorium Building



Looking at the concrete support footing for the pool filtering equipment



The concrete contractor is placing concrete from the truck directly into the wall forms at Column Line P5 at south side of the Natatorium Building



Concrete is being discharged from the truck into foundation wall forms at Column Lines P5 and PG at south side of the Natatorium



View looking east along Column Line PG at south side of the Natatorium Building at the foundation wall formwork receiving concrete fill



The concrete contractor is installing the vertical rebar required at the pool equipment concrete slab

East Longmeadow High School Weekly Report No. 033 Monday, 1-27-25 through Friday, 1-31-25

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

East Longmeadow High School Building:

I. Safety:

- a. The Project has run 171 consecutive workdays without a lost time injury through Friday, 1-31-25.

II. Average Daily Manpower (Monday - Friday):

- a. The Project averaged 13 workers per day for the period of Monday, 1-27-25 through Friday, 1-31-25.
- b. The sitework contractor (Gagliarducci) was on site only 1-day completing an earthen ramp into B-Wing.
- c. The structural steel contractor (Stellar Steel) did not work on Friday, 1-31-25 due to the rainy weather.

III. Meetings:

- a. Fontaine continued to hold scope-of-work review meetings this week for the apparent low, qualified bidders on such bid packages as Painting.
- b. The weekly Owner/Architect/Contractor (OAC) Meeting was held on Thursday, 1-30-25 starting at 1:00 PM.
- c. A LEED Kick-Off Meeting was held this date starting at 2:00 PM with CKM Consulting Group.

IV. Testing/Inspections:

- a. Independent Testing Lab: (Allied Materials Testing Lab)
 - Concrete and Reinforcement:
No concrete or rebar inspections/testing performed this week.
 - Structural Steel:
Allied Testing's steel inspectors (Patrick Blume and Julian Freeman) were on site Wednesday, 1-29-25, monitoring structural steel progress & completing inspections of installed work.
- b. Town of East Longmeadow's Building/Fire Inspectors:
 - The Town's new Building Commissioner (William Cahillane) was on site Wednesday, 1-29-25 to complete a walkthrough of the Project and see the progress.
- c. Inspections by the Architect, Engineers, and Consultants:
 - JWA Architects (Jill DeCoursey) walked the Project on Thursday, 1-30-25, before the weekly OAC Meeting.
 - SMMA Architects & Engineers (Cameron St. Croix) was site Friday, 1-31-25, mid-morning touring the project site and completing an inspection of the on-going earthwork and soils.

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.
 - d. Fontaine prepared and issued a "pencil copy" of their Requisition #8 (January 2025) for review & comment.

Div. 3 – Concrete: (Manafort/Precision)

- a. No concrete was placed this past week.
- b. Concrete foundations and interior column spread footings are complete.
- c. The total yardage of concrete placed through Friday, 1-31-25 is 1,814 cys.
- e. 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. Installing floor and roof decking in the C and D-Wings.
- b. Continued erecting the E-Wing structural steel framing.
- c. Continued detailing steel connections (bolt and welds) in the D-Wing.
- d. The iron workers worked 9-hour days this week with the premium portion at their own expense.
- e. Continued to issue numerous Requests for Information (RFI's) to confirm installation and connections.
- f. Continued installing shear studs for the composite floor system in the D & E-Wings as the weather permitted.
- g. Relocated the hoist crane to Pick Position No. 5 and started steel erection at the A-Wing.
- h. No structural steel erectors on site Friday, 1-31-25 due to the wet weather.

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

Gagliarducci Sitework:

- a. On site briefly this week to construct an earthen ramp over concrete foundation at the south side of B-Wing.

Photos:



View from the B-Wing looking south at the continuing erection of the structural steel framing of the E-Wing



Observing an iron worker receiving steel framing members from the crane in erecting the E-Wing



View from the exterior south side of D-Wing looking west at the str stl erection making up the E-wing



Looking up from the Ground Floor Level at the structural steel framing and metal decking of the roof structural at south end of C-Wing

m



View west looking across the 1st Floor of the D-Wing under the steel framing of the 2nd Floor above



View looking north at the installation of the structural steel framing making up the A-Wing



Looking west from within the A-Wing at an iron worker receiving a steel beam from the crane for installation in A-Wing