



TOWN OF EAST LONGMEADOW

Town Manager's Report

March 25, 2025

Good evening:

Attached please find project reports for the weeks of March 3rd and March 10th regarding the construction of the new high school and natatorium. The project continues to be on time and on budget. It simply never gets old seeing the monumental progress of this project, week in and week out.

We are putting the finishing touches (I will adjust it a mere 10,000 more times between now and April 1st, which Kim loves) on the Draft FY26 budget as we continue to have every conversation and forecast conservatively for the future. The process has not been without its challenges, as we navigate every possible permutation to ensure a responsible fiscal position. I would like to thank all of our departments for a collective, collaborative effort and seeing the forest for the trees.

The 2024 Annual Report was published last week. The report is available on the Town website under the Government tab <https://www.eastlongmeadowma.gov/ArchiveCenter/ViewFile/Item/625> and a limited number of copies were printed and are available at offices in the Town Hall and the Library. 2024 was yet another interesting and exciting year for the Town of East Longmeadow and all the stats and information that you never thought you wanted to know are contained inside. Thank you to all of our departments for your timely submissions and a special thanks to Deb House, who compiled all of the information into another hearty edition of the Annual Report.

The winter sports season has wrapped up and Recreation had another well run season. Basketball programs saw close to 700 players, ages 3-18 and the Marlins swim team won their fourth championship in a row. Obviously, there is no off-season for the Rec Department as they are already registering applicants for the upcoming seasons for baseball, softball, soccer, lacrosse, swimming and the ever popular Pine Knoll Day Camp. The time and effort that go into the planning and execution of such a robust offering of programs, across every season, is really quite impressive. Thank you to the entire Recreation Team!!

Upcoming Events: Town Managers Budget Submission – April 1st
Coffee with the Town Manager – April 2nd at 10:30 at the COA
Earth Day Festivities – April 11th 1-4:30pm and April 12th at 9am at the COA
Lion's Club Fishing Derby – April 19th at 7 am at Heritage Park
Recreation Egg Hunt – April 19th at 9 am on the Rail Trail
American Revolution Ceremony – April 19th at 10am on the Town Hall Lawn

Respectfully submitted,

Thomas D. Christensen
Town Manager

East Longmeadow High School Weekly Report No. 034 Monday, 2-03-25 through Friday, 2-07-25

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

East Longmeadow High School Building:

I. Safety:

- a. The Project has run 176 consecutive workdays without a lost time injury through Friday, 2-07-25.

II. Average Daily Manpower (Monday - Friday):

- a. The Project averaged 13 workers per day for the period of Monday, 2-03-25 through Friday, 2-07-25.
- b. Note Stellar Steel Erectors did not work on Thursday, 2-06-25 due to the snowy/icy conditions.

III. Meetings:

- a. MSBA's Commissioning Agent (FST Engineers – John Friedman & Joe Rocco) held a Commissioning Kick-Off Meeting on Monday, 2-03-25, starting at 10 AM, between MSBA, JWA/SMMA Architects, Fontaine, Fontaine's subcontractors for MEP and Building Envelope and Skanska.
- b. Fontaine continued to hold scope-of-work review meetings this week for the apparent low, qualified bidders on such bid packages as the Metal Panels and Curtain Wall.
- c. The weekly Owner/Architect/Contractor (OAC) Meeting was held on Thursday, 2-06-25 starting at 1:00 PM.

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 and Decking:
Allied Testing's steel inspectors (Julian Freeman and Patrick Blume) were on site various times during the week, monitoring structural steel progress & completing inspections of installed work including decking.
- b. Town of East Longmeadow's Building/Fire Inspectors:
 - No Town officials or inspectors performed inspections this past week.
- c. Inspections by the Architect, Engineers, and Consultants:
 - OTO Engineers (Dustin Humphrey) was on site mid-morning on Tuesday, 2-04-25 performing a site walk through and inspection of the on-going earth work 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.
 - Issue approved shop drawings through the ProCore program.
- c. 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 for the school building.
- b. Concrete foundations and interior column spread footings are complete. Floor slabs remain to be done.
- c. The total yardage of concrete placed through Friday, 2-07-25 is 1,814 cys.
- d. 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 installing structural steel and floor/roof decking in the E-Wing.
- b. Detailing steel connections (bolt and welds) in the C and E-Wings.
- c. The iron workers worked 9-hour days this week with the premium portion at their own expense.
- d. Continued erecting structural steel columns and beams making up the A-Wing working from the west end toward the east end.
- e. Continued to issue numerous Requests for Information (RFI's) to confirm installation and connections.
- f. The hoist crane has been working from its 5th Pick Position.
- g. The iron workers did not work on Thursday, 2-06-26 or Friday, 2-07-25 due to the icy conditions.

Div. 22 – Plumbing: (Grasseschi Plumbing and Heating Company)

- a. Start on site on Wednesday, 2-05-25 with storm water drainage pipe in the southeast corner of the D-Wing.
- b. Receive and unload a shipment of cast iron stormwater drainage pipe and fittings at the site.
- c. Perform layout and begin installing stormwater drainage pipe at the 1st Floor of D-Wing.

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

Gagliarducci Sitework:

- a. Completing snow removal around the school building job site.
- b. Completing trench excavation in the 1st Floor of the D-Wing for installation of under slab, stormwater, drainage piping along with the plumbing contractor.

Photos:



The structural steel contractor in installing the metal roof decking at the roof line of the E-Wing



The structural steel contractor continues standing up the steel columns making up the A-Wing with the help of the hydraulic crane



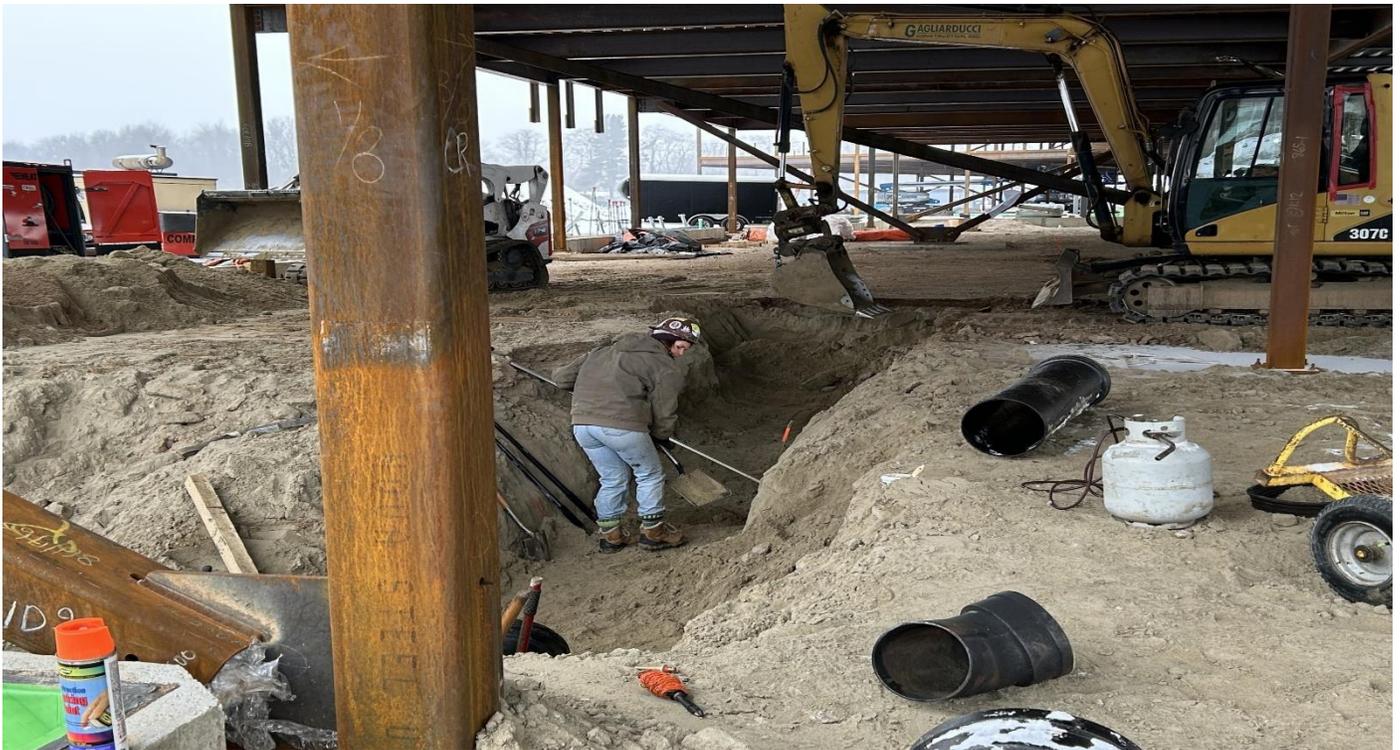
The structural steel contractor is receiving additional steel beams, with the help of the hydraulic crane, to be installed at the roof line in the A-Wing



View looking west toward the Stage Area with the structural steel framing of the A-Wing being erected in the background



View looking east from within the 1st Floor of D-Wing at the plumbing and sitework contractors installing under slab storm water drainage piping



Looking west into the 1st Floor of D-Wing at the plumbing and site work contractors trenching and installing under slab storm water drainage piping



The site work contractor is backfilling and compacting soils up against the concrete foundation wall at the east end of the B-Wing



View looking east across the 1st Floor area of the D-Wing with trenching being done to install under slab storm water drainage piping

Natatorium Building - East Longmeadow High School Weekly Report No. 008 Monday, 2-03-25 through Friday, 2-07-25

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

Natatorium Building – East Longmeadow High School

I. Safety:

- a. The Project has run 43 consecutive workdays without a lost time injury through Friday, 2-07-25.

II. Average Daily Manpower (Monday - Friday):

- a. The Project averaged 11 workers per day for the period of Monday, 2-03-25 through Friday, 2-07-25.

III. Meetings:

- a. The weekly Owner/Architect/Contractor (OAC) Meeting was held on Thursday, 2-06-25 starting at 1:00 PM.
- b. Fontaine held a scope-of-work confirmation meeting with the low, qualified bidder on the Metal Panels at the Natatorium Building.

IV. Testing/Inspections:

- a. Independent Testing Lab: (Allied Materials Testing Lab)
 - Concrete:
Performed concrete testing and inspection of the 36 cys placed on Friday, 2-07-25 for foundation walls at the south side including the concrete water Surge Tanks.
 - Reinforcement:
Also, completed a rebar inspection at this same section of foundation wall and Surge Tank formwork.
- b. Town of East Longmeadow's Building/Fire Inspectors:
 - No Town officials or inspectors performed inspections this past week.
 - Inspections by the Architect, Engineers, and Consultants:
 - OTO Engineers (Dustin Humphrey) was on site mid-morning on Tuesday, 2-04-25 performing a site walk through and inspection of the on-going earth work and soil conditions related to the Natatorium 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. Continued installing foundation wall formwork and rebar reinforcement for foundation walls and the concrete surge tanks.
- b. Placed 36 cys of concrete on Friday, 2-07-25 for the foundation walls at the south side of the Building including the water Surge Tanks.
- c. The total yardage of concrete placed through Friday, 2-07-25 is 118 cys.
- d. 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)

- a. Back on site this week after a two week hiatus.
- b. Resumed excavation and installation of $\frac{3}{4}$ inch crushed stone base for use under the concrete footings of the foundation walls.
- c. Began backfilling sections of completed foundation walls at the south side of the Natatorium Building.

PHOTOS:



The concrete contractor continues installing foundation wall formwork and rebar reinforcement in the area of the “Surge Tanks”



Looking SW at the concrete contractor installing foundation wall formwork and rebar reinforcement along Column Line P1 at the east side of the Natatorium Building



View looking north along Column Line P1 at the east side of the Natatorium Building at the continued installation of concrete foundation wall formwork and rebar reinforcement



Looking north at the completed section of foundation wall at the corner of Columns P9 & PG for the Pool Building



Concrete pump's boom gracing the February sky



Concrete being placed into formwork for the surge tank walls

East Longmeadow High School Weekly Report No. 035 Monday, 2-10-25 through Friday, 2-14-25

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

East Longmeadow High School Building:

I. Safety:

- a. The Project has run 181 consecutive workdays without a lost time injury through Friday, 2-14-25.

II. Average Daily Manpower (Monday - Friday):

- a. The Project averaged 29 workers per day for the period of Monday, 2-10-25 through Friday, 2-14-25.

III. Meetings:

- a. The weekly Owner/Architect/Contractor (OAC) Meeting was held on Thursday, 2-13-25 starting at 1:00 PM.

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 and Decking:
Allied Testing's steel inspector (Julian Freeman) was on site various times during the week, monitoring structural steel progress & completing inspections of installed work.
- b. Town of East Longmeadow's Building, Electrical, Plumbing, Fire Inspectors:
 - The Town's Building Commissioner (Will Cahillane) was on site Wednesday, 2-12-25 in the AM to walk the Project site and monitor the structural steel installation.
 - The Town's Plumbing Inspector (Heith Dion) was also on site Wednesday, 2-12-25 to witness a smoke test on underground/under slab storm water drainage pipe in the D-Wing.
- c. Inspections by the Architect, Engineers, and Consultants:
 - JWA Architects (Dorrie Brooks & Aviva Galaski) were on site Thursday, 2-13-25, attending the weekly OAC Meeting and tour the Project site.
 - SMMA Architects/Engineers (Paul Elliot & Rafe Sullivan) were on site Friday, 2-14-25, conducting a site and building walkthrough and inspection.

On-Site Activities:

Div. 1 – General Conditions - 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.

- Issue approved shop drawings through the ProCore program.
 - Fontaine's subcontractor (Marr Scaffolding Co) was on site early in the week continuing to erect temporary stairs in the D and E - Wings.
- c. Fontaine's Monthly Final Requisition #8 (January 2025) was issued and signed with approval by JWA Architects.
 - d. Fontaine's subcontractor completed erecting a second temporary stair tower at the exterior west end of the E-wing. The first temporary stair tower is at the exterior east end of the D-Wing.
 - e. The local electric utility company (National Grid) began installation of temporary electrical power into the job site with installation of a new telephone and three (3) temporary transformers.

Div. 3 – Concrete: (Manafort/Precision)

- a. No concrete was placed this past week for the school building.
- b. Concrete foundations and interior column spread footings are complete. Floor slabs remain to be done.
- c. The total yardage of concrete placed through Friday, 2-14-25 remains at 1,814 cys.
- d. 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 detailing steel connections (bolt and welds) in the C and E-Wings.
- b. The iron workers worked 9-hour days this week with the premium portion at their own expense.
- c. Continued erecting structural steel columns and beams making up the A-Wing working from the west end toward the east end.
- d. Erected the large roof trusses over the Auditorium in the A-Wing.
- e. Continued to issue numerous Requests for Information (RFI's) to confirm installation and connections.
- f. The hoist crane has been working from its 6th Pick Position.

Div. 22 – Plumbing: (Grasseschi Plumbing and Heating Company)

- a. Continued installing the under slab stormwater drainage piping in the 1st Floor level of the D-Wing.
- b. Performed a successful smoke test of this under slab stormwater drainage piping in D-Wing, which was witnessed by the Town's Plumbing Inspector.
- c. Began installing under slab sanitary sewer piping in D-Wing as well.
- d. Continued to receive and unload a shipments of cast iron drainage pipe and fittings.

Div. 26 – Electrical: (Griffin Electric Company)

- a. Installed four (4) PVC conduit runs in the excavated trench for the temporary electrical power to the job site.
- b. The local electric utility company (National Grid) has installed a needed telephone pole, three (3) transformers, and run cabling all related to the temporary electrical service to the job site

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

- a. Continued snow removal/plowing around the school building job site as needed.
- b. Backfilling and compacting the excavated trenches on the Ground Floor of the D-Wing where stormwater drainage pipe was installed and tested.
- c. Completed trenching into the construction site for installation of the temporary electrical power.
- d. Backfilling the excavated trench for the temporary electrical power conduit runs.

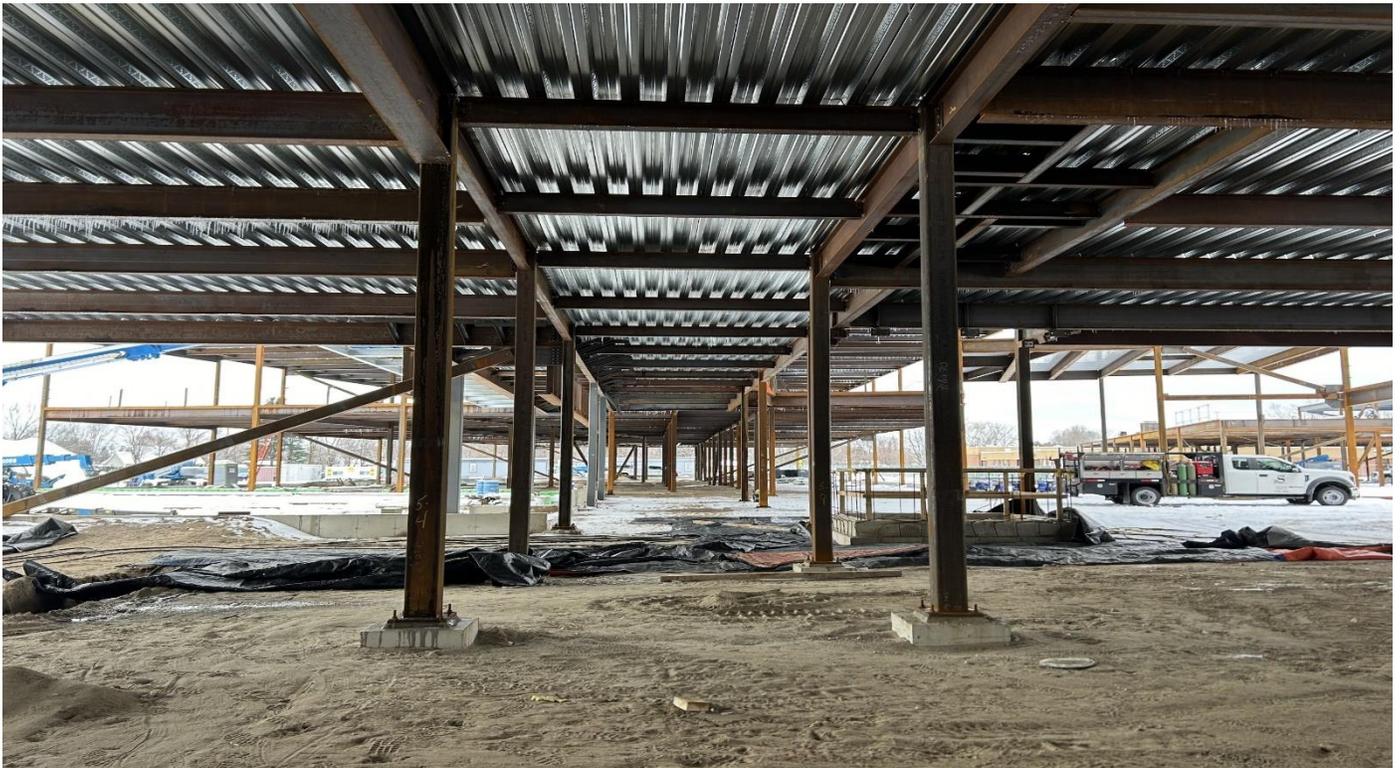
PHOTOS:



Looking at the large roof trusses ready to be hoisted from the ground to the roof of the Auditorium



Looking west from the B-Wing at the hydraulic crane hoisting a large truss to the roof of the Auditorium



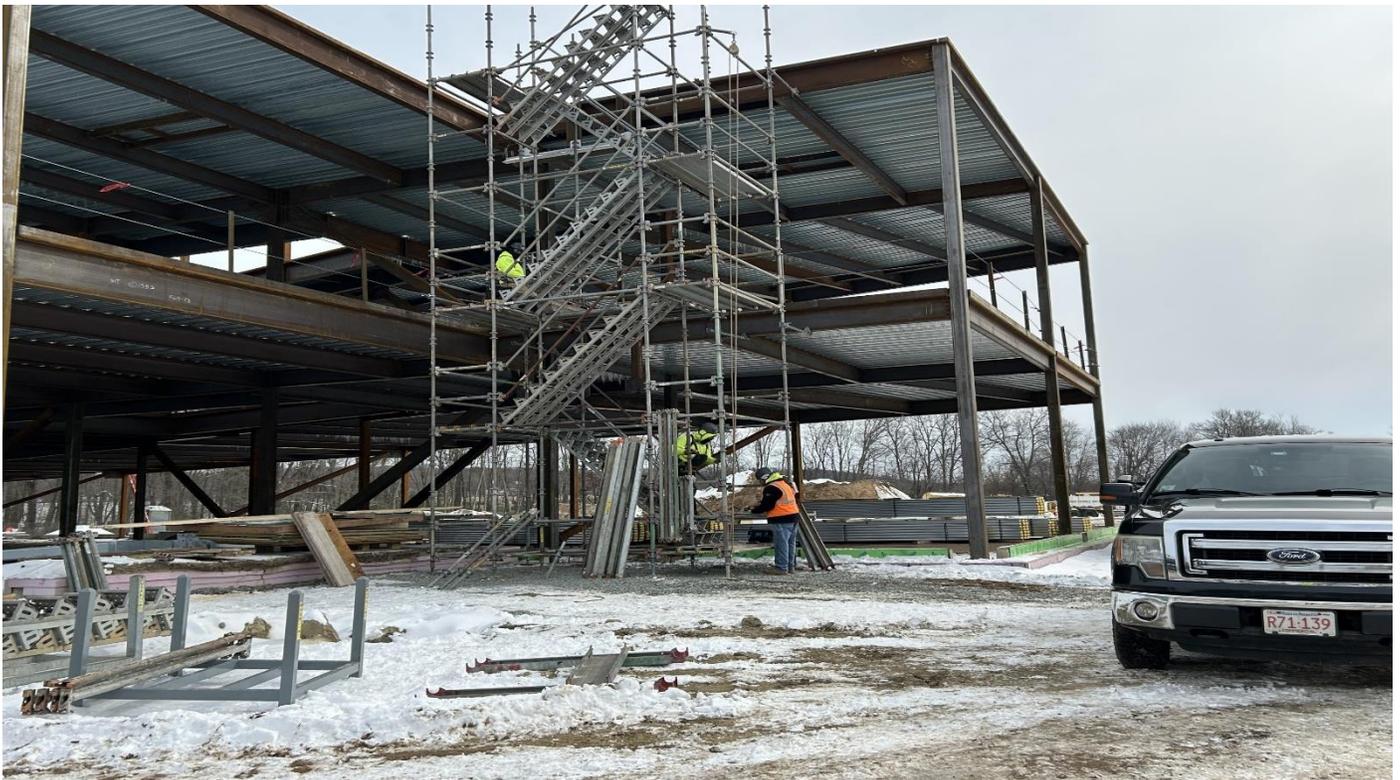
View from the 1st Floor in the D-Wing looking west toward E-Wing down a future corridor with the structural steel framing erected



Looking at the 12 inch dia. under slab, storm water drainage main exiting the east end of the D-Wing



The plumbing contractor is installing under slab stormwater drainage piping at the 1st Floor level in D-Wing



Looking at a temporary stair tower being erected at the exterior west end of the E-Wing



The local electric utility company is in the process of getting temporary electric power into the job site with installation of a new telephone pole



The site work contractor has begun backfilling trenches containing tested & approved under slab stormwater drainage pipes

Natatorium Building - East Longmeadow High School Weekly Report No. 009 Monday, 2-10-25 through Friday, 2-14-25

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

Natatorium Building – East Longmeadow High School

I. Safety:

- a. The Project has run 48 consecutive workdays without a lost time injury through Friday, 2-14-25.

II. Average Daily Manpower (Monday - Friday):

- a. The Project averaged 9 workers per day for the period of Monday, 2-10-25 through Friday, 2-14-25.

III. Meetings:

- a. The weekly Owner/Architect/Contractor (OAC) Meeting was held on Thursday, 2-13-25 starting at 1:00 PM.

IV. Testing/Inspections:

- a. Independent Testing Lab: (Allied Materials Testing Lab)
 - Concrete:
No concrete was placed this past week.
 - Reinforcement:
No reinforcement/rebar was inspected this past week.
- b. Town of East Longmeadow's Building, Electrical, Plumbing, Fire Inspectors:
 - The Town's Building Commissioner (Will Cahillane) was on site Wednesday, 2-12-25 in the AM to walk the Project site and monitor the concrete foundation installation.
- c. Inspections by the Architect, Engineers, and Consultants:
 - JWA Architects (Dorrie Brooks & Aviva Galaski) were on site Thursday, 2-13-25, attending the weekly OAC Meeting and tour the Project site.
 - SMMA Architects/Engineers (Paul Elliot & Rafe Sullivan) were on site Friday, 2-14-25, conducting a site and building walkthrough and inspection.

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.
- c. The local electric utility company (National Grid) began installation of temporary electrical power into the job site with installation of a new telephone and three (3) temporary transformers at the west end of the site .

Div. 3 – Concrete: (Manafort/Precision)

- a. Completed stripping formwork from foundation walls at the south side of the Natatorium Building.
- b. Continued installing foundation wall footing formwork and rebar reinforcement.
- c. No concrete was placed this past week.
- d. The total yardage of concrete placed through Friday, 2-14-25 is 118 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)

- a. Resumed excavation and installation of $\frac{3}{4}$ inch crushed stone base for use under the concrete footings of the foundation walls.
- b. Backfilling and compacting sections of completed foundation walls at the south side of the Natatorium Building.

PHOTOS:



Looking east at the concrete formwork erected to create the concrete Surge Tanks related to the Pool operations



Looking at the concrete walls of the Pool's Surge Tank with the formwork now removed



The site contractor is backing fill the concrete foundation walls at the south side of the Natatorium Building



The concrete contractor has installed rebar for a concrete footing at the Pool & is now covering with thermal blankets



Foundation wall footing formwork and rebar continues at the Natatorium Building



Foundation wall footing formwork and rebar continue at the Natatorium Building



Looking at the concrete contractor installing temporary thermal insulation blankets over footing formwork