



TOWN OF EAST LONGMEADOW

Town Manager's Report

April 22, 2025

Good evening:

Attached please find project reports for the weeks of March 31st and April 7th regarding the construction of the new high school and natatorium. The project experienced a minor hiccup last week, as we learned that a portion of the town's water main would need to be replaced. The team worked swiftly to devise the proper corrective action and a clear path forward. While this will certainly add unforeseen cost to the project, we are still well within our construction contingency allotment and the project continues to be on time and on budget.

It is with a heavy heart that I announce that our beloved Council on Aging Director, Erin Koebler, will be leaving us at the end of the month. It is impossible to quantify how much Erin has brought to the community and how many lives she has touched. Her attitude, talent and leadership have helped transform our COA into a welcoming and wonderful place to be. The programming and initiatives she has put into place will continue to serve our residents well, for years to come. We wish her well in her future endeavors and we will miss her very much.

This year's Chapter 90 projects have recently been approved by MassDOT and are set to go to bid. Projects include a rebuild and pave of Westwood Avenue, from Maple to Voyer, cracksealing and fogsealing of Maple Street, crack sealing of Mapleshade Ave., Porter Road, Parker Street and Westwood Ave. We will also be performing road corings and mix design for Pleasant Street in anticipation of road reconstruction in FY27.

Westcomm welcomed Penny Ryan as the new Interim Executive Director on March 31st. Penny comes to us with a wealth of knowledge in the industry including Emergency Communications Director for the Town of Auburn Public Safety Dispatch Center. Penny has hit the ground running as we have many projects underway, including the construction of the new Westcomm Dispatch center, which we expect to occupy this summer.

Speaking of Westcomm, this week marks the celebration of National Public Safety Telecommunicators Week. Observed annually in the second week of April, this week is dedicated to celebrating the vital role of public safety telecommunicators, who serve as the first point of contact for emergency services. I would like to take the time to thank all of our dispatchers at Westcomm, and everywhere, to let them know how appreciative we are for their contribution to realizing a safer and healthier community.

The East Longmeadow Health Department is applying, as the lead community, for the "Expansion of Public Health Excellence Grant for Shared Services" to begin a shared services arrangement with the Health Departments of the cities of Agawam, Westfield, and West Springfield. The Public Health Excellence Grant Program (PHE) funds and supports cross-jurisdictional sharing of public health services to modernize Massachusetts' local public health systems, enhancing service delivery and compliance with statutory mandates. While the funding provides the communities an opportunity to collaborate and share public health services, it does not require the sharing of locally funded resources or staff. Awardees of the PHE grant are estimated to receive up to \$75,000 for the remainder of FY25 and up to \$300,000 for FY 26 with two options to renew for three years each. Lead communities are allowed up to 15% of the grant total for Agency Administrative Support, which can add up to \$45,000. I will keep you updated on this process.

Upcoming Events: Coffee with the Town Manager – May 7th at 10:30am at the COA

Respectfully submitted,

Thomas D. Christensen
Town Manager

East Longmeadow High School Weekly Report No. 042 Monday, 3-31-25 through Friday, 4-04-25

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

East Longmeadow High School Building:

I. Safety:

- a. The Project has run 216 consecutive workdays without a lost time injury through Friday, 4-04-25.

II. Average Daily Manpower (Monday - Friday):

- a. The Project averaged 49 workers per day for the period of Monday, 3-31-25 through Friday, 4-04-25.

III. Meetings:

- a. The weekly Owner/Architect/Contractor (OAC) Meeting was held on Thursday, 4-03-25 starting at 1:00 PM.
- b. Also, the weekly Proposed Change Order (PCO) Meeting was held immediately following the OAC Meeting.

IV. Testing/Inspections:

- a. Independent Testing Lab: (Allied Materials Testing Lab)
 - Concrete and Reinforcement:
 1. Concrete inspection & testing (762 cys) for the slab-on-deck placements in the D & E Wings, 2nd floor on Wednesday, 4-02-25 & Friday, 4-04-25. This includes the Floor Flatness & Floor Level testing.
 2. Rebar and Welded wire fabric (WWF) were also inspected on Monday, 3-31-25 prior to concrete.
 - Structural Steel and Decking:

The Structural Steel Inspector (Julian Freeman) was on site Tuesday, 4-01-25 continuing inspections and signoffs of open items resolved by the structural steel contractor.
 - Soil Compaction Testing:

Allied Testing's Soils Inspector (Enrique Ortiz) was on site various times through the week performing soil compaction testing in the D-Wing in preparation for concrete floor slab placement.
- b. Town of East Longmeadow's Building, Electrical, Plumbing, Fire Inspectors:
 - The Town's Plumbing Inspector (Heath Dion) was on site Tuesday, 4-01-25 to witness "smoke test" on under-slab plumbing drainage piping in the A Wing, which is now complete.
- c. Inspections by the Architect, Engineers, and Consultants:
 - JWA/SMMA Architects (Dorry Brooks) toured the Project on Thursday, 4-03-25.

On-Site Activities:

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

- a. 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.
 - Develop and issue monthly requisitions for owner payment.

- b. Responsible for implementing all safety measures of contractors on site.

Div. 3 – Concrete/Reinforcement: (Manafort/Precision)

- a. Completed the WWF and chairs on the 2nd Floor decking in the C and E-Wings.
- b. Completed two slab-on-deck concrete placements (748 cys total) between Wednesday, 4-02-25 and on Friday, 4-04-25, at the 2nd Floor of the D and E Wings.
- c. Installing 2” thick rigid insulation board & poly vapor barrier across the Ground Floor area in the D-Wing.
- d. Installing welded wire fabric (WWF), chairs and rebar on the 2nd floor level in A-Wing.
- e. Total yardage of concrete placed for foundation walls remains at 1,818 cys.
- f. Slab-on-deck concrete placements through Friday, 4-04-25 is 748 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. Not on site this date. Punch List items remain to be completed.

Div. 5 – Metals (Cold Formed Metal Framing): (A. Carr & Sons)

- a. Completed exterior wall cold-form-metal-framing (CFMF) support clips for the studs at the roof line and 2nd floor of the D & E Wings. Metal stud support clips still needed for individual window openings in exterior walls.
- b. Also, began the same at the exterior walls of the A and B-Wings.
- c. Receive a shipment of full length (32’-0” long) exterior wall metal studs

Div. 6 – Rough Carpentry (Safety – Fall Protection): (A. Carr & Sons)

- a. Installed fall protection measures on the roof of D-Wing.

Div. 7 – Thermal & Moisture Protection: (Foundation Wall/Brick shelve Waterproofing): (Armani)

- a. Installing primer & waterproofing membrane at top of concrete foundation wall and brick shelve in the A-Wing.

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

- a. Continued installation of under-slab plumbing drainage piping in the A and B Wings.
- b. Conducted “smoke tests” on under slab drainage piping, witnessed by the Town’s Plumbing Inspector in A and B Wings.
- c. Continued layout and rough-in of plumbing system hangers on the 2nd Floor in the D and E Wings.
- d. Returned to the D and E Wings at the 1st Floor Level where additional under slab sanitary sewer drainage pipe needed to be installed as a result of direction given in recent RFI’s issued by Fontaine.
- e. Installing roof drain sump pans in the A, D and E Wings.

Div. 23 & 25 – Heating, Ventilation & Air Conditioning (HVAC) : (Willam F. Lynch Company)

- a. No additional HVAC layout work completed this past week. The D and E Wings are complete with sleeves.

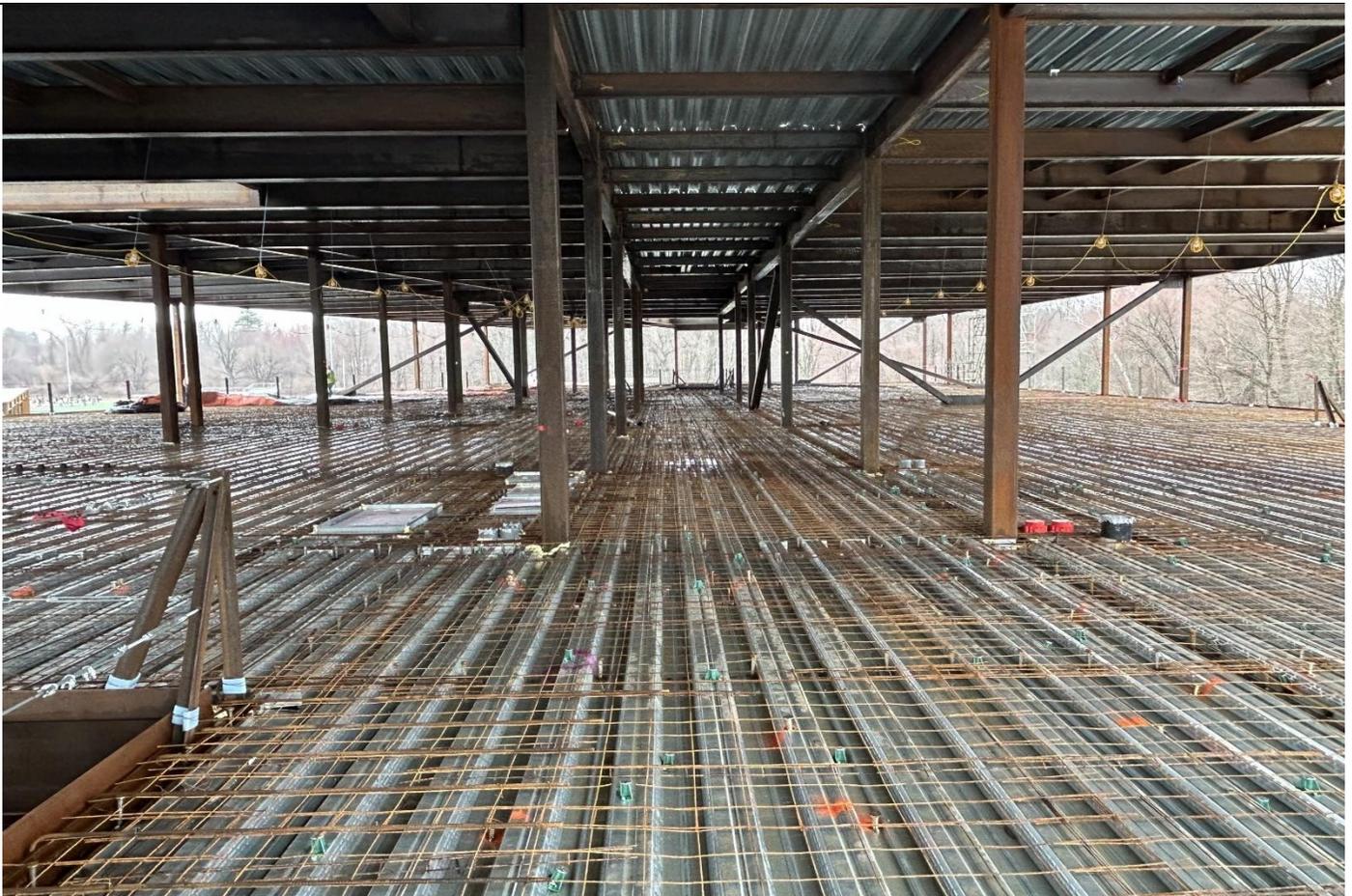
Div. 26 – Electrical: (Griffin Electric Company)

- a. Continued stringing temporary lights in the E Wing on the 1st and 2nd Floors.
- b. Complete under slab electrical conduits in the E-Wing.
- c. Installing under slab electrical conduit in the A-Wing.
- d. Pulled temporary electrical cabling between the utility pole at Norton Street into the D-Wing.
- e. Core penetrations in the east end of the E-Wing foundation wall for electrical conduits to pass through.

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

- a. A resolution continued to be worked on with the Town, Design team and Fontaine concerning the existing 16 inch dia. water main running under the area where the new tennis courts are designed. The location of this pipe and elevations at various points across the area were found with the aid of a soil vacuum truck. The vacuum truck returned for a 2nd time on Friday, 4-04-25 to find additional footage & elevations
- b. Continued trenching, backfill and compaction operations of underground utilities (electrical conduits and plumbing drainage piping in the A and B Wings.
- c. Completed filling and grading to the underside of the concrete floor slab in the D and E Wings.
- d. Prepared an area to install the concrete slab to construct the Mockup Structure.
- e. Excavated & installed crushed stone base for new Concession Stand.
- f. Trenching for electrical conduits to the existing Ticket Building and Score Board.

Photos:



View on 2nd Floor of D-Wing looking east across the open floor area of decking & WWF



View from D-Wing 2nd Floor looking north into C-Wing 2nd Floor at WWF being installed



View east across 1st Floor in E-Wing where area is being prep for concrete floor slab pour



A temp diesel fired heater placed at east end of D-Wing to heat for the 2nd Floor slab pour



The concrete contractor is placing concrete onto slab-on-deck at 2nd Floor level in D-Wing



Concrete is being pumped/placed & spread on the 2nd floor slab-on-deck in the D-Wing



The site work contractor has excavated & installed crushed stone base for concrete foundation for the new Concession Building

Natatorium Building - East Longmeadow High School Weekly Report No. 016 Monday, 3-31-25 through Friday, 4-04-25

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

Natatorium Building – East Longmeadow High School

I. Safety:

- a. The Project has run 83 consecutive workdays without a lost time injury through Friday, 4-04-25.

II. Average Daily Manpower (Monday - Friday):

- a. The Project had 3 site work employees late in the week excavating for the actual pool structure only.

III. Meetings:

- a. The weekly Owner/Architect/Contractor (OAC) Meeting was held on Thursday, 4-03-25 starting at 1:00 PM.
- b. The weekly Proposed Change Order (PCO) Review Meeting was held immediately following the OAC Meeting.

IV. Testing/Inspections:

- a. Independent Testing Lab: (Allied Materials Testing Lab)
 - Concrete:
No concrete testing and inspections were required this week. To date 326 cys have been placed.
 - Reinforcement:
No rebar inspection were required this week as well.
 - Structural Steel:
No structural steel inspections were necessary this past week.
- b. Town of East Longmeadow's Building, Electrical, Plumbing, Fire Inspectors:
 - No Town inspectors were on site this past week.
- c. Inspections by the Architect, Engineers, and Consultants:
 - JWA/SMMA Architects (Dorry Brooks) toured the Project on Thursday, 4-03-25,

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.
 - Compiling and issuing monthly requisitions.

Div. 3 – Concrete: (Manafort/Precision)

- a. Continued to demobilize excess foundation wall formwork and accessories from the job site.
- b. No additional concrete was placed this past week at the Natatorium Building.
- c. The total yardage of concrete placed through Friday, 4-04-25 is 326 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. 26 – Electrical: (Griffin Electric Company)

- a. No further electrical work (temp. power) completed this past week.

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

- a. Resumed site work at the Natatorium Building with excavating for the actual pool structure between the main building's foundation walls.
- b. Haul off excavated soils to the on-site stockpile for later use.

PHOTOS:



The site work contractor has begun excavating a hole for the actual pool structure between building foundation walls



The site work contractor has begun excavating a hole for the actual pool structure between building foundation walls



Looking at the concrete contractor loading up and demobilizing excess panel formwork & accessories

East Longmeadow High School Weekly Report No. 043 Monday, 4-07-25 through Friday, 4-11-25

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

East Longmeadow High School Building:

I. Safety:

- a. The Project has run 221 consecutive workdays without a lost time injury through Friday, 4-11-25.

II. Average Daily Manpower (Monday - Friday):

- a. The Project averaged 45 workers per day for the period of Monday, 4-07-25 through Friday, 4-11-25.

III. Meetings:

- a. A meeting was held on Wednesday, 4-09-25 between JWA/SMMA Architects, Fontaine, Gagliarducci, and Skanska to review/select the final re-routing of the 16" dia. existing water main from under the new tennis courts. The Design Team to now finalize this design so Fontaine/Gagliarducci can estimate cost for presentation to the Town for acceptance.
- b. The weekly Owner/Architect/Contractor (OAC) Meeting was held on Thursday, 4-10-25 starting at 1:00 PM.
- c. The weekly Proposed Change Order (PCO) Meeting was cancelled due to FBI (Danielle Judge's) absence.

IV. Testing/Inspections:

- a. Independent Testing Lab: (Allied Materials Testing Lab)
 - Concrete and Reinforcement:
 1. Concrete inspection & testing occurred on the 22 cys placed at the footing formwork for the Concessions Building on Friday, 4-11-25.
 2. Rebar in the Concessions Building footing formwork was also inspected on Friday, 4-11-25 prior to concrete.
 - Structural Steel and Decking:

No further structural steel inspections were performed this past week.
 - Soil Compaction Testing:

No further soil compaction testing was performed this past week due to the wet conditions.
- b. Town of East Longmeadow's Building, Water/Sewer, Electrical, Plumbing, Fire Inspectors:
 - The Town's Plumbing Inspector (Heath Dion) was on site Monday, 4-07-25 to witness a "smoke test" on under-slab plumbing drainage piping in the B- Wing.
 - The Town's Water/Sewer Dept. was out on Tuesday, 4-08-25 to participate in a fire hydrant Water Flow Test on Maple Street.
- c. Inspections by the Architect, Engineers, and Consultants:
 - JWA/SMMA Architects (Jean Kim) was on site Wednesday, 4-09-25 performing a site inspection of job progress.
 - JWA/SMMA Architects (Jill DeCoursey) toured the Project on Thursday, 4-10-25, issuing JWA Field Report No. 12.

On-Site Activities:

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

- a. 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.
 - Develop and issue monthly requisitions for owner payment.
- b. Responsible for implementing all safety measures of contractors on site.

Div. 3 – Concrete/Reinforcement: (Manafort/Precision)

- a. Completed erecting formwork and rebar installation for the footings required at the Concessions Building.
- b. Placed 22 cys of concrete on Friday, 4-11-25 into this footing formwork for the Concessions Building on Friday, 4-11-25.
- c. Continued installing 2" thick rigid insulation board & poly vapor barrier across the Ground Floor area in the D-Wing.
- c. Complete installing welded wire fabric (WWF), chairs and rebar on the 2nd floor level in A-Wing.
- d. Total yardage of concrete placed for foundation walls and footings is 1,840 cys.
- e. Slab-on-deck concrete placements through Friday, 4-11-25 is 762 cys.
- f. 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. Not on site this week. Punch List items remain to be completed.

Div. 5 – Metals (Cold Formed Metal Framing): (A. Carr & Sons)

- a. Installed exterior wall cold-form-metal-framing support clips for studs at roof line and 2nd floor of the A, B, D and E Wings.
- b. Returned to the D & E Wings to install support clips for the metal studs around window openings in the exterior walls.
- c. Began layout and marking for drywall partitions on the 2nd Floor concrete slab in D-Wing

Div. 7 – Spray-on Fireproofing: (A. Carr & Sons)

- a. Mobilized at the job site with materials and equipment late in the week.

Div. 7 – Thermal & Moisture Protection: (Foundation Wall/Brick shelf Waterproofing): (Armani)

- a. No further work this week due to the wet/rainy conditions.

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

- a. Continued installation of under-slab plumbing drainage piping in the B Wing.
- b. Conducted "smoke tests" on under slab drainage piping, witnessed by the Town's Plumbing Inspector in B-Wing.
- c. Continued layout and rough-in of plumbing system hangers on the 2nd Floor in the D and E Wings.
- d. Installing roof drain sump pans in the A and B Wings.

Div. 23 & 25 – Heating, Ventilation & Air Conditioning (HVAC) : (Willam F. Lynch Company)

- a. No additional HVAC layout work completed this past week. The D and E Wings are complete with floor sleeves.

Div. 26 – Electrical: (Griffin Electric Company)

- a. National Grid Utility Company installed the electric meter and cabling for the temporary power connection.
- b. Continued stringing temporary lights in the E Wing on the 1st and 2nd Floors.
- c. Complete under slab electrical conduits in the E-Wing.
- d. Installing under slab electrical conduits in the A-Wing.
- e. Completed coring penetrations in the E-Wing foundation walls for electrical conduits to pass through.

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

- a. A resolution continued to be worked on with the Town, Design team and Fontaine concerning the existing 16 inch dia. water main running under the area where the new tennis courts are designed. The location of this pipe and elevations at various points across the area were found with the aid of a soil vacuum truck. The vacuum truck returned for a 2nd time on Friday, 4-04-25 to find additional footage & elevations. Engineer direction required.
- b. Continued trenching, backfill and compaction operations of underground utilities (electrical conduits and plumbing drainage piping in the A and B Wings).
- c. Continued filling, grading, and compaction to underside of concrete floor slab elevation in the A, C and E Wings.
- d. Trench and backfill or electrical conduits to the existing Ticket Building and Score Board.

Photos:



The plumbing contractor continues installing under slab stormwater drainage piping at south side of B-Wing



View from the 2nd Floor in C-Wing looking down at under slab electrical conduits being installed in A-Wing



View on the 2nd Floor in D-Wing looking at the poly spread out to retain moisture with rain coming down from the roof deck above



View of the structural steel framing around the area of the south entrance into the C-Wing



Looking at concrete being pumped into footing formwork at the new Concessions Building adjacent to the Football Stadium

Natatorium Building - East Longmeadow High School Weekly Report No. 017 Monday, 4-07-25 through Friday, 4-11-25

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

Natatorium Building – East Longmeadow High School

I. Safety:

- a. The Project has run 88 consecutive workdays without a lost time injury through Friday, 4-11-25.

II. Average Daily Manpower (Monday - Friday):

- a. Work on the Project was very limited this week with only 2 operator engineers working on excavating for the actual pool structure.

III. Meetings:

- a. The weekly Owner/Architect/Contractor (OAC) Meeting was held on Thursday, 4-10-25 starting at 1:00 PM.
- b. The weekly Owner/Architect/Contractor (OAC) Meeting was cancelled this week.

IV. Testing/Inspections:

- a. Independent Testing Lab: (Allied Materials Testing Lab)
 - Concrete:
No concrete testing and inspections were required this week.
 - To date 326 cys of concrete have been placed at foundation walls.
 - Reinforcement:
No rebar inspection were required this week as well.
 - Structural Steel:
No structural steel inspections were necessary this past week.
- b. Town of East Longmeadow's Building, Electrical, Plumbing, Fire Inspectors:
 - No Town inspectors were on site this past week.
- c. Inspections by the Architect, Engineers, and Consultants:
 - JWA/SMMA Architects (Jean Kim) was on site Wednesday, 4-09-25 performing a site inspection of job progress.
 - JWA/SMMA Architects (Jill DeCoursey) toured the Project on Thursday, 4-10-25,

On-Site Activities:

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

- a. Fontaine 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.
 - Compiling and issuing monthly requisitions.

Div. 3 – Concrete: (Manafort/Precision)

- a. No additional concrete was placed this past week at the Natatorium Building.
- b. The total yardage of concrete placed through Friday, 4-11-25 is 326 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. 26 – Electrical: (Griffin Electric Company)

- a. No further electrical work (temp. power) related to the Natatorium completed this past week.

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

- a. Continued site work at the Natatorium Building with excavating for the actual pool structure between the main building's foundation walls.
- b. Haul-off excavated soils to the on-site stockpile for later use.

PHOTOS:



The site work contractor has begun excavating a hole for the actual pool structure between building foundation walls



The site work contractor has begun excavating a hole for the actual pool structure between building foundation walls



Standing at the east end of the Natatorium Building looking west into the excavated hole for the actual pool structure