



TOWN OF EAST LONGMEADOW

Town Manager's Report

October 28, 2025

Good evening:

Attached please find project reports for the weeks of October 6th and October 13th regarding the construction of the new high school and natatorium. The project continues to move along amazingly. The Building Committee will be doing a walkthrough of the site on October 30th so we will get a first-hand look of all of the progress up to this point. Just a reminder, you can get scheduling and progress information at any time on the website at <https://www.eastlongmeadowma.gov/elhsbuildingproject>

The Recreation Department's Oktoberfest at Brown Farm was another rousing success. Thank you to all that attended and had a hand in putting on this amazing event. The sun was shining and the atmosphere was one of community and family fun. Outside on a glorious autumn day with pony rides, bounce houses, arts and crafts, food and drink, everyone was all smiles. Thanks to Donna Prather, her whole staff, and all the volunteers and vendors that continue to make this event an amazing experience for the whole Town.

The Westcomm Board of Directors appointed Penny Ryan as the new Executive Director at their meeting on October 16th. Penny has been serving as the Interim Director. She brings a tremendous energy to her position that has filtered down through the entire organization. Her work ethic has been contagious and Westcomm is blossoming into an efficient and professional organization. We look forward to a prosperous future under Penny's direction.

The Town has received award letters for two grants: Municipal Digital Equity Implementation Grant (\$64,950) for digital skills training through the Library at three key locations in Town (Library, Senior Center, and Housing Authority) which will be before council for acceptance shortly. The second is a Massachusetts Downtown Initiative (One Stop Grant @ \$30K paid directly to consultant) for a Business Improvement District Phase I Feasibility Study.

Brownstone Gardens turns 50 years old this year. The first phase opened on November 1, 1975 and contained 100-units for the elderly financed by the Massachusetts Housing Finance Authority. In 1985 Brownstone II was constructed and contained 32 units and Brownstone III was constructed in 1995 with another 40 units. All three buildings were designed by David Carlson, AIA and built by the local firm E.A. Gralia Construction, Inc. and have been managed by Carr Property Management since their inception. Happy Birthday Brownstone Gardens!

Attached is the Phase 1 report and recommendations memorandum from Speck Dempsey regarding the reimagining of the rotary and center square. The memo raises some interesting questions and talking points as we discuss, as a community, where we are headed. I for one, look forward to the conversation.

Upcoming Events: Trunk or Treat – October 30th at 4:30-6:30 at the COA
Coffee with the TM – November 5th at 10:30 at the COA

Have a safe and Happy Halloween!

Respectfully submitted,

Thomas D. Christensen
Town Manager

Natatorium Building - East Longmeadow High School Weekly Report No. 043 Monday, 10-6-25 through Saturday, 10-11-25

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

Natatorium Building – East Longmeadow High School

I. Safety:

- a. The Project has run 256 consecutive workdays without a lost time injury through Saturday, 10-11-25.

II. Average Daily Manpower (Monday - Friday):

- a. The Project averaged five (5) workers per day for the period of Monday, 10-6-25, through Friday, 10-10-25.
- b. Note, the Project did work on Saturday, 10-11-25.

III. Meetings:

- a. There was a weekly Owner/Architect/Contractor (OAC) Meeting held on Thursday, 10-9-25.
- b. There was a weekly Proposed Change Order (PCO) Meeting held on Thursday, 10-9-25 following the OAC Meeting.

IV. Testing/Inspections:

- a. Independent Testing Lab: (Allied Materials Testing Lab)
 - Soil Compaction Testing:
Allied Testing was on site 10-7-25, performing a soil compaction test in the pool building.
 - Concrete:
Allied Testing was on site 10-9-25, performing concrete testing during the placement of the slab for the trench drain.
To date 579 cys of concrete have been placed at foundation walls, footings, and SOG for the pool structure.
To date 141 cys of Shotcrete Concrete have been placed in the pool structure.
 - Masonry Mortar & Grout
No masonry mortar & grout testing was required this week.
 - Reinforcement:
No reinforcement testing was required this week.
 - Structural Steel:
No structural steel inspections were necessary this past week.
- b. Town of East Longmeadow's Building, Electrical, Plumbing, Fire Inspectors:
 - No inspections by the Town's Building, Electrical, Plumbing, or Fire Inspectors were necessary this week.
- c. Inspections by the Architect, Engineers, and Consultants:
 - John Hinkel (PCM) was on site 10-6-25, inspecting the work progress.
 - Jay Williams (SMMA) was on site 10-9-25, attending the weekly OAC/PCO meetings & inspecting the work progress.
 - Aviva Galaski (JWA) was on site 10-9-25, attending the weekly OAC/PCO meetings & inspecting the work progress.

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. Slab-on-grade preparation in the pool building.
- b. Concrete placement of the slab for the pool structure's trench drain.
- c. Total yardage of concrete (583 cys) has been placed to date for footings, foundation walls & SOG.
- d. Total yardage of shotcrete (141 cys) has been placed to date for the side walls of the pool structure.

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. 7 – Thermal & Moisture Protection: (Foundation Wall/Brick shelve Air & Vapor Barrier): (Superior Waterproofing)

- a. No additional AVB materials and/or primer were completed this week at the concrete foundation walls.

Div. 13 – Specialties (Pool Construction): (Mainline Company)

- a. No additional work was completed this week.

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

- a. Installing the under-slab drainage piping in the area between the foundation wall and actual pool structure.

Div. 26 – Electrical: (Griffin Electric Company)

- a. Installing under-slab conduit in the pool building.

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

- a. Backfilled the area between the foundation wall and actual pool structure.
- b. Grading and compacting the locker rooms in the southeastern end of the building.

PHOTOS:



Graded and compacted area in the southern side of the pool building



Graded and compacted area between western the foundation wall and actual pool structure



Graded and compacted area between the southern foundation wall and actual pool structure



Concrete slab placed for the pool structure's trench drain

Natatorium Building - East Longmeadow High School Weekly Report No. 044 Monday, 10-13-25 through Saturday, 10-18-25

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

Natatorium Building – East Longmeadow High School

I. Safety:

- a. The Project has run 263 consecutive workdays without a lost time injury through Saturday, 10-18-25.

II. Average Daily Manpower (Monday - Friday):

- a. The Project averaged six (6) workers per day for the period of Monday, 10-13-25, through Friday, 10-17-25.
- b. Note, the Project did work on Saturday, 10-18-25.

III. Meetings:

- a. There was a weekly Owner/Architect/Contractor (OAC) Meeting held on Thursday, 10-16-25.
- b. There was a weekly Proposed Change Order (PCO) Meeting held on Thursday, 10-16-25 following the OAC Meeting.

IV. Testing/Inspections:

- a. Independent Testing Lab: (Allied Materials Testing Lab)
 - Soil Compaction Testing:
No soil compaction testing was required this week.
 - Concrete:
No concrete testing was required this week.
To date 579 cys of concrete have been placed at foundation walls, footings, and SOG for the pool structure.
To date 141 cys of Shotcrete Concrete have been placed in the pool structure.
 - Masonry Mortar & Grout
No masonry mortar & grout testing was required this week.
 - Reinforcement:
No reinforcement testing was required this week.
 - Structural Steel:
No structural steel inspections were necessary this past week.
- b. Town of East Longmeadow's Building, Electrical, Plumbing, Fire Inspectors:
 - Will Cahillane was on site 10-16-25, inspecting the work progress.
- c. Inspections by the Architect, Engineers, and Consultants:
 - Jay Williams (SMMA) was on site 10-16-25, attending the weekly OAC/PCO meetings & inspecting the work progress.
 - August Rulewich (JWA) was on site 10-16-25, attending the weekly OAC/PCO meetings & inspecting the work progress.

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. AVB and rigid foam insulation installation for slab-on-grade in the pool building.
- b. Total yardage of concrete (583 cys) has been placed to date for footings, foundation walls & SOG.
- c. Total yardage of shotcrete (141 cys) has been placed to date for the side walls of the pool structure.

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. 7 – Thermal & Moisture Protection: (Foundation Wall/Brick shelve Air & Vapor Barrier): (Superior Waterproofing)

- a. No additional AVB materials and/or primer were completed this week at the concrete foundation walls.

Div. 13 – Specialties (Pool Construction): (Mainline Company)

- a. No additional work was completed this week.

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

- a. Installing the under-slab drainage piping in the area between the foundation wall and actual pool structure.
- b. Installing the trench drainage system for the actual pool structure.

Div. 26 – Electrical: (Griffin Electric Company)

- a. Installing under-slab conduit in the pool building.

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

- a. No additional work was completed this week.

PHOTOS:



Rigid foam insulation installation for slab-on-grade in the locker rooms



AVB installation for slab-on-grade in the western end of the building



Trench drain installation in the western side for the pool structure



Trench drain installation on the southern side for the pool structure

East Longmeadow High School Weekly Report No. 069 Monday, 10-06-25 through Saturday, 10-11-25

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

East Longmeadow High School Building:

I. Safety:

- a. The Project has worked 83 consecutive workdays without a lost time injury through Saturday, 10-11-25.

II. Average Daily Manpower (Monday - Saturday):

- a. The Project averaged 159 workers per day for the period of Monday, 10-06-25 through Saturday, 10-11-25.
- b. Please note a number of trades worked on Saturday, 10-11-25, to maintain project schedule. Fontaine has established an allowance, included in the development of the GMP, to cover these costs.

III. Meetings:

- a. The weekly Owner/Architect/Contractor (OAC) & Proposed Change Order (PCO) Review Meetings were held on Thursday, 10-09-25, starting at 1:00 PM.

IV. Testing/Inspections:

- a. Independent Testing Lab Services: (Allied Materials Testing Lab, Yankee - AVB Pull Testing)
 - Concrete, Reinforcement and Slab Flatness: No concrete tested was performed this week.
 - Compaction Testing: Continued performing soil compaction testing at the Auditorium & C-Spine areas.
 - Spray-on Fireproofing Material Testing: Further testing completed this week in the A & E Wings.
 - Structural Steel, Misc. Metals & Decking: No further inspections were performed this week.
 - Light Gage/Cold-Formed Metal Framing: No further inspections were performed this week.
 - Air & Vapor Barrier Pull Testing: (Allied/Yankee): No additional pull testing of AVB material completed this past week.
 - Asphalt Paving: No further asphalt testing was completed this past week.
 - Fire Stopping: No further inspections were performed this past week.
 - b. Town of East Longmeadow's Building, Water/Sewer, Electrical, Plumbing, Fire Inspectors:
 - The Town's Building Commissioner (Will Cahillane) was on site Wednesday, 10-08-25, to continue inspection of work in place in the A, B and E Wings, primarily CFMF partition walls.
 - The Town's Plumbing Inspector (Heath Dion) was on site not on site this week.
- Inspections by the Architect, Engineers, and Consultants:
- JWA/SMMA Architects (Aviva Galaski & Jay Williams) were also on site Thursday, 10-09-25, participating in the weekly OAC and PCO meetings, reviewing work progress, address/resolving field issues, and tour of the overall Project.

On-Site Activities:

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

- a. Fontaine continues processing product submittals, generate RFI's, issue shop drawings, develop monthly requisitions, etc.

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

- a. Placed an additional 100 cys of concrete for the slab-on-grade in the Auditorium in the A-Wing on Thursday, 10-09-25.
- b. Continued installing rigid insulation board, poly vapor barrier and WWF for the concrete slab-on-grade work required in the Auditorium.

Div. 4 – Masonry: (Lighthouse)

- a. Completed the exterior brick veneer at the south and west sides of the D-Wing.
- b. Continued installing the polished granite veneer base at the north side of the E-Wing.
- c. Continued installing the mineral wool insulation blocks and brick wall anchors at the north & east sides of the E-Wing.
- d. Installing interior concrete block walls on the 1st Floor in the B & D Wings.

Div. 5 – Misc. Metals (Stairs, Railings, Structural Steel Framing): (Avid Steel Company)

- a. Installing support framing for equipment hung from the ceilings in Lab Classrooms.

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

- a. Continued installing CFMF for interior drywall partitions in the A-Wing.
- b. Completing the same in the B-Wing.
- c. Continued installing door and window hollow metal frames in the A & E Wings.

Div. 6 – Rough Carpentry: (H. Carr & Sons)

- a. Maintaining work area barriers, safety railings/handrails, and floor opening covers where required.
- b. Installing temporary protection in exterior wall window opens in the A, B, C, D & E Wings.
- c. Installing in-wall wood blocking into drywall partitions in the A Wings.
- d. Continued with wood blocking and roof parapet construction at the Concessions Building.

Div. 7 – Spray-on Fireproofing and Fire Rated Expandable Foam: (H. Carr & Sons)

- a. Continued applying spray-on fireproofing materials in the B Wing.
- b. Completing miscellaneous patch and repair of spray-on fireproofing materials where required.

Div. 7 – Thermal & Moisture Protection: (Over Exterior Walls): (Armani)

- a. Complete the last areas of air & vapor barrier (AVB) materials at exterior walls of the A & B Wings.

Div. 7 – Roofing: (Tapered Insulation Board & Membrane): (Silktown Roofing Company)

- a. Completing misc. roof detail work in the A and B Wings.
- b. Installing the roof at the canopy of the C-Spine.
- c. Completing roofing work at the new Concessions Building.

Div. 7 – Metal Siding Panels: (Chandler)

- a. Installing support clips and channels for the exterior metal panel siding at the A-Wing and B-Wings.
- b. Continued installing support clips for aluminum windows in the B-Wing.

Div. 8 – Hollow Metal Frames (Door Frames, Doors, Vision Panel): (H. Carr & Sons)

- a. Installing HM door and window frames in the D and E Wings on both floor levels.

Div. 9 – Gypsum Board: (H. Carr & Sons)

- a. Continued taping installed gypsum board at the tops of drywall partitions in the corridors of the D & E Wings.
- b. Installing interior gyp board (closing walls) & taping on the 1st Floor in the D & E Wings.
- c. Installing sound proofing fiberglass insulation at drywall partitions before gyp board is installed in the D & E Wings.
- d. Installing mineral wool insulation at the inside of the exterior perimeter walls around the D and E Wings.
- e. Fire stopping the tops of drywall partitions where required in the D and E Wings.

Div. 9 – Painting: (John W. Egan Painting Co.)

- a. Not on site this week.

Div. 21 – Fire Protection: (Cogswell Fire Protection Company)

- a. Continued installation of the sprinkler piping system on the 2nd floor level in the D & E Wings.
- b. Installing the sprinkler head flex drops in the A and E-Wings.

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

- a. Continued in-wall plumbing rough-in (domestic water supply and waste) in the A-Wing.
- b. Complete installing the acid waste piping to the neutralization concrete vault at the south side of E-Wing.
- c. Installing thermal insulation on in-wall domestic water piping in the A, B, D & E Wings.
- d. Continued plumbing rough-in at the Concessions Building.

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

- a. Continued HVAC ductwork rough-in in the A, D, and E Wings.
- b. Continued temperature control rough-in (conduit, wire, back boxes, etc.) in the D & E Wings.
- c. Installing duct insulation wrap and refrigerant piping insulation in the ceiling of the D & E Wings.
- d. Performing HVAC ductwork pressurization testing in the D-Wing.
- e.

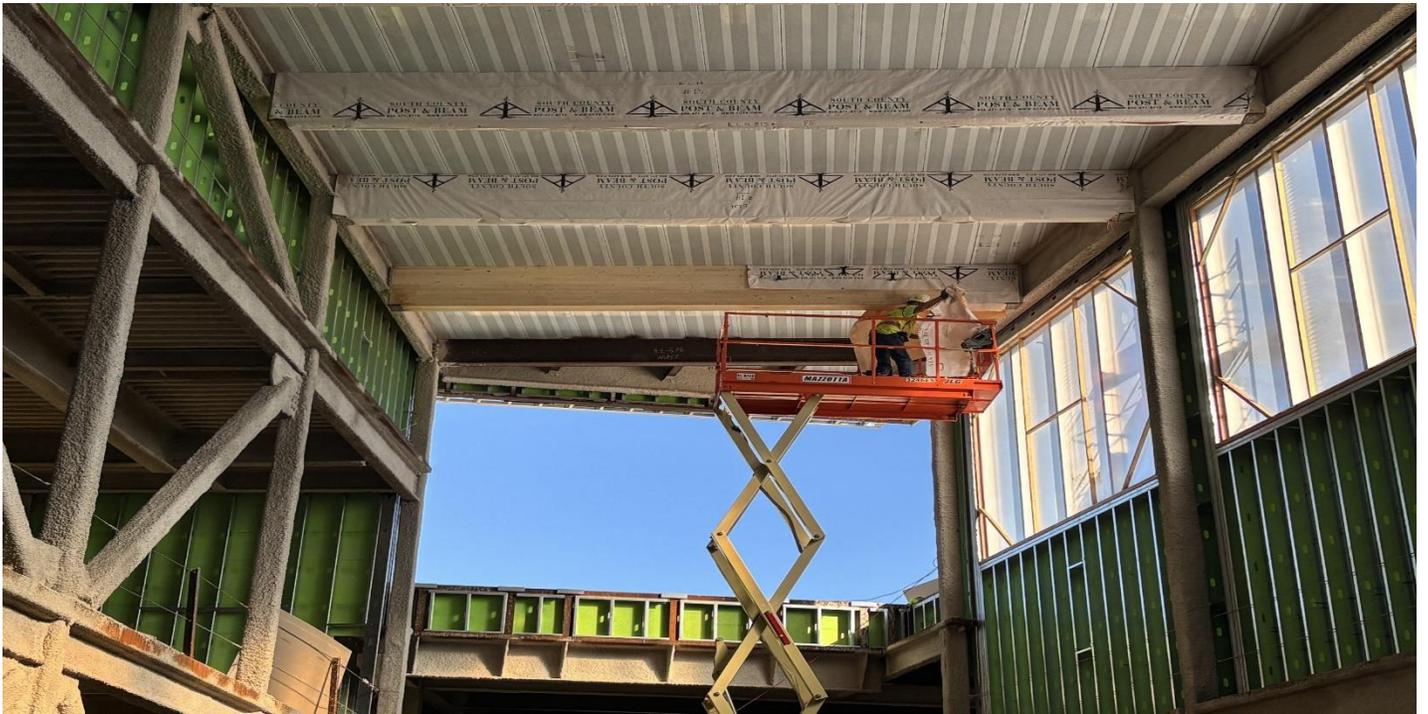
Div. 26 – Electrical: (Griffin Electric Company)

- a. Continued installing in-wall electrical conduit drops & back boxes for lighting and power in the A and B Wings.
- b. Pulling MC cabling for interior lighting and fire alarm in the A, D & E Wings where drywall partitions have been framed.
- c. Continued electric building in the electric closets in the D & E Wings
- d. Completing electrical rough-in work at the new Concessions Building.
- e. Electrical rough-in/build-out in the MDF Room in the A-Wing.

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

- a. Continued installing the ductile iron water supply main coming across the baseball field heading toward the building.
- b. Completing the same for the main sewage discharge pipe running parallel with the water main.
- c. Completed rough grading and compaction of the sub-base in the Auditorium prior to concrete slab-on-grade placement.
- d. Installing the concrete sidewalk from the tennis courts to the Concessions Building.
- e. Continued fine grading at the east side entrance driveway in preparation for asphalt paving

Photos:



The general carpentry contractor is working off the man lift to remove the wrapping off of the micro-lam beams in the high-bay area of the C-Spine



A worker continues applying the spray-on fireproofing material to the structural steel framing at the north side of the B-Wing adjacent to the Gymnasium



Hollow metal door frames are installed in advance of the concrete block walls being erected in the Kitchen area of the D-Wing



Looking at the drywall contractor installing in-wall wood blocking and flat metal stock in advance of insulating and sheet rocking a drywall partition on the 2nd Floor in E-Wing



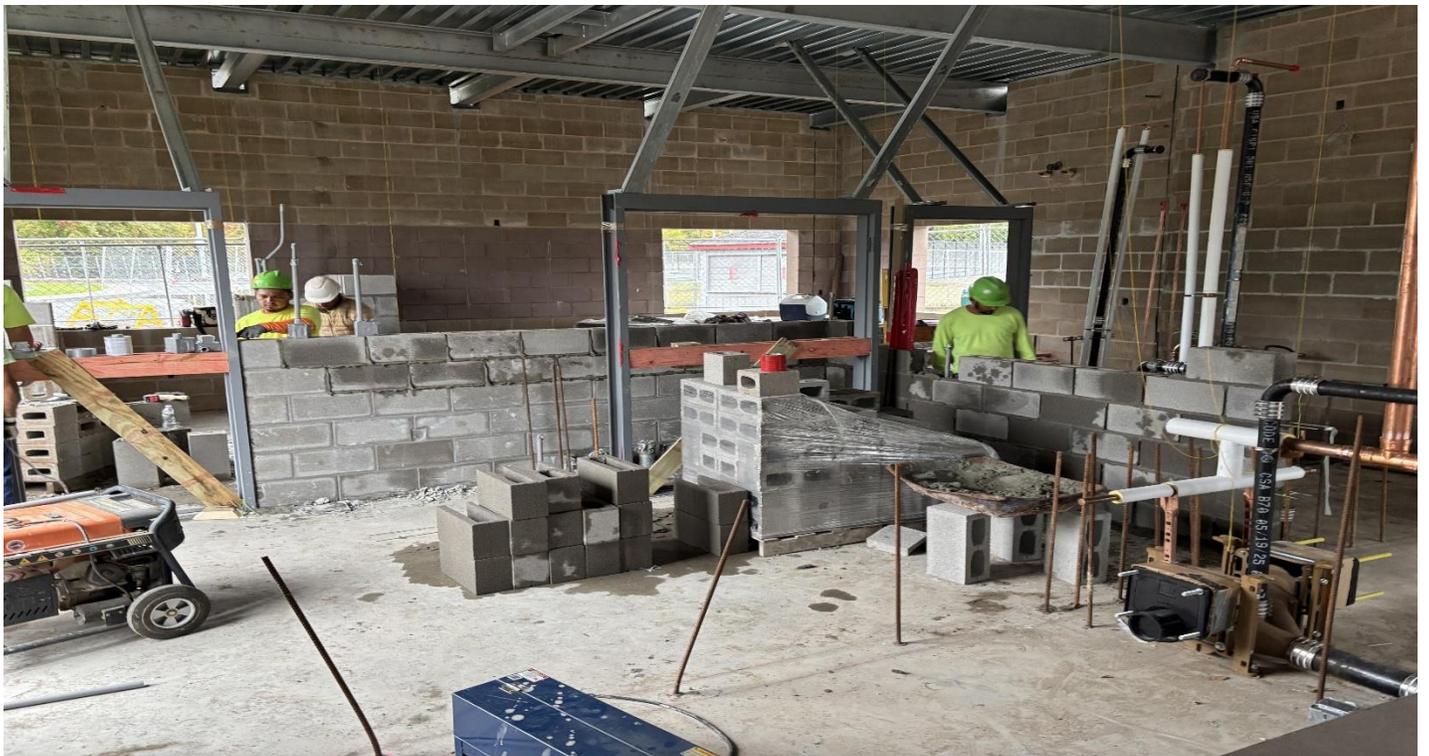
The window contractor is working from a manlift to install exterior window support framing at the high bay area in the C-Spine



The concrete contractor is preparing to place the concrete slab-on-grade in the A-Wing Auditorium seating area with installing the poly vapor barrier and weld wire mesh



The concrete contractor is placing concrete at a section of the slab-on-grade at the eastern end of the Auditorium



View inside the new Concessions Building with interior masonry walls, plumbing and electrical rough-in being completed

East Longmeadow High School Weekly Report No. 070 Monday, 10-13-25 through Saturday, 10-18-25

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

East Longmeadow High School Building:

I. Safety:

- a. The Project has worked 89 consecutive workdays without a lost time injury through Saturday, 10-18-25.

II. Average Daily Manpower (Monday - Saturday):

- a. The Project averaged 147 workers per day for the period of Monday, 10-13-25 through Saturday, 10-18-25.
- b. Please note a number of trades worked on Saturday, 10-18-25, to maintain project schedule. Fontaine has established an allowance, included in the accepted GMP, to cover these costs.

III. Meetings:

- a. The weekly Owner/Architect/Contractor (OAC) & Proposed Change Order (PCO) Review Meetings were held on Thursday, 10-16-25, starting at 1:00 PM.

IV. Testing/Inspections:

- a. Independent Testing Lab Services: (Allied Materials Testing Lab, Yankee - AVB Pull Testing)
 - Concrete, Reinforcement and Slab Flatness: Concrete testing was performed during the concrete placement for the B & C-wing stair pans and A-Wing diamonds.
 - Compaction Testing: No further inspections were performed this week.
 - Spray-on Fireproofing Material Testing: No further inspections were performed this week.
 - Structural Steel, Misc. Metals & Decking: No further inspections were performed this week.
 - Light Gage/Cold-Formed Metal Framing: No further inspections were performed this week.
 - Air & Vapor Barrier Pull Testing: (Allied/Yankee): No additional pull testing of AVB material completed this past week.
 - Asphalt Paving: No further asphalt testing was completed this past week.
 - Fire Stopping: No further inspections were performed this past week.
- b. Town of East Longmeadow's Building, Water/Sewer, Electrical, Plumbing, Fire Inspectors:
 - The Town's Building Commissioner (Will Cahillane) was on site Thursday, 10-16-25, to continue inspection of work in place in the A, B and E Wings, primarily CFMF partition walls.

Inspections by the Architect, Engineers, and Consultants:

 - JWA/SMMA Architects (August Rulewich & Jay Williams) were also on site Thursday, 10-16-25, participating in the weekly OAC and PCO meetings, reviewing work progress, address/resolving field issues, and tour of the overall Project.
 - FST (Mike Mahler & Adam Korn) were on site Thursday, 10-16-25, reviewing work progress, address/resolving field issues, and tour of the overall Project.

On-Site Activities:

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

- a. Fontaine continues processing product submittals, generate RFI's, issue shop drawings, develop monthly requisitions, etc.

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

- a. Concrete was placed for the stair pans in B & C-Wings as well as the A-Wing diamonds on Wednesday, 10-15-25 & Thursday, 10-16-25.
- b. Continued installing rigid insulation board, poly vapor barrier and WWF for the concrete slab-on-grade work required in the Auditorium.

Div. 4 – Masonry: (Lighthouse)

- a. Continued the exterior brick veneer at the south and west sides of the E-Wing.
- b. Continued installing the polished granite veneer base at the north side of the E-Wing & started installing on A-Wing.
- c. Continued installing the mineral wool insulation blocks and brick wall anchors at the north & east sides of the E-Wing.
- d. Installing interior concrete block walls on the 1st Floor in the B & D Wings.

Div. 5 – Misc. Metals (Stairs, Railings, Structural Steel Framing): (Avid Steel Company)

- a. Installing support framing for equipment hung from the ceilings in Lab Classrooms.

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

- a. Continued installing CFMF for interior drywall partitions in the A & E-Wings.
- b. Continued installing door and window hollow metal frames in the A & E Wings.

Div. 6 – Rough Carpentry: (H. Carr & Sons)

- a. Maintaining work area barriers, safety railings/handrails, and floor opening covers where required.
- b. Installing temporary protection in exterior wall window opens in the A, B, C, D & E Wings.
- c. Installing in-wall wood blocking into drywall partitions in the A Wings.

Div. 7 – Spray-on Fireproofing and Fire Rated Expandable Foam: (H. Carr & Sons)

- a. Continued applying spray-on fireproofing materials in the E-Wing.
- b. Completing miscellaneous patch and repair of spray-on fireproofing materials where required.

Div. 7 – Thermal & Moisture Protection: (Over Exterior Walls): (Armani)

- a. Completing miscellaneous air & vapor barrier (AVB) installation on the exterior walls of all areas.

Div. 7 – Roofing: (Tapered Insulation Board & Membrane): (Silktown Roofing Company)

- a. Completing misc. roof detail work in the A & B-Wings.
- b. Installing the roof at the canopy of the C-Spine.

Div. 7 – Metal Siding Panels: (Chandler)

- a. Installing support clips and channels for the exterior metal panel siding at the A-Wing and B-Wings.
- b. Continued installing support clips for aluminum windows in the B-Wing.
- c. Started installing windows on the north, east and south sides of D-Wing.

Div. 8 – Hollow Metal Frames (Door Frames, Doors, Vision Panel): (H. Carr & Sons)

- a. Installing HM door and window frames in the A & E Wings on both floor levels.

Div. 9 – Gypsum Board: (H. Carr & Sons)

- a. Continued taping installed gypsum board at the tops of drywall partitions in the corridors of the A, D & E Wings.

- b. Installing interior gyp board (closing walls) & taping on the 1st Floor in the D & E Wings.
- c. Installing sound proofing fiberglass insulation at drywall partitions before gyp board is installed in the D & E Wings.
- d. Installing mineral wool insulation at the inside of the exterior perimeter walls around the D & E Wings.
- e. Fire stopping the tops of drywall partitions where required in the D & E Wings.

Div. 9 – Painting: (John W. Egan Painting Co.)

- a. Not on site this week.

Div. 21 – Fire Protection: (Cogswell Fire Protection Company)

- a. Continued installation of the sprinkler piping system on the 2nd floor level in the D & E Wings.
- b. Installing the sprinkler head flex drops in the A & E-Wings.

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

- a. Continued in-wall plumbing rough-in (domestic water supply and waste) in the A-Wing.
- b. Complete installing the acid waste piping to the neutralization concrete vault at the south side of E-Wing.
- c. Installing thermal insulation on in-wall domestic water piping in the A, B, D & E Wings.
- d. Continued plumbing rough-in at the Concessions Building.

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

- a. Continued HVAC ductwork rough-in in the A, D, and E Wings.
- b. Continued temperature control rough-in (conduit, wire, back boxes, etc.) in the D & E Wings.
- c. Installing duct insulation wrap and refrigerant piping insulation in the ceiling of the D & E Wings.
- d. Performing HVAC ductwork pressurization testing in the D-Wing.

Div. 26 – Electrical: (Griffin Electric Company)

- a. Continued installing in-wall electrical conduit drops & back boxes for lighting and power in the A and B Wings.
- b. Pulling MC cabling for interior lighting and fire alarm in the A, D & E Wings where drywall partitions have been framed.
- c. Continued electric building in the electric closets in the D & E Wings
- d. Completing electrical rough-in work at the new Concessions Building.
- e. Electrical rough-in/build-out in the MDF Room in the A-Wing.

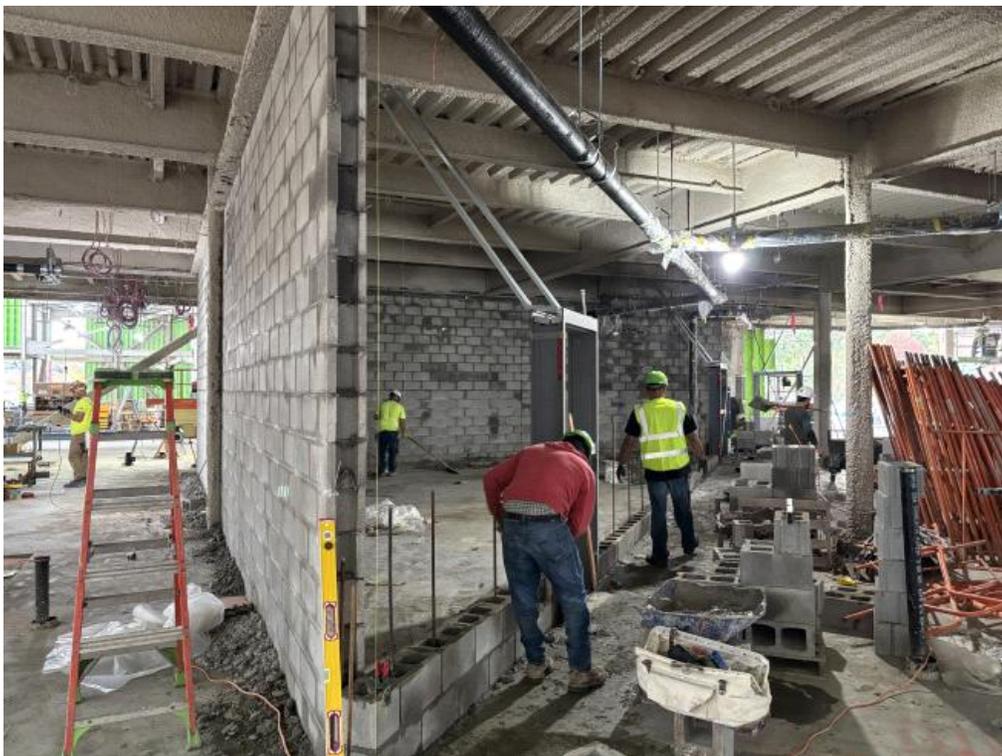
Div. 31, 32 & 33 – Earthwork, Improvements & Utilities: (Gagliarducci Construction)

- a. Continued installing the ductile iron water supply main coming across the baseball field heading toward the building.
- b. Completing the same for the main sewage discharge pipe running parallel with the water main.
- c. Completed rough grading and compaction of the sub-base in the Auditorium prior to concrete slab-on-grade placement.
- d. Installing the concrete sidewalk from the tennis courts to the Concessions Building.
- e. Continued fine grading at the east side entrance driveway in preparation for asphalt paving

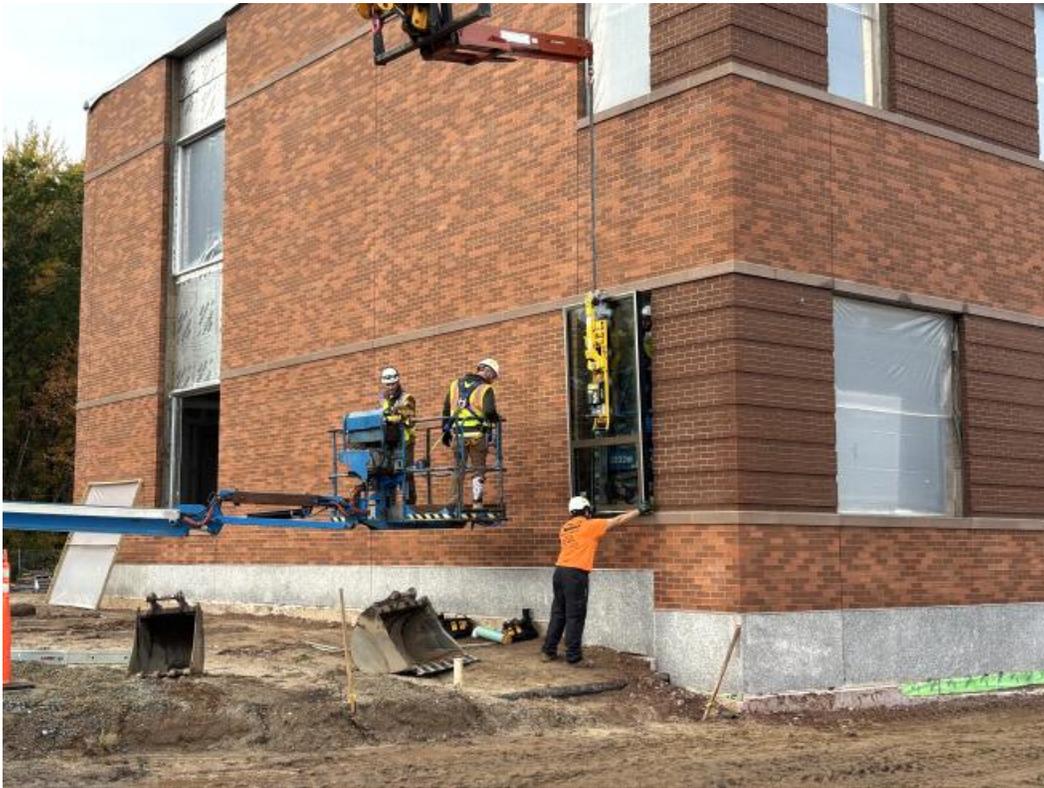
Photos:



Concrete slab-on-grade placement in the A-Wing auditorium



Concrete Masonry Unit installation in the western end of B-Wing



Window installation on the eastern end of D-Wing



Excavation for the water line from Norton Street leading to the school



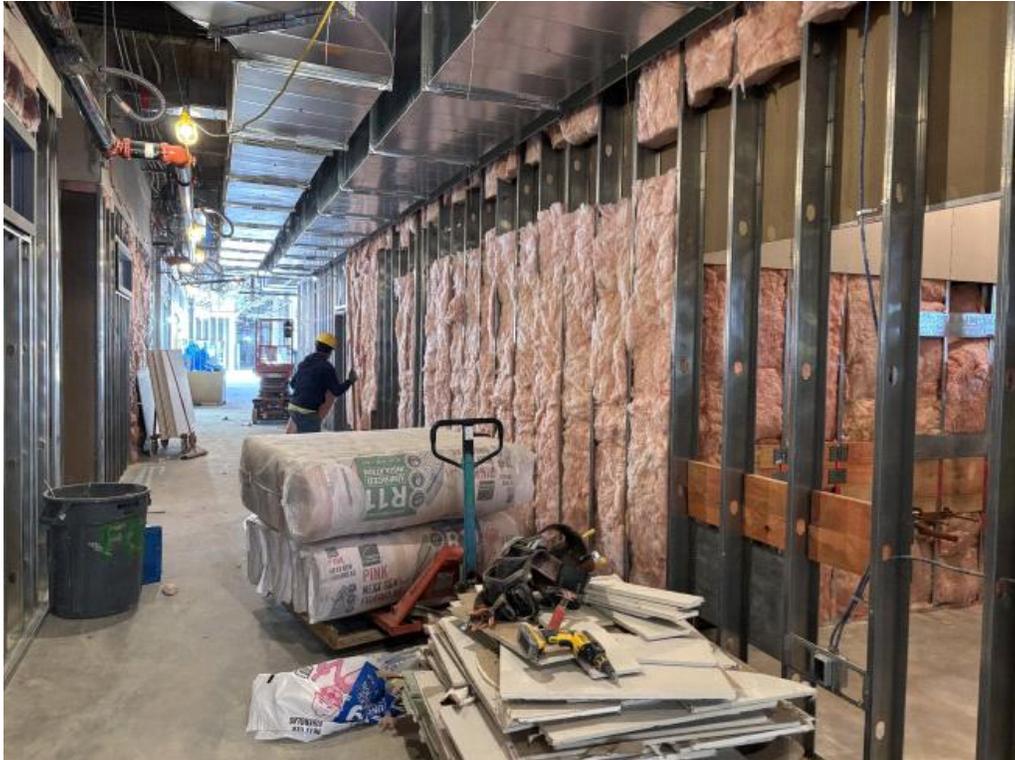
Under-stage duct work installation in A-Wing



Concrete placement for the stair pans of stair S103 in C-Spine



CFMF installation in the D-Wing kitchen



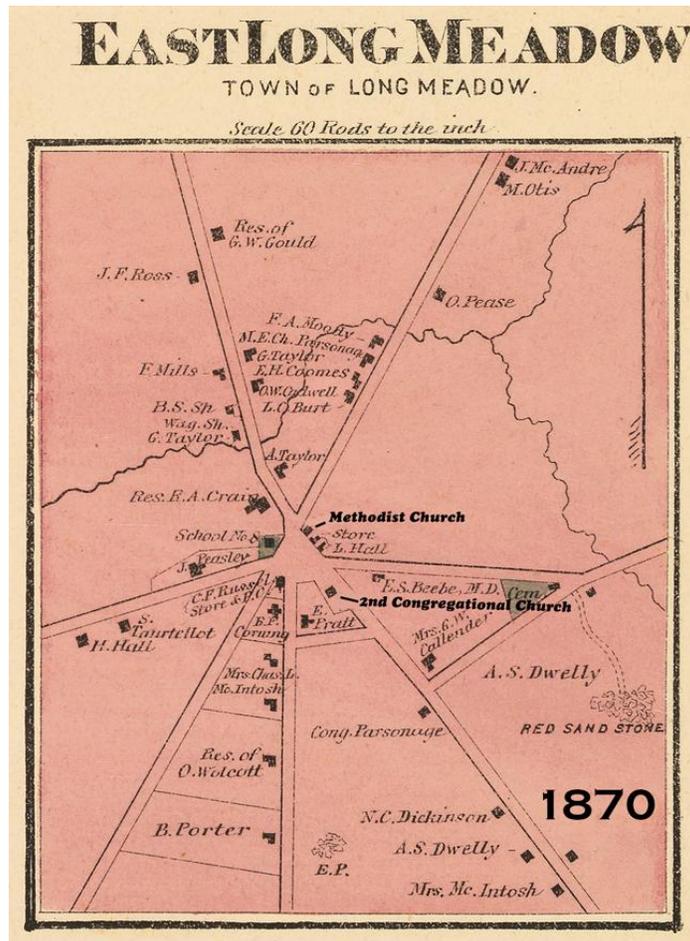
Batt insulation installation on the 2nd floor of D-Wing

MEMO: October 23, 2025
TO: Rebecca Lisi, Town of East Longmeadow
FROM: Jeff Speck, FAICP, FCNU, LEED-AP, Hon. ASLA
RE: Phase I Report and Recommendations on Center Square

Center Square is the civic and symbolic heart of East Longmeadow. The area's seven-way rotary is both a defining feature and a persistent challenge. While it has long served as a traffic hub, its current design prioritizes automobiles at the expense of safety, walkability, and community vitality.

This report outlines a vision for transforming the heart of East Longmeadow into a more livable, resilient, and economically vibrant downtown. The recommendations are not a prescriptive plan but rather a framework for discussion, rooted in best practices of urban design and tailored to East Longmeadow's unique context as a quintessential, historic western Massachusetts town.

Center Square in 1870



Dating back at least two decades, the Town has supported efforts to study and redesign the rotary. It has made some improvements to support safety and walkability, but the roads remain largely unchanged. In recent years, as community members and Town leaders have come to appreciate the opportunity that an improved Center Square could have for economic development and civic pride, the Town has restarted discussions about Center Square's future.

Current Conditions

- **Traffic volumes:** Most feeder roads carry fewer than 10,000 vehicles per day, manageable with two lanes. North Main Street is the exception at ~15,000 vehicles
- **Safety:** Wide lanes and inadequate crosswalks, sidewalks, and bike lanes create risks for pedestrians and cyclists. Drivers experience high rates of crashes, though serious injuries are relatively rare given the low speeds that the rotary supports.
- **Land use:** Center Square has abundant, well-used parking, but has a dearth of housing that is walkable to existing retail and restaurant locations. Civic buildings, such as the attractive library building, face parking lots rather than streets or squares.
- **Urban form:** Streets are wide and flat, with buildings set back, lacking the enclosure and human scale that make traditional main streets inviting.

Center Square in 2025



Principles of Walkability

Central to Speck Dempsey’s vision for improving Center Square and the rotary are the four pillars of walkability: usefulness, safety, comfort, and interest:

1. Usefulness – A walk must connect people to daily needs. East Longmeadow has retail, dining, schools, and recreation, but lacks diverse housing options that are walkable to these destinations.
2. Safety – Streets must be designed to slow vehicles and protect pedestrians. Narrower lanes, parallel parking, and small blocks all contribute to safer environments.
3. Comfort – Walkable places feel enclosed and welcoming. Buildings close to the street, shaded sidewalks, and active storefronts create this sense of comfort.
4. Interest – The walk must be engaging. People are drawn to storefronts, porches, landscaping, and varied architecture. Long blank walls, empty parking lots, and wide setbacks discourage walking.

Recommendations

#1: Simplify the Rotary

- Reconfigure the seven-way rotary into a four-way roundabout by introducing “doglegs”:
 - Elm Street connects to North Main before the roundabout.
 - Pleasant Street connects to Somers Road.
 - Shaker Road connects to Maple Street.

These changes will reduce conflict points and improve navigation while maintaining traffic capacity.

#2: Reorient Civic Space

- Add a new street in front of the library, moving a small amount of parking.
- Position civic buildings to face active streets, reinforcing their role as community anchors.

#3: Introduce Infill Development

- Shrink excess roadway to free land for new buildings.
- Partner with developers to add up to 12 apartment or townhouse buildings, some with ground-floor businesses.
- Use zoning tools to ensure development aligns with community values and architectural character.

#4: Improve Pedestrian Safety

- Narrow lanes and introduce parallel parking to slow traffic.
- Enhance crosswalks with raised tables or textured paving.
- Leverage the existing “spiderweb” of small blocks to disperse traffic and provide multiple pedestrian routes.

#5: Address Parking Strategically

- Assess and update management practices for public parking spaces.
- Consolidate underused lots and relocate parking to support walkability.
- Encourage shared parking agreements among businesses.

#6: Make the Walk Interesting

- Active edges: Encourage ground-floor retail, cafés, and services along key pedestrian routes.
- Human-scale design: Promote two- to three-story buildings with varied façades, awnings, and windows that create visual rhythm.
- Public realm enhancements: Add benches, street trees, lighting, and public art to make walking a sensory experience.
- Programming: Seasonal events, outdoor dining, and temporary installations can enliven the Square and encourage people to linger.
- Wayfinding and storytelling: Interpretive signage about East Longmeadow’s quarrying history, or art that reflects community identity, can transform a walk into a narrative journey.

The Benefits of Action

- Improved safety for all residents, employees, and visitors: Fewer conflict points, slower vehicle speeds, and safer pedestrian crossings.
- Improved health and wellness: More opportunities for daily walking, reducing sedentary lifestyles. These improvements will be especially beneficial for East Longmeadow’s seniors who are very much active users of Center Square today.
- Economic Growth: New housing and businesses to increase will increase the Town’s tax base and support local commerce.
- Civic Pride and Identity: Residents of East Longmeadow rightly take great pride in the community’s history, its charming neighborhoods, and its strong public schools. But East Longmeadow’s center fails to live up to the community’s high standards and regional reputation. A more walkable, more human-scaled, greener Center Square can be a source of civic pride that befits East Longmeadow.

A Vision for a More Vibrant Downtown**Implementation Considerations**

Timeline: This is not a vision that can come to fruition overnight. The right approach will be phased and likely occur over a timeline of 10–15 years.

Cost: The roadway redesigned contemplated above is a substantial capital project, likely costing well over \$10 million. The Town should investigate opportunities for state and federal grants to help support this work.

Congestion: The proposed design reduces the intersection's capacity somewhat in order to discourage unnecessary cut-through trips for which convenient alternative paths are available. An alternative design, worth illustrating, could maintain existing volumes by adding lanes in key locations.

Community Engagement: Future phases will require ongoing dialogue with residents, businesses, and other civic stakeholders.

Flexibility: The plan should adapt to evolving needs, development opportunities, and funding pathways.

Conclusion

Center Square is more than a rotary; it is the heart of East Longmeadow. By embracing the four pillars of walkability—usefulness, safety, comfort, and interest—the town can transform its downtown into a place that is safer, healthier, and more vibrant.

This vision is achievable. It will require investment, patience, and collaboration, but the reward is a Center Square that honors East Longmeadow’s past and prepares it for a resilient future.

Next Steps

We believe the proper next step is the development of an alternative plan that does not significantly reduce roadway capacity. With that design complete, residents can then decide which alternative to pursue with MassDOT, who will be instrumental in its approval and funding.