

1. Agenda

1.1. 7:00 PM Town Council Agenda

Documents:

[18 APRIL 30 AGENDA.PDF](#)

1.1.i. 7:00 PM Town Council Documents

Documents:

[18 APR 30 COUNCIL MTG.PDF](#)

2. Documents

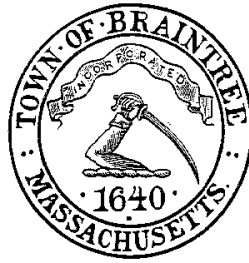
Charles B. Ryan
President
At Large

Shannon L. Hume
At Large

Sean E. Powers
At Large

Thomas W. Whalen
District 2

Thomas M. Bowes
District 3



Charles C. Kokoros
Vice President
District 1

Stephen C. O'Brien
District 4

David M. Ringius, Jr.
District 5

Timothy P. Carey
District 6

OFFICE OF THE TOWN COUNCIL - AGENDA -

Monday, April 30, 2018 • Horace T. Cahill Auditorium, Town Hall • Starting Time: **7:00PM**

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

ANNOUNCEMENTS

- 067 16 Council President: A Lifeline for those concerned about a loved one's Addiction (MassBar)
- 071 17 Councilor Hume: State Helpline
- 011 18 Council President: Braintree's Eleventh Annual Beautification Day, Saturday, May 5th 9am to 12noon.
- 014 18 Council President: Rabies Clinic, Saturday, May 5th 10am-Noon, Town Hall

APPROVAL OF MINUTES

- None

COMMUNICATIONS AND REPORTS FROM THE MAYOR AND TOWN BOARDS

- 012 18 Mayor: FY2019 Budget Submission

OLD BUSINESS

- 18 022 National Grid Petition: Grove Street or take up any action relative thereto
- 18 023 Mayor: Supplemental Appropriations #4 or take up any action relative thereto
- 18 024 Mayor: Funding Request for School Roof Replacement or take any action relative thereto
- 18 030 Mayor: Appointment to Conservation Commission – Christopher Hayward or take up any action relative thereto

NEW BUSINESS

- None

Refer to the Committee of Ways & Means

- 18 026 Mayor: FY2019 Operating Budget or take up any action relative thereto
- 18 027 Mayor: FY2019 Budget – Community Preservation Committee or take up any action relative thereto
- 18 028 Mayor: FY2019 Revolving Accounts or take up any action relative thereto
- 18 031 Mayor: Conservation Commission Land Purchase - Middle Street or take up any action relative thereto

Refer to the Committee on Ordinance & Rules

- 18 026 Mayor: FY2019 Operating Budget or take up any action relative thereto

Topics the Chair does not reasonably anticipate will be discussed

UPCOMING MEETINGS:

Next Council Meeting will be the ANNUAL TOWN MEETING on: **TUESDAY, May 29, 2018@ 7:00pm**

ADJOURNMENT

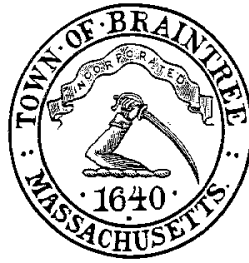
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NEW BUSINESS

- None

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ADJOURNMENT

A LIFELINE

for those concerned
about a loved one's

ADDICTION

Massachusetts General Laws Chapter 123, Section 35 permits individuals to petition the courts to involuntarily commit family members to an inpatient treatment program when their alcohol or drug use puts themselves or others at risk.

Get **FREE LEGAL ASSISTANCE**
with Section 35 petitions. Contact:
SECTION 35 HELPLINE*

(844) 843-6221

or

HelpUs@MassBar.org



MASSBAR
ASSOCIATION

**The 'SECTION 35' HELPLINE is a project created by Massachusetts Bar Association President Robert W. Harnais to help friends and families who are struggling with a loved one's substance abuse. Callers will be referred to volunteer lawyers for assistance.*

from substance use disorder?^{071 17}



The Massachusetts Substance Use

HELPLINE

800-327-5050

HelplineMA.org

This message is brought to you by:
**The Braintree Community Partnership
on Substance Use**



Braintree's Eleventh Annual Beautification Day
Saturday, May 5th from 9am to 12noon.

Mayor Joseph C. Sullivan in collaboration with the Braintree Rotary Club and our event sponsors: Braintree Town Council; Covanta SEMASS, Richmond's Hardware, Paint and Rentals; Curry Hardware; East Braintree Civic Association; North Braintree Civic Association; Sustainable Braintree; Hot Market Design; Lamar Advertising and Life Community Church are asking residents, groups and organizations to step forward to help out with this beautification day effort.

The day will begin at 8:00am at Town Hall for greetings and assignments by Mayor Sullivan, DPW Director Jim Arsenault and Recreation & Community Events Director Nelson Chin.

Coffee and donuts will be available to start your day. Gloves, trash bags and t-shirts will be distributed while supplies last. A limited number of rakes, shovels, litter sticks and other landscape equipment will similarly be available, but volunteers are asked to bring their own rakes.

A cookout will follow at Sunset Lake for all volunteers beginning at 12:00 noon.

Targeted sites selected for the 2018 clean-up day are Town Hall/Thayer Library/French's common/Historical Society Properties; Washington Street Corridor; the Elder Affairs Building Property/Penniman Park; Smith Beach and Francis Toland Riverfront Walkway; Granite Street at Town Street to Cameo Road (high school side only); Sunset Lake Property; and Monatiquot River at Pearl Plaza behind Shaw's Supermarket.

Please call the Mayor's Office at 781-794-8100 to volunteer.

In the event of inclement weather, the clean-up day will be held on Saturday, May 12th.



Joseph C. Sullivan, Mayor

BRAINTREE DEPARTMENT OF PUBLIC WORKS

Engineering Division

Robert P. Campbell, PE, PTOE, Town Engineer

rcampbell@braintreema.gov

John J. Morse, Assistant Town Engineer

jmorse@braintreema.gov

Memo

Date: April 18, 2018
To: Susan M. Cimino, Clerk of the Council
From: Bob Campbell
CC: J. Arsenault, J. Morse, S. J. O'Brien
RE: National Grid Gas Main Petition, 18-022

The DPW has reviewed the subject petition and the accompanying sketch for the new gas main location and have the following recommendations:

18-022- Grove Street, install and maintain approximately 500 feet of 4 inch gas main from Columbian Street easterly to the end of the main at #625 Grove Street. Grove Street is not under moratorium, but about half the length of the proposed extension is within the State Highway Layout and so will require MassDOT permission. We'd recommend that the petition be granted under the normal conditions, with emphasis on the requirements that the gas main be laid outside of the trench of the water mains in service and that the trench pavement not be left low for any length of time; We also recommend that the following requirement be added to the permit, if it is to be granted:

“Neither National Grid nor any of its contractors is authorized to close any street or to close a direction of travel to facilitate their work without authorization from the Director of the Department of Public Works or the Highway Superintendent. The Chief of Police can also authorize a closure for a police or fire emergency. Construction zone traffic safety issues are to be addressed by using appropriate traffic control signs and devices and the use of police officers for traffic control to safely guide traffic through the work zone. If a closure is authorized by the DPW, it shall not be implemented until signs and police officers (where needed) are properly in place in conformity with the written plan prepared by the contractor's engineer and approved by the DPW and Police Department.”

**Bob Campbell
Town Engineer**



150 Potter Road
Braintree, MA 02184
www.beld.com
781.348.BELD
781.348.1003 fax

April 2, 2018

Town of Braintree
Ms. Susan M. Cimino
Clerk of the Council
One JFK Memorial Drive
Braintree, MA 02184

Dear Ms. Cimino:

Please see the below comments for the National Grid petition #18-022.

#18-022 –BELD has no underground electric utility conflicts or special requirements within the proposed scope of work.

Darron MacDonald
Field Engineer
Office: 781.348-1072
Cell: 339-235-6450

Your hometown electric and broadband department

PETITION OF NATIONAL GRID FOR GAS MAIN LOCATIONS

#18-022

Town of Braintree / Town Council:

The Nationalgrid hereby respectfully requests your consent to the locations of mains as hereinafter described for the transmission and distribution of gas in and under the following public streets, lanes, highways and places of the **Town of Braintree** and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and accomplish the objects of said Company; and the digging up and opening the ground to lay or place same:

To install and maintain approximately 500 feet more or less of 4 inch gas main in Grove St., Braintree; from the existing 4 inch gas main in Columbian St. easterly to the end of main at house #625 Grove St. In order to tie house #625 into the 60 psig. system.

March 29, 2018

By: Barbara H. Kelleher
Barbara H. Kelleher
Permit Representative

Town of Braintree / Town Council:

IT IS HEREBY ORDERED that the locations of the mains of the Nationalgrid for the transmission and distribution of gas in and under the public streets, lanes, highways and places of the **Town of Braintree** substantially as described in the petition date March 29, 2018 attached hereto and hereby made a part hereof, and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and/or accomplish the objects of said Company, and the digging up and opening the ground to lay or place same, are hereby consented to and approved.

The said Nationalgrid shall comply with all applicable provisions of law and ordinances of the **Town of Braintree** applicable to the enjoyment of said locations and rights.

Date this _____ day of _____, 20__.

I hereby certify that the foregoing order was duly adopted by the _____ of the Town of _____, MA on the _____ day of _____, 20__.

By: _____

Title

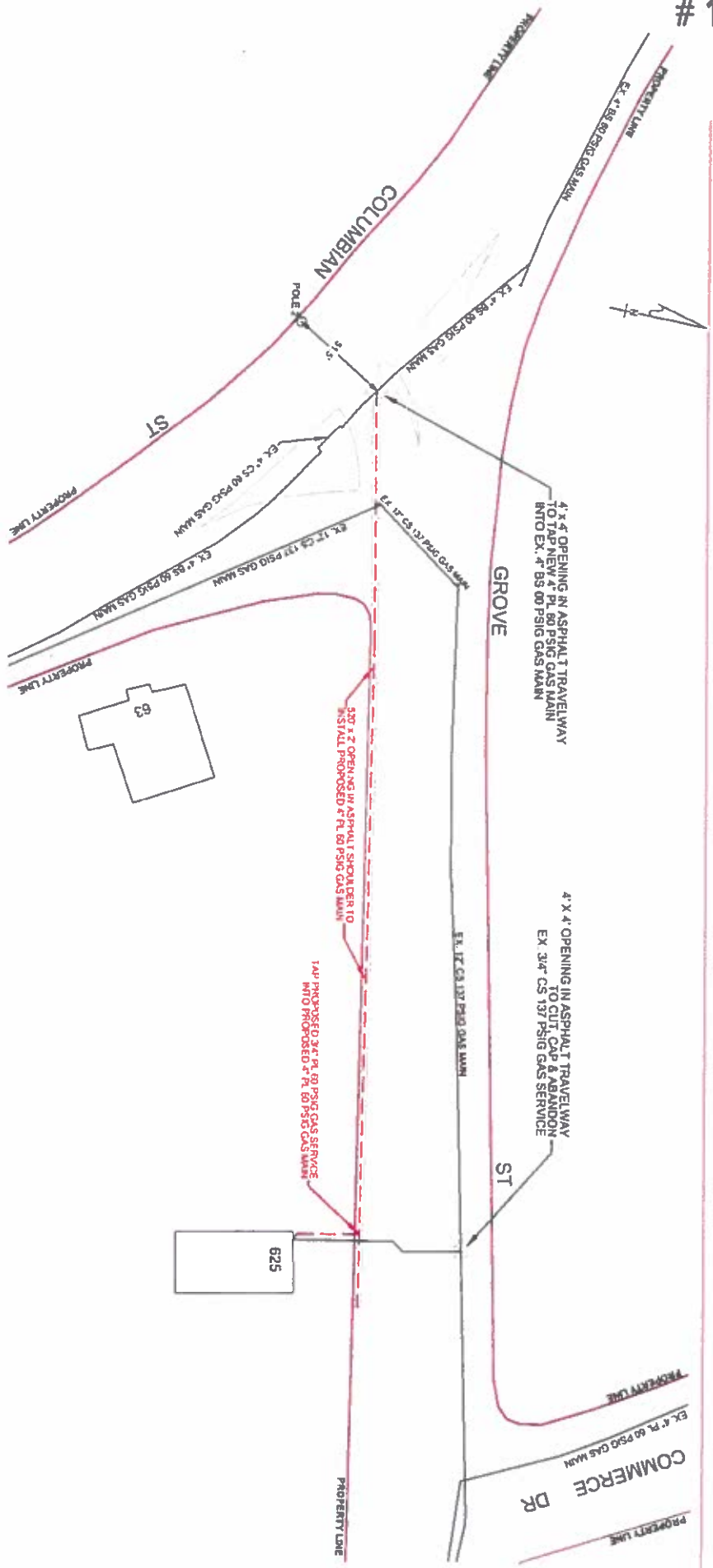
WO# 1179347

**RETURN ORIGINAL TO THE PERMIT SECTION
NATIONAL GRID
40 SYLVAN RD, WALTHAM, MA 02451
RETAIN DUPLICATE FOR YOUR RECORDS**

RECEIVED TOWN CLERK
BRAintree, MA
2018 APR -2 PM 1:07

RECEIVED TOWN CLERK
BRAINTREE, MA

2018 APR -2 PM 1:07



LEGEND

- PROPOSED GAS
- EXISTING GAS
- MANHOLE LAYOUT LINE
- PROPOSED OPENING

NOTE

THE LOCATION OF SURFACE AND UNDERGROUND OBJECTS SHOWN ARE NOT WARRANTED TO BE CORRECT. CALL 811 BEFORE YOU DIG.

UTILITIES AND STREET LINES OBTAINED FROM AVAILABLE DATA SOURCES. NO FIELD VERIFICATION PROVIDED.

nationalgrid

40 SYLVAN ROAD
WALTHAM, MA 02451

GRANT OF LOCATION

PROPOSED OPENING TO INSTALL A NEW 4" 60 PSIG PLASTIC MAIN AT
625 GROVE ST FROM COLUMBIAN ST, BRAINTREE, MA 02184

ENGINEER	DATE	SIZE	PRESSURE	MATERIAL	LENGTH	WORK ORDER NO.
J.P.T. / D.V.	03/19/2018	4"	60 PSIG	PLASTIC	AS NOTED	1179347

SCALE: N.T.S.

SHEET 1 OF 1

DRAWING NO. GP-BRA-1179347-18-73



Office of the Board of Assessors

One JFK Memorial Drive
Braintree, Massachusetts 02184

Telephone: (781) 794-8050 • Fax: (781) 794-8068

Joseph C. Sullivan
Mayor

Robert Brinkmann
Deputy Assessor

Board of Assessors

Robert Cusack
Chair

Susan O'Brien
Vice Chair

Robert Connolly

DATE: March 29, 2018

APPLICANT: National Grid

ADDRESS: Various

MAP AND LOT: Various

This is to certify that at the time of submission of this form to the Board of Assessors, the names and addresses of the parties assessed as adjoining owners to the parcel of land shown and described are as written and are the parties according to the records of the Assessors.

Office of the Board of Assessors (E.S.)

Robert M Cusack
Chairman

RECEIVED TOWN CLERK
BRAINTREE, MA
2018 APR -2 PM 1:07

**Braintree
Abutters List**

#18-022

Subject Parcel ID:

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
1112 0 11	5 COLUMBIAN ST	VCA REAL PROP ACQUISITION C		12401 W OLYMPIC BLVD	LOS ANGELES	CA	90064
1112 0 13	6 COLUMBIAN ST	MASSASOIT SCHOOL INC		6 COLUMBIAN ST	BRAINTREE	MA	02184
1112 0 14A	525 GROVE ST	PACHECO PAUL TRS	P + T REALTY TRUST	521 GROVE ST	BRAINTREE	MA	02184
1112 0 14B	517 GROVE ST	PACHECO PAUL F TRUSTEE	P + T REALTY TRUST	521 GROVE ST	BRAINTREE	MA	02184
1112 0 22D	60 COLUMBIAN ST	KOHN RICHARD/ HIRSH JAY TR	SPENCER BRADFORD A TR	21 RIDGEFIELD RD	WINCHESTER	MA	01890
1112 0 22F	60 COLUMBIAN ST	BRAINTREE REAL ESTATE	MANAGEMENT COMPANY L	60 COLUMBIAN ST	BRAINTREE	MA	02184
1112 0 3	63 COLUMBIAN ST	MATT-LIND-CHRIS REALTY LLC		63 COLUMBIAN ST	BRAINTREE	MA	02184
1112 0 7	15 COLUMBIAN ST	ELLIS DAVID C	CALDWELL VIRGINIA R TRS	290 TREMONT ST	BRAINTREE	MA	02184
1112 0 9	COLUMBIAN ST	PADULA JOSEPH D TR	BARBIERE JACQUELINE TR	11 COLUMBIAN ST	BRAINTREE	MA	02184
1118 0 7	600 GROVE ST	MESSINA RESIDENTIAL PROP LL		400 FRANKLIN STREET	BRAINTREE	MA	02184

Parcel Count: 10

End of Report

2018 APR -2 PM 1:07

RECEIVED TOWN CLERK
BRAINTREE, MA



Office of the Mayor
One JFK Memorial Drive
Braintree, Massachusetts 02184

Joseph C. Sullivan
Mayor

781-794-8100

To: Charles B. Ryan, President of the Council
Susan Cimino, Clerk of the Council
James Casey, Town Clerk

From: Joseph C. Sullivan, Mayor *JCS*

Cc: Joseph Reynolds, Chief of Staff and Director of Operations
Edward Spellman, Director of Municipal Finance
Frank Hackett, Superintendent of Schools
James Arsenault, Public Works Director
Marybeth McGrath, Director of Municipal Licenses & Inspections
Lisa S. Maki, Town Solicitor
Christine Stickney, Director of Planning and Development

RECEIVED TOWN CLERK
BRAintree, MA
2018 APR 17 AM 11:59

Date: April 12, 2018

Re: FY 18 Supplemental Appropriations (#4)

As we enter into the final quarter of Fiscal Year 2018, we have identified two areas that require supplemental funds to support operations to the end of the fiscal year (June 30, 2018).

I take this opportunity to submit this request for additional funds and to provide related information in support of this request. Your consideration and approval is requested.

First, the severe rain, snow, and wind storm that impacted us on March 2, 2018 caused storm damage at both the South Middle and the Ross Elementary Schools that required emergency repair work to the roofs to prevent further damage and also some interior repairs to allow the schools to reopen.

This emergency work was completed at a cost on \$303,000 and although the work completed has a temporary life span to it – we want to secure the services of an architectural firm to assist us in designing permanent roof(s) that we are looking to construct this summer. The request for the architectural/design services is \$60,181. Thus, the total supplemental request for the schools is \$363,181. Please note, that we will be seeking an additional bond authorization not to exceed \$3 million dollars to complete the permanent roof repairs in a separate request.

Moreover, all of this work will be eligible for some form of reimbursement that we will be securing from our insurance carrier. Though the valid claims have been filed the timing of the replenishment of funds is not known at this time. Due to the urgency of getting this work done prior to the September school calendar we are required to move forward now.

Our second request, is for the additional costs of \$517,769 for snow removal services above our original budget of \$500,000. Though this winter was not a heavy snow season we did experience several serious storms particularly in March, which resulted in a lot of work being required on significant icy and freezing roads and sidewalks. As you are aware municipalities can deficit spend any amount required for snow removal. This is allowed because of the unpredictability of snow/inclement weather accumulations from year to year. Fortunately, we have had the fiscal discipline and the financial resources to not carry forward any snow debt into a fiscal year - including the historic and memorable winter of 2015 - when we had over 100 inches of snow and our snow removal cost amounted to \$2.8 million dollars! It is important to note that as part of this request we have purchased salt and magnesium at this year's prices as a "stand ready" step for the inevitable snow fall during the winter of 2018-19.

These two items, our school roofs, and our annual snow removal cost, were unforeseen occurrences. We have the funds in reserve to pay these bills.

Your review and approval is appreciated.

1) Department of Public Works – Facilities School repair article

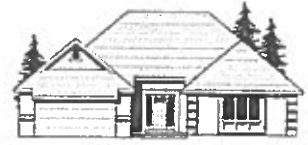
MOTION: That the sum of \$363,181 be transferred from the Fiscal Year 2017 certified Free Cash to the Department of Public Works / Program 2 – Facilities school repair article

2) Department of Public Works - Snow and Ice

MOTION: That the sum of \$517,769 be transferred from the Fiscal Year 2017 certified Free Cash to the Department of Public Works / Program 11 – Snow and Ice, and further, that the Director of Municipal Finance be authorized to allocate said sums to and among the various line items affected thereby.

Since these requests involve the appropriation of funds within the fiscal year 2018 budget, advertising and a public hearing is required under the sections 2-9 and 6-7 of the Town Charter.

REI



Roofing & Siding Contractors

RESIDENTIAL

COMMERCIAL

Town of Braintree
South Middle School 232 Peach Street
1 JFK Memorial Drive
Braintree, MA 02184

Phone: (781) 794-8247
Email: mmcgrath@braintreema.gov

INVOICE

18158

March 31, 2018

RE: South Junior Highschool 232 Peach Street
EMERGENCY REPAIRS: March 3, 2018 – March 31, 2018.

LABOR	\$110,679.00
MATERIALS	\$50,690.22
DEBRIS REMOVAL	\$1,804.76
PLANS & SPECIFICATIONS	\$10,717.20
DISCOUNT	(\$2,057.61)

TOTAL DUE (A) \$171,833.57

Thank You,

P. Nicholas Kazolias
Owner – President of REI Roofing
a division of Residential Exteriors Inc.

INVOICE	AMOUNT
18158 (A)	171,833.57
18154 (B)	131,166.43
TOTAL	<u>\$303,000.00</u>

REI



Roofing & Siding Contractors
RESIDENTIAL COMMERCIAL

Town of Braintree
Ross Elementary School 20 Hayward Street
1 JFK Memorial Drive
Braintree, MA 02184

Phone: (781) 794-8247
Email: mmcgrath@braintreema.gov

INVOICE

18154

March 31, 2018

RE: Ross Elementary School 20 Hayward Street
EMERGENCY REPAIRS: March 3, 2018 – March 31, 2018.

LABOR	\$77,685.45
MATERIALS	\$40,548.42
DEBRIS REMOVAL	\$2,676.96
PLANS & SPECIFICATIONS	\$8,383.60
EQUIPMENT RENTAL	\$1,872.00

TOTAL DUE **(B)** \$131,166.43

*****Please Note: ROOF DRAINS ON GYM ROOF ARE NOT ADEQUATE FOR PROPER DRAINAGE OF THIS ROOF AREA. CURRENT DRAINS ARE UNDERSIZED AND NEED TO BE REPLACE ASAP FOR LARGER SIZE DRAINS AND/OR ADDITIONAL DRAINS*****

Thank You,

P. Nicholas Kazolias
Owner – President of REI Roofing
a division of Residential Exteriors Inc.



Stephen J. Wessling Architects, Inc.

• AIA • BOMA • CSI • ICC • IFMA • RCI •

Presidents Place, 1250 Hancock Street, Suite 815N Quincy, Massachusetts 02169

Tel 617.773.8150 • Fax 617.773.4902 • www.wesslingarchitects.com

PROPOSAL # P18086R.2

ARCHITECTURAL PROPOSAL FOR
Roof Replacement at the Ross Elementary School
Roof Replacement at the South Middle School
Town of Braintree - Braintree Public Schools
Braintree, MA

4/10/2018

Mayor Joseph C. Sullivan
Town of Braintree
1 JFK Memorial Drive
Braintree, MA 02184

ARCHITECTURAL FEE SCOPE OF SERVICES
DETAILED TASK BREAKDOWN AND ANALYSIS

50: ROOF REPLACEMENT

- * REVIEW EXISTING DRAWINGS AND PREVIOUS REPORTS
- * REDRAW OWNER PROVIDED EXISTING ROOF PLAN DRAWINGS INTO ELECTRONIC CAD FORMAT
- * FIELD REVIEW OF EXISTING ROOF CONDITIONS, INCLUDING CONTRACTOR-PERFORMED TEST CUTS WHERE NEEDED, TO DETERMINE AS-BUILT ROOF SIZES, DETAILS AND ROOFTOP CONFIGURATIONS.
- * RESEARCH APPROPRIATE MATERIALS AND SYSTEMS. THE SAME ROOF SYSTEMS ARE TO BE USED ON BOTH SCHOOLS.
- * DEVELOP ROOF REPLACEMENT DRAWINGS WITH NOTES
- * DEVELOP CUSTOM DETAILS FOR REPLACEMENT OF ROOFING SYSTEMS.
- * CREATE PROJECT SPECIFIC WORK REQUIREMENTS AND ROOF MATERIALS SPECIFICATIONS TO BE USED FOR BOTH SCHOOLS.
- * DEVELOP COST ESTIMATES FOR THE ROOF REPLACEMENT WORK.
- * ISSUE SIX SETS OF THE 30%, 60% AND 90% COMPLETED CONSTRUCTION DOCUMENTS AND SPECIFICATIONS TO THE CLIENT FOR REVIEW, COMMENT AND APPROVAL.
- * INCORPORATE THE CLIENTS COMMENTS TO THE CONSTRUCTION DOCUMENTS AFTER THEIR 30%, 60% AND 90% REVIEW.
- * ISSUE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS VIA FTP SITE.
- * IN HOUSE ARCHITECTURAL PROJECT MANAGEMENT.

SUBTOTAL - COSTS	\$	25,372.00
EXPENSES - MILEAGE AND OFFICE MATERIALS	\$	250.00
TOTAL COST FOR ROOF REPLACEMENT:	\$	25,622.00

70: CONSTRUCTION ADMINISTRATION

- * WRITE MASSACHUSETTS REQUIRED CHAPTER 34 PERMITTING REPORT FOR WORK ON AN EXISTING BUILDING.
- * PROVIDE THE REQUIRED AFFIDAVIT AND THREE SETS OF DRAWINGS WITH SIGNATURE WITH OUR ARCHITECTURAL REGISTRATION STAMP TO OBTAIN THE BUILDING PERMIT.
- * ATTEND CONSTRUCTION JOB MEETINGS - ASSUME SIX (6) MEETINGS. JOB MEETINGS TO BE THE SAME DAY FOR BOTH SCHOOLS.
- * PERFORM PROGRESS REVIEW OF ROOF REPLACEMENT WORK AT BOTH SCHOOLS (AT SAME TIME AS JOB MEETINGS).
- * PERFORM RANDOM PROGRESS REVIEWS (UP TO EIGHT (8) VISITS) OF ROOF REPLACEMENT WORK AT CONTRACTOR REQUEST OR AT CRITICAL POINTS DURING REPLACEMENT
- * PREPARE FIELD REPORTS DOCUMENTING CONSTRUCTION OBSERVATIONS - ASSUME EIGHT (8) REPORTS.
- * RESPOND TO CONTRACTOR REQUESTS FOR INFORMATION AND PREPARE CLARIFICATION SKETCHES AS NEEDED.
- * PROCESS SHOP DRAWINGS, SUBMITTALS, AND CONTRACTOR APPLICATIONS FOR PAYMENT.
- * PERFORM REVIEW AND AMENDMENT OF CONTRACTOR SUPPLIED PUNCH LISTS - ASSUME ONE (1) ADDITIONAL SITE VISIT EACH SCHOOL.
- * PERFORM FINAL REVIEW OF COMPLETED WORK - ASSUME ONE (1) ADDITIONAL SITE VISIT EACH SCHOOL.
- * PERFORM ADDITIONAL ONSITE REVIEWS AS REQUIRED - ASSUME FOUR (4) ADDITIONAL SITE VISITS EACH SCHOOL (SEE ADDITIONAL SERVICE FEES LISTED BELOW).
- * PREPARE REQUIRED FINAL CONSTRUCTION CONTROL AFFIDAVITS AND PROJECT CLOSE-OUT DOCUMENTATION.
- * IN HOUSE ARCHITECTURAL PROJECT MANAGEMENT.

SUBTOTAL - COSTS	\$	28,914.00
EXPENSES - MILEAGE AND OFFICE MATERIALS	\$	200.00
TOTAL COST FOR CONSTRUCTION ADMINISTRATION:	\$	29,114.00



Stephen J. Wessling Architects, Inc.

• AIA • BOMA • CSI • ICC • IFMA • RCI •

Presidents Place, 1250 Hancock Street, Suite 815N Quincy, Massachusetts 02169

Tel 617.773.8150 • Fax 617.773.4902 • www.wesslingarchitects.com

PROPOSAL # P18086R.2

ARCHITECTURAL PROPOSAL FOR:

Roof Replacement at the Ross Elementary School

Roof Replacement at the South Middle School

Town of Braintree - Braintree Public Schools

Braintree, MA

4/10/2018

Mayor Joseph C. Sullivan

Town of Braintree

1 JFK Memorial Drive

Braintree, MA 02184

SUMMARY:

	FEE	PERCENT
50: ROOF REPLACEMENT	\$ 25,622.00	47%
70: CONSTRUCTION ADMINISTRATION	\$ 29,114.00	53%
ARCHITECTURAL SUBTOTAL:	\$ 54,736.00	100%
BUDGET FOR REIMBURSABLE EXPENSES FOR CONTRACTOR AND CLIENT		
PRINTING (six sets of progress prints, at 30%, 60% and 90%):	\$ 1,500.00	

TOTAL DUE UPON COMPLETION \$ 56,236.00

(C)

ADDITIONAL SERVICE FEES IF REQUIRED

ADDITIONAL SITE VISIT FEE (INCLUDES FIELD REPORT) \$ 1,100.00
(COST PER SITE VISIT - BASED ON 2018 RATES)

60: BIDDING PHASE SERVICES

(ADDITIONAL SERVICES IF REQUIRED)

- * ASSIST THE TOWN OF BRAINTREE WITH POSTING BID DOCUMENTS ON THEIR WEBSITE
- * SCHEDULE AND CONDUCT PRE-BID WALKTHROUGH WITH ALL BIDDERS AT THE PROJECT SITE
- * RESPOND TO BIDDER GENERATED QUESTIONS AND ISSUE CLARIFICATION ADDENDA
- * RECEIVE AND COMPILER BIDS, CONTACT EACH BIDDER TO DE-SCOPE THEIR BID, REVIEW BID RESULTS WITH CLIENT
- * IN HOUSE ARCHITECTURAL PROJECT MANAGEMENT.

SUBTOTAL - COSTS	\$ 3,895.00
EXPENSES - MILEAGE AND OFFICE MATERIALS	\$ 50.00
TOTAL COST FOR BID/PERMIT:	\$ 3,945.00

(D)

WA FEE IS BASED ON A BUDGET ESTIMATE OF \$2,000,000: 2.81%

ARCHITECTURAL FEE PERCENT OF THE COST OF CONSTRUCTION

2018 BILLING RATES:

President/ CEO	Associate	Senior Project Manager/Building Envelope Specialist	Project Manager	Assistant Project Manager	Job Captain	Designer	Drafting and Administration	Draftsperson Level 1
\$275.00	\$250.00	\$232.00	\$208.00	\$180.00	\$165.00	\$140.00	\$118.00	\$75.00

(C) 56,236
(D) 3,945
TOTAL \$60,181



Stephen J. Wessling Architects, Inc.

• AIA • BOMA • CSI • ICC • IFMA • RCI •

Presidents Place, 1250 Hancock Street, Suite 815N Quincy, Massachusetts 02169

Tel 617.773.8150 • Fax 617.773.4902 • www.wesslingarchitects.com

PROPOSAL # P18086R.2

ARCHITECTURAL PROPOSAL FOR:

Roof Replacement at the Ross Elementary School

Roof Replacement at the South Middle School

Town of Braintree - Braintree Public Schools

Braintree, MA

4/10/2018

Mayor Joseph C. Sullivan

Town of Braintree

1 JFK Memorial Drive

Braintree, MA 02184

DESCRIPTION OF SERVICES:

- * DOCUMENTATION AND ROOF REPLACEMENT DESIGN OF ALL ROOF AREAS AT THE ROSS ELEMENTARY SCHOOL.
- * DOCUMENTATION AND ROOF REPLACEMENT DESIGN OF ALL ROOF AREAS AT THE SOUTH MIDDLE SCHOOL.
- * ALL OTHER SERVICES NOT LISTED IN THIS PROPOSAL SHALL BE CONSIDERED ADDITIONAL SERVICES AND BILLED AT THE LISTED BILLING RATES.

QUALIFICATIONS AND ASSUMPTIONS:

- * WESSLING ARCHITECTS REQUIRES A FULL SET OF AVAILABLE DRAWINGS AND REPORTS PRIOR TO STARTING WORK
- * THIS PROPOSAL ASSUMES THAT EXISTING CONSTRUCTION DRAWINGS OF THE BUILDING ARE AVAILABLE IN PRINTED PDF FORMAT ONLY AND THAT NECESSARY CAD DRAWINGS WILL NEED TO BE CREATED IF CAD DRAWINGS ARE AVAILABLE, PLEASE NOTIFY WESSLING ARCHITECTS, AND THIS PROPOSAL CAN BE MODIFIED ACCORDINGLY.
- * OUR PROPOSAL IS BASED ON PERFORMING ALL BUILDING EVALUATION WORK OVER ONE (1) DAY, OWNER IS TO COORDINATE AND PROVIDE ACCESS TO ALL AREAS REQUESTED DURING BUILDING ASSESSMENT. ADDITIONAL SITE VISITS REQUIRED DUE TO CIRCUMSTANCES OUTSIDE OF WESSLING ARCHITECTS CONTROL MAY REQUIRE ADDITIONAL COMPENSATION.
- * ACCESS TO ROOF LEVELS OR LEVELS OF BUILDING REQUIRING A LADDER OR ALTERNATIVE METHODS OF ACCESS SHALL BE PROVIDED FOR BY THE CLIENT/ OWNER AT NO COST TO WESSLING ARCHITECTS.
- * ROOF TEST CUTS SHALL BE PERFORMED BY A ROOFING CONTRACTOR AND DOCUMENTED BY WESSLING ARCHITECTS. COSTS FOR ROOF TEST CUT SERVICES HAVE NOT BEEN INCLUDED IN THIS PROPOSAL.
- * ONCE PREPARATION OF CONSTRUCTION DOCUMENTS HAS STARTED OWNER INITIATED DESIGN REVISIONS MAY REQUIRE ADDITIONAL COMPENSATION.

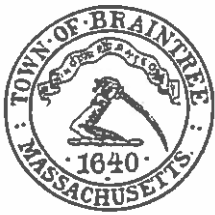
NOTES:

- * THIS PROPOSAL IS BASED ON CURRENT WESSLING ARCHITECTS WORK LOAD AND IS SUBJECT TO CHANGE AFTER THIRTY (30) DAYS.
- * OUR PROPOSAL IS BASED ON PRESENT SALARIES AND MAY REQUIRE AN ADJUSTMENT IF THE WORK IS NOT COMPLETED ON OR BEFORE DECEMBER 31, 2018.
- * MEETINGS WITH BUILDING INSPECTOR, FIRE DEPARTMENT, PLANNING BOARD, CONSERVATION COMMISSION, HISTORICAL COMMISSION AND ALL OTHER PERMITTING AGENCIES ARE NOT INCLUDED AND WILL BE PROVIDED AS AN ADDITIONAL SERVICE.
- * HAZARDOUS MATERIALS SURVEY, SAMPLING AND EVALUATION SERVICES ARE NOT INCLUDED. WE CAN ASSIST THE OWNER IN HIRING INDEPENDENT ENVIRONMENTAL CONSULTANTS TO PERFORM THIS WORK.
- * ALL PRINTING FOR CONTRACTORS, CLIENT AND CONSULTANTS SHALL BE A REIMBURSABLE EXPENSE.
- * ALL OVERNIGHT DELIVERIES, COURIER AND ALL OTHER CONSULTANT SERVICES SHALL BE A REIMBURSABLE EXPENSE AND INVOICED AT COST PLUS 10%.
- * PAYMENT SHALL BE RECEIVED BY WESSLING ARCHITECTS WITHIN 30 DAYS OF THE DATE ON THE INVOICE OR A 2% PER MONTH INTEREST RATE SHALL BE INCURRED.
- * DRAWING CAD FILES CREATED DURING THE PERFORMANCE OF THE WORK ARE ORIGINAL COPY WRITTEN DOCUMENTS AND SHALL REMAIN THE PROPERTY OF STEPHEN J. WESSLING - ARCHITECTS, INC.
- * PAYMENT FOR SERVICES PERFORMED ALONG WITH A FULLY EXECUTED CAD RELEASE DOCUMENT, SHALL BE REQUIRED IF OUR CAD FILES ARE TO BE GIVEN TO ANY OTHER CONSULTANT.
- * N.I.C = NOT IN CONTRACT. THIS SERVICE HAS NOT BEEN INCLUDED IN THIS PROPOSAL.

APPROVED (SIGNATURE)

NAME (PRINTED) DATE

CLIENT SIGNATURE REQUIRED BEFORE ANY WORK CAN BE SCHEDULED OR PROCEED



Braintree Department of Public Works

Director of Public Works, James Arsenault, PE

Highway Division

Stephen J. O'Brien, Superintendent, David H. McKenna, Asst. Superintendent, Walter Sullivan, Asst. Superintendent

TO: Mayor Joseph Sullivan
 FROM: Stephen J. O'Brien, Superintendent
 DATE: April 13, 2018
 SUBJECT: FY 2018 SNOW REMOVAL EXPENDITURE REPORT AS OF: 04/13/2018.

Listed below are *estimated* FY 18 Snow Removal Expenditures, YTD, including the last salt delivery.

	<u>ACCOUNT</u>	<u>APPROP.</u>	<u>INCURRED</u>	<u>ENCUMBERED</u>	<u>PENDING INVOICES</u>	<u>BALANCE</u>
Overtime	01-40011-5130	80,000.00	179,691.79			(\$99,691.79)
Overtime Meals	01-40011-5157	4,800.00	5,867.61			(\$1,067.61)
Snow Equip, Repairs	01-40011-5241	42,824.00	98,651.82			(\$55,827.82)
Roof Snow Removal & Repairs	01-40011-5251	10,000.00				\$10,000.00
Emergency Tree Removal	01-40011-5258	1,600.00	2,980.00			(\$1,380.00)
Outside Contractors (Misc. Weather Subs., etc.)	01-40011-5394	190,000.00	399,446.78			(\$209,446.78)
Salt/Magnesium Chloride	01-40011-5536	169,776.00	308,549.78		22,580.55	(\$161,354.33)
Sand (Misc. for Sand Barrels, etc.)	01-40011-5537	1,000.00	\$0.00			\$1,000.00
	<u>TOTALS:</u>	<u>\$500,000.00</u>	<u>\$995,187.78</u>	<u>\$0.00</u>	<u>\$22,580.55</u>	<u>(\$517,768.33)</u>

Expended	\$995,187.78
Pending invoices	\$22,580.55
Total	1,017,768.33

SJO/nk

Original Budget	\$500,000.00
Surplus (Deficit)	(517,768.33)

Copies:

- Joseph Reynolds, Chief of Staff
- Lisa S. Maki, Town Solicitor
- James Arsenault, DPW Director
- Edward Spellman, Finance Director
- Mark Lin, Town Accountant
- Elizabeth Schaffer, DPW W/S Office Mgr.
- David McKenna, Asst. Supt.
- Walter Sullivan, Asst. Supt.



Office of the Mayor

One JFK Memorial Drive
Braintree, Massachusetts 02184

Joseph C. Sullivan
Mayor

781-794-8100

To: Charles B. Ryan, President of the Council
Susan Cimino, Clerk of the Council
James Casey, Town Clerk

From: Joseph C. Sullivan, Mayor

JCS

Cc: Joseph Reynolds, Chief of Staff and Director of Operations
Edward Spellman, Director of Municipal Finance
Frank Hackett, Superintendent of Schools
James Arsenault, Public Works Director
Marybeth McGrath, Director of Municipal Licenses & Inspections
Lisa S. Maki, Town Solicitor

Date: April 17, 2018

Re: Funding Request for School Roof Replacements

As you are aware, the severe rain, snow, and wind storm that impacted us on March 2, 2018 caused storm damage at both the South Middle and the Ross Elementary Schools requiring emergency repair work to the roofs to prevent further damage, as well as some interior repairs necessary in order to allow the schools to reopen. This emergency work was completed at a cost of \$303,000 – which was submitted for council review, as a supplemental appropriation on April 12, 2018

The repair work has been completed which has a temporary life span making it necessary to secure the services of an architectural firm to assist us in designing permanent roof(s) to be constructed this summer. This architectural work is estimated to cost \$53,000, which has submitted for council review as a supplemental appropriation on April 12, 2018.

With this request we are seeking a bond authorization appropriation for the permanent replacement for school roofs at Ross Elementary and South Middle School. We have

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BRAintree, MA
2018 APR 23 AM 10:47

received preliminary estimates of \$2.5-3 million dollars for this work. We will be putting these roof projects out to bid. We are planning to have the work done over the summer when there will not be students in the schools.

We qualify for insurance coverage on these roof projects and the insurance proceeds will reduce the total project cost. Please note that we will only be bonding for the amount of the roof cost minus the insurance reimbursement. For example and for illustrative purposes only, if the roof replacement project cost is \$2.5 million dollars and insurance proceeds pays the town \$1.6 million - Then the total cost of \$2,500,000 less \$1,600,000 insurance reimbursement = \$900,000. The town will then issue a bond in the amount of \$900,000 which is the net cost to the town for the project. This work is very important to the operations of our schools and your support is appreciated.

TOWN OF BRAINTREE, MASSACHUSETTS

IN TOWN COUNCIL

ORDERED:

That the Town of Braintree appropriates the sum of Three Million Dollars (\$3,000,000) to pay costs of replacing the Ross Elementary School roof and the South Middle School roof, each of which was severely damaged during the March, 2018 winter storms, making miscellaneous repairs to damage in each of such buildings resulting from the roof damage caused by the March, 2018 storms, and for the payment of all other costs incidental and related thereto and that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to M.G.L. c. 44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. The amount authorized to be borrowed pursuant to this Order shall be reduced to the extent of any grants, gifts or other funds, including insurance proceeds, received by the Town on account of these repair projects. Any premium received upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.



#18-030

Office of the Mayor
One JFK Memorial Drive
Braintree, Massachusetts 02184

Joseph C. Sullivan
Mayor

781-794-8100

April 24, 2018

To: Charles Ryan, Council President

From: Joseph C. Sullivan, Mayor

JCS

Re: Appointment to the Conservation Commission

Cc: Town Clerk
Clerk of the Council
Town Councilors

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BRAINTREE, MA
2018 APR 24 PM 4:16

In accordance with authority vested in me by Section 3-3 of the Charter of the Town of Braintree, I hereby appoint Christopher J. Hayward of 300 Pond Street to the Conservation Commission and has served our community as youth sports coach and scout leader. Mr. Hayward currently serves as Director of Conservation for the Town of Needham and has nearly twenty years of experience in Conservation and Environmental Sciences.

Attachment: Hayward resume

Christopher James Hayward
300 Pond Street
Braintree, Massachusetts 02184
Home (781) 356-5329 Cell (781) 413-7967
pats30821@yahoo.com

1 8 - 0 3 0

EXPERIENCE

Director of Conservation – November 2017 to present Town of Needham, Massachusetts

- Oversees the review and evaluation of all wetlands-related permit applications for conformity to state, and local regulations, and advise the Commission on items such as resource designation, storm water management, pollution prevention, erosion control, wildlife and wildlife habitat preservation, open-space and agriculture preservation, groundwater protection, and nature feature and resource protection. Evaluates and validates key scientific, engineering, design, and legal data for all wetlands filings submitted to the Commission, and advises the Commission on issues, problems and findings. For complex or unusual projects submitted under the Act and the Bylaw, acts as the primary project reviewer within the department.

Conservation/Preservation Agent, Tree Warden - August 2005 to November 2017 Town of Watertown, Massachusetts

As Tree Warden

- Enforces provisions of Massachusetts General Law Chapter 87 – Public Shade Trees, concerned with protection of public trees; conducts required tree hearings; develops plans for the care and management of the town's urban forest; works with various Town departments to ensure survival of street and park trees.
- Manages the Town's tree planting budget for the annual planting of approximately 160 street and parkland trees; works with nursery contractors to properly choose appropriate species of trees for specific locations; prepares bid documents and selects vendors.
- Conducts regular tree risk assessment inspections, many based on resident requests in order to coordinate appropriate tree pruning and removals with Public Works Forestry department and public utility companies.
- Works with the Department of Public Works to protect trees and minimize the impact of work in the streets, parks and cemeteries of the town; conducts follow-up on accidents to recover costs associated with tree damage.
- Serves as a member of the Town's design review team and provides comments and recommendations for tree planting to the Planning and Zoning Boards regarding project petitions.
- Following the guidelines set by the Arbor Day Foundation, holds events, educates the public and prepares the proper documentation to qualify the Town as a Tree City USA.
- Review private development landscape plans as requested by Zoning and Planning Boards.

As Conservation Agent

- Attends meetings of the Conservation Commission and serves as technical adviser to the Commission; drafts permits and orders of condition, as required by the Commission; provides information to the general public.
- Meets with proponents of projects to discuss impacts on wetland resources; monitors construction for violation of the Wetlands Protection Act and the town's Wetland Ordinance; assists the Department of Public Works to ensure that the town's capital improvements are in compliance with wetland requirements.

- Assists and coordinates with the Department of Public Works to ensure that the town's capital improvement projects are in compliance with resource area protection requirements, participates in site plan review.
- Coordinated with state and federal agencies on two major parkland development projects (Charles River Park, MA Department of Conservation and Recreation) and (General Services Administration site, Army Corps of Engineers and DCR) to monitor the success of wetland replication, compliance with resource area protection standards and regulations.
- Works with state and federal agencies to monitor compliance with standards and regulations:
- Works with commission members to update Town wetlands ordinance and regulations as necessary.
- Manages the daily workload of an administrative assistant.

As Preservation Agent

- Attends meetings of both the Historical Commission and Historic District Commission and acts as technical adviser to both Commissions; assists the Commissions to increase public awareness of the importance of historic preservation; provides information to the general public.
- Works with the Historical Commission to coordinate hearings for the demolition delay ordinance; works with the Historic District Commission to coordinate hearings for the historic district ordinance; works with the Community Development and Planning Department staff to seek funding for historic preservation projects and historical surveys.

As Storm Water Advisory Committee member

- Assisted with the drafting of new storm water ordinances and related regulations as required by Town Council; identify and advocate for storm water funding through grants and other sources; develop educational programs to increase public awareness of storm water management.

Environmental Scientist, October 2000 to August 2005

CDM, Inc. Cambridge, Massachusetts

- Responsible for delineating wetland boundaries using soils, vegetation and hydrology in accordance with local, state and federal regulations throughout New England.
- Responsible for securing environmental regulatory permits from federal, state and local regulatory agencies for various projects. Inventoried the tree species located on a 60-acre site to be used by the New York DEP for the construction of a large UV Water Treatment Plant. Trees were identified, counted and located using GPS.
- Conducted ecological monitoring at vernal pools and construction sites to document conditions for ecological impact analysis and construction impacts, respectively.
- Developed wetland replication plans for wetlands removed during landfill capping activities.
- Assisted with researching Massachusetts Historical Commission documents for preparation of FEMA flood relief grant applications.
- Attended public hearings relating to permit applications for a variety of projects including landfill closures, construction of recreational fields and construction of sewer, water and drainage utilities.

Design Drafter, March 1997 to October 2000
CDM, Inc. Providence, Rhode Island

- Responsible for the preparation of CAD produced, utilities construction, drawings for various municipalities.

EDUCATION

New England Regional Soil Science Certificate, January 2004

University of Massachusetts - Amherst, Massachusetts

Relevant Courses: Soil Microbiology, Soil Chemistry, Soil Science Seminar, Identification of Hydric Soils

Bachelor of Science in Geography, with a Concentration in Environmental, May 1996

Bridgewater State University - Bridgewater, Massachusetts

Relevant Courses: Wetlands Biology, Soil Morphology and Mapping, Environmental Problems

ADDITIONAL SKILLS/CERTIFICATIONS

- Massachusetts Certified Arborist #2269
- Commonwealth of Massachusetts Certified Pesticide Applicator License #36294
- 2017 Seth H. Swift Tree Warden of the Year
- President – Massachusetts Tree Wardens and Foresters Association, 2011-2012
- Certified in CPR/First Aid