

**Town of Braintree  
Repair and Renovation of East Middle School**

*Braintree School Building Committee Meeting Minutes #62*

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Date & Time: 5:00 PM on September 14, 2020

Location: Zoom Remote Meeting

**Attendees****School Building Committee (SBC):**

Honorable Charles Kokoros, Mayor of Town of Braintree\*  
Dr. Frank Hackett, Superintendent of Braintree Public Schools\*  
Shannon Hume, SBC Vice Chair, Town Council President\*  
Kristen Zechello, Parent, SBC member\*  
Leon Auvil, Architect, SBC member\*  
John Sheehan, East Middle Principal  
James Lee, Assistant Superintendent of Braintree Public Schools  
Ed Spellman, Finance Director Town of Braintree, SBC member\*  
Ed Cronin, Business Manager Braintree Public Schools  
Thomas Devin, School Committee Chair\*  
Damon Rainie, South Middle School Principal  
Tim MacDonald, Hollis School Principal  
Nicole Taub, Chief of Staff and Operations, SBC Chair\*  
Lorraine See, Contract Administrator (not present)  
Karla Psaros, SBC member (not present)

**Hill International (Hill):**

Michael Carroll  
David Billings  
Mary Mahoney  
Duclinh Hoang

**Shawmut Design and Construction (SDC):**

Tony Orrino  
Kyle McKenna

\*Voting members

The purpose of the meeting is to provide a project update for the South and East Middle School project.

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Chairperson Nicole Taub commenced the September 14, 2020 Braintree School Building Committee at 5:04 PM.

Ms. Taub reviewed the minutes of the previous BSBC meetings, dated 8/03/2020. Tom Devin made a motion to approve the August 03 minutes, the motion was second by Ed Spellman. Motion carried unanimously, Leon Auvil abstained.

**Overview - South Middle School Project**

Mike Carroll (Hill) provided an update on South Middle School noting the project local funding vote is scheduled September 26, 2020. Hill has contacted Miller Dyer Spears, designer, and discussed getting ready to ramp up

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design efforts if the project funding is approved and work moves forward. Hill provided a brief updated on the project schedule with opening date of Fall 2023.

Ms. Taub requested a motion to further discuss a Project Labor Agreement (PLA) for the South Middle School project noting the Committee had initial discussion on the subject at its March 9, 2020 meeting. Shannon Hume motioned to enter discussions on a Project Labor Agreement (PLA) for the South Middle School project. Seconded by Mayor Kokoros, motion carried unanimously.

Ms. Taub and Mayor reported on the value and benefits associated with implementing a project labor agreement (PLA) as part of the South Middle School project construction phase. A PLA is effectively a pre-hire collective bargaining agreement that gets negotiated between the Town, as the project owner, and building trade organizations (unions). A PLA is good for a project of this size, duration, timing, and complexity to ensure timely completion to meet the enrollment needs of the schools, furthered statutory goals for school construction, and help increase workforce diversity. The Town of Braintree used a PLA, in the past, on a South Middle School repair and renovation project that finished on time and within budget.

Mayor Kokoros added one of the main reasons for considering a PLA is the insurance to progress and schedule provided by in agreement by building trades to continued work without delay due to labor stoppage. The schedule for South Middle School has a direct impact to correcting school overcrowding within the district. There is also considerations of parity for with 5<sup>th</sup> graders at Liberty and Highland until a new South Middle School is built and the technology advantages of East Middle School as compared to South, Liberty and Highland schools. The time constraints are significant and the PLA allows the Town to get the project built on time. A PLA will support more diverse work force. The South Middle School project is suited for a project labor agreement and benefits the town greatly to go into that direction. COVID-19 events have pushed this to the forefront and made it the best choice to get the project built on time and on budget.

Shannon Hume recorded her support of a PLA. Ms. Hume was a member of the School Building Committee for the South Middle School repair/renovation project which had a PLA. Ms. Hume reported that in her opinion that the project was on time and on budget because of the PLA. Given the size, scope, schedule, and cost of the South Middle School project, any scheduling or weather delays, will impact the outcome of the project. The unions have the resources to bring in more trained people for all trades to correct delays and there impacts and the Town will know the cost of a completed on time project up front.

Shannon Hume motions to include a Project Labor Agreement in the South Middle School bid documents if the project funding vote were approved and project to move forward. Seconded by Tom Devin, motion carried unanimously.

***Overview - East Middle School Project***

David Billings (Hill) provided a project update noting the building is ready for school to start. School furnishings and equipment are installed. There is a color fading issue with student chairs and Hill is working with Point Line Space to install new chairs. Commissioning is on-going but functioning. Shawmut Design and Construction (SDC) finalizing the punch list and worklist and coordinating with the school when there are no students so they do not interfere with the program. SDC is continuing Covid 19 protocols.

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Danyul Cho of Miller Dyer Spears (MDS) provided an update on punch list noting over 350 items have been completed and closed. MDS will be looking to get interior items closed before students come back and if they are back, back punch will happen on Wednesdays or after school hours. David Billings noted photovoltaic panels are installed and are in the process of being commissioned. There are grading issues concerning ADA and SDC is looking to get the exterior survey completed in the next couple weeks.

Tony Orrino of Shawmut Design and Construction (SDC) noted 42 items remain on punch list and about 50 items are disputed or undefined at this moment. Hill noted SDC can work afterhours when students are out of school. Nicole Taub bought up last meeting punch list was to be complete by mid-august. Nicole Taub asked for a realistic schedule when it is completed. Tony Orrino noted issues with some trouble subcontractors and in the next two weeks, most of the items will be done. Flooring and insect screens have a longer lead time. The items in dispute need further description. Ms. Hume asked if any of the items prevent receiving the occupancy permit. SDC noted no major concerns.

Hill has received May requisition in the amount of about \$1.3M which is currently being reviewed. Once reviewed, it will be sent to MDS to certify the amount. Hill noted the base construction budget is \$66M and about \$2M have been authorized in change orders. The budget shows a risk of \$1.5M for claims from Shawmut and Hill rejected \$1.2M. Hill is looking for acknowledgement to execute change order 23 in the amount of \$53,929.

Mr. Carroll presented Owner Change Order 21 to the committee. Shannon Hume motions to acknowledge Owner Change Order 23 in the amount of \$53,929. Motion was seconded by Leon Auvil. Motion carried unanimously.

Mr. Carroll presented Owner Budget Transfer 25 to the committee. Shannon Hume motions to acknowledge Owner Budget Transfer 25. Motion was seconded by Leon Auvil. Motion carried unanimously.

The next meeting school building committee meeting date Wednesday, September 30 at 5 PM.

At 5:50 pm, a motion to adjourn was made by Tom Devin and

- Seconded by Shannon Hume.
- Motion carried and the meeting was adjourned.

***Meeting Minutes:***

Minutes of September 14, 2020 meeting will be approved at the next meeting.

***Next Meeting:***

Monday, September 30, 2020 at 5:00 PM. Zoom Remote Meeting.

***The meeting was adjourned at 5:50 pm.***

***Voting Members are indicated by asterisk \****

***These notes will become part of the project record as written upon approval by the Braintree School Building Committee.***