

DEDHAM PUBLIC SCHOOLS  
JOINT SCHOOL COMMITTEE &  
SCHOOL BUILDING REHABILITATION COMMITTEE  
MEETING

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**MINUTES**

**March 4, 2020**

*(Approved 3/18/2020)*

MEMBERS OF THE SCHOOL COMMITTEE PRESENT:

Kevin Coughlin, Chair  
Lisa Laprade, Vice-Chair  
Steve Bilafer (also on SBRC)  
Mayanne Briggs (also on SBRC)  
Joshua Donati  
Dr. Melissa Pearrow  
Tracey White

MEMBERS OF THE SCHOOL COMMITTEE ABSENT:

None

MEMBERS OF THE SCHOOL BUILDING REHABILITATION COMMITTEE PRESENT:

Dave Roberts, Chair  
Ron Hathaway, Vice-Chair  
Steve Bilafer (Also on School Committee)  
Mayanne Briggs (Also on School Committee)  
John Tocci

MEMBERS OF THE SCHOOL BUILDING REHABILITATION ABSENT:

Brendan Keogh  
Mary Ellen McDonough

MEMBERS OF THE ADMINISTRATION PRESENT:

Michael Welch, Superintendent  
Dr. Ian Kelly, Assistant Superintendent

Meeting Location: Avery Elementary School

Meeting commenced at 6:45 p.m.

Mr. Roberts called the School Building Rehabilitation Committee (SBRC) meeting to order.

Mr. Coughlin called the School Committee meeting to order.

Supt. Welch provided the Committee and SBRC with the Statement of Interest (SOI) application. The application will be submitted to the Massachusetts School Rehabilitation Committee (MSBA) seeking to replace or refurbish the Oakdale Elementary School. He noted the SBRC convened on February 24 and reviewed the draft of the application. Supt. Welch noted a change in the application. The selection of Priority #1 has been removed and the application will be submitted citing only Priority #5 and Priority #7 (MSBA clarified that Priority #1 is for buildings that need to be abandoned immediately, Oakdale does not qualify for that priority.)

The purpose of tonight's joint meeting is to approve the Superintendent's action in moving forward with submitting the SOI application to the MSBA.

There were no questions from the School Committee or the SBRC.

Superintendent Welch read the following motion:

Resolved: Having convened in an open meeting on March 4, 2020, prior to the SOI submission closing date, the School Committee of Dedham, in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form dated March 4, 2020 for the Oakdale Elementary School located at 147 Cedar Street which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future:

Priority 5: Replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility.

Due to the age and available construction techniques at the time the school was built, all mechanical systems in the Oakdale School are outdated, obsolete, and in need of replacement.

Priority 7: Replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements.

Typical classrooms in the original building are significantly undersized, most others in the other parts of the building are also undersized. This limits the ability of the district to provide for the needs of all students.

The building does not have a cafeteria, and food is prepared off-site and warmed at the school. No cafeteria means that meals are carried to and consumed in classrooms creating an environment that is not easily cleaned and attracts rodents annually.

The absence of an auditorium or assembly space means that the undersized gym becomes an OT/PT/Assembly area on a regular basis. Due to the absence of a library/media center, a community effort was made about 12 years ago to convert an existing third floor attic into a library/media space. This effort, though generous, created a number of other unintended consequences because the space was never designed to be occupied by students.

Because the "youngest" part of the building is now over 50 years old, most areas of the building are plagued by:

- antiquated lighting
- poor control of the temperature in classrooms and other occupied spaces
- poor ventilation in classrooms and throughout the building

- poor acoustics - window single glazing; room materials and engineering system noise all contribute to higher than desirable background noise levels
- bathrooms located only in the basement requiring students to descend in some instances 3 floors of stairs just to use the bathrooms

In addition, there are many issues related to a safe and secure learning environments:

- Entry into the school is dependent on a phone/camera. The main office is located in a different portion of the building with no view of the accessible entrance. This means there is no control of a person once they are "buzzed in".
- There is no way of automatically locking down portions of the building in a lock down condition.
- There is a need for additional Special Education and ELL spaces as the current ELL teacher conducts class in what was a storage closet in the basement
- Complete lack of handicap accessibility to the 1902 portion of the building

; and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the City/Town/Regional School District to filing an application for funding with the Massachusetts School Building Authority.

On behalf of the School Committee, Ms. Briggs motioned to approve the Superintendent's submittal of the Statement of Interest form as presented in the motion; Ms. White second, a roll call vote was taken:

Steve Bilafer - Yes  
 Mayanne Briggs - Yes  
 Joshua Donati - Yes  
 Dr. Melissa Pearrow - Yes  
 Tracey White - Yes  
 Lisa Laprade, Vice-Chair - Yes  
 Kevin Coughlin, Chair - Yes

**Motion passed 7-0**

On behalf of the SBRC, Mr. Bilafer motioned to approve the Superintendent's submittal of the Statement of Interest as presented in the motion; Mr. Tocci second, a roll call vote was taken:

Steve Bilafer- Yes  
 Mayanne Briggs - Yes  
 John Tocci - Yes  
 Ron Hathaway, Vice-Chair - Yes  
 Dave Roberts, Chair - Yes

**Motion passed 5-0**

Supt. Welch thanked the SBRC for its support and Dr. Paul Sullivan for his contribution to the application process.

Supt. Welch introduced Oakdale Principal Kim Hermes who was in attendance this evening.

Motions were called to close the joint meetings:

On behalf of the SBRC, Mr. Tocci motioned to close the SBRC meeting of March 4, 2020; Mr. Bilafer second; the Committee voted 5-0 in favor.

On behalf of the School Committee, Dr. Pearrow motioned to close the School Committee meeting of March 4, 2020; Ms. Briggs second; the Committee voted 7-0 in favor.

The meeting concluded at 7:00 p.m.