



Massachusetts School Building Authority

Deborah B. Goldberg
Chairman, State Treasurer

James A. MacDonald
Chief Executive Officer

John K. McCarthy
Executive Director / Deputy CEO

October 16, 2018

RECEIVED

OCT 19 2018

MEDFIELD SELECTMEN

Mr. Michael Marcucci, Chair
Medfield Board of Selectmen
459 Main Street
Medfield, MA 02052

Re: Town of Medfield, Dale Street Elementary School

Dear Mr. Marcucci:

I would like to thank representatives of the Town of Medfield (the “District”) for meeting with Massachusetts School Building Authority (the “MSBA”) staff on September 5, 2018 to review enrollment projections and methodologies for the Dale Street Elementary School project (the “Proposed Project”), and for the additional enrollment data provided via email on September 5, 2018. As discussed, the next critical step is for the MSBA and the District to agree on a study enrollment for the Dale Street Elementary School.

In addition to studying the current district-wide grade 4-5 configuration at the Dale Street Elementary School, the MSBA understands that the District would like its feasibility study to examine the reconfiguration of the Memorial Elementary School, which presently serves the District’s PK-1 enrollment, the Wheelock Elementary School, which presently serves the District’s grade 2-3 enrollment, and the Dale Street Elementary School which, as noted, presently serves the District’s grade 4-5 enrollment, in an effort to address current and future enrollment pressures. According to discussions with the District, such an option would result in a district-wide grade PK-K enrollment at the Memorial Elementary School, a district-wide grade 1-2 enrollment at the Wheelock Elementary School, and a district-wide grade 3-5 at the Dale Street Elementary School. Accordingly, this analysis will be particularly focused on the enrollment projections for a grade 3-5 configuration. The MSBA understands that any issues associated with renovation and/or reconfiguration of the Memorial Elementary School and Wheelock Elementary School will be addressed outside of the Proposed Project.

The table below illustrates the District’s K-12 enrollment during the most recent ten-year period, including enrollment for the current school year (2018-2019) as reported by the District. The enrollments are presented according to the District’s current grade configurations.

Year	K-1	2-3	4-5	6-8	9-12	Total
2009	394	432	484	739	921	2,970
2010	366	408	454	722	937	2,887
2011	352	400	439	721	898	2,810
2012	329	391	421	695	903	2,739
2013	315	366	403	660	882	2,626
2014	318	349	405	631	876	2,579
2015	330	341	389	620	866	2,546
2016	359	348	369	626	841	2,543
2017	367	378	365	622	828	2,560
2018	370	403	376	603	803	2,555

The total grade 3-5 enrollment in the Town of Medfield as reported by the District for the current school year is 577 students which reflects a decrease of 131 students (-18.5%) from the grade 3-5 enrollment reported in 2009-2010 which was the maximum grade 3-5 enrollment reported in the preceding ten years. Additionally, the 2018-2019 grade 3-5 enrollment reflects a decrease of approximately 28 students (-4.6%) from the average grade 3-5 enrollment reported during the preceding ten-year period.

The MSBA understands that the District is proposing a design enrollment to accommodate approximately 600 students in grades 3-5 at the Dale Street Elementary School. As previously noted, the grade 3-5 enrollment reported by the District for the 2018-2019 school year in Medfield was 577 students.

With respect to future enrollments, the MSBA's base enrollment forecast indicates that the District's grade 3-5 enrollment will continue to experience its recent increasing trend beyond the 2028-2029 school year. The results of the base enrollment forecast are as follows:

- The average grade 4-5 enrollment forecast for the projected period through the 2028-2029 school year is 495 students.
- The average grade 3-5 enrollment forecast for the projected period through the 2027-2028 school year is 750 students.

As a result of a sensitivity analysis performed by the MSBA on this base enrollment projection and further discussion with the District, the following adjustment has been made to the base enrollment projection:

- Sustained Enrollment Growth
 - The MSBA default methodology is based on the average future enrollment projected over a ten-year period. Enrollment projections for the District predict sustained enrollment growth in each grade group significantly beyond the ten-year projection period.

- Based on the discussions between the District and the MSBA and the additional data provided by the District, the MSBA base model has been adjusted to use the average future enrollment projected over a 20-year period.
- This adjustment added the following totals to the projected averages for the District's proposed study enrollment configurations as compared to the base enrollment projection:
 - For grades 4-5, the adjustment added approximately 80 students.
 - For grades 3-5, the adjustment added approximately 110 students.

As a result of the analysis on the base enrollment forecast, the historical enrollment trends of the District, and the adjustment described above, the MSBA recommends, for planning and study purposes only, study enrollments for the Proposed Project as follows:

- District-wide grades 4-5: 575 students
- District-wide grades 3-5: 860 students

Please note that these recommendations for multiple study enrollments do not represent an affirmation by the MSBA for approval and/or funding of any of these options and are intended only to provide a framework to inform the feasibility study to be conducted as a means of determining the most cost effective and educationally appropriate solution to be agreed upon by the District and the MSBA. If the district-wide grade 3-5 configuration is determined to be the Preferred Solution, the District will be required to establish in the Preferred Schematic Report the proposed future use or disposition of any existing spaces vacated or otherwise reprogrammed by this potential project and that the Preferred Solution has been approved by the School Committee and necessary District officials. Further, the MSBA will require a written plan from the District describing the process for determining local support for potential grade reconfiguration and/or consolidation. Upon approval of the District's Preferred Solution, the MSBA will forward a design enrollment certification that is specific to the grade configuration associated with the approved Preferred Solution.

The MSBA would consider the cost of the preliminary analysis associated with estimating potential work required to prepare the Wheelock Elementary School facility for elementary school students as part of the District's Preliminary Design Program and Preferred Schematic Report for the Dale Street Elementary School eligible within the MSBA's reimbursement limits of 3.5% of construction costs for Owner's Project Management Services and 10% of construction costs for designer services. Please note that all other potential work (planning, design, fit-out, construction, etc.) needed to prepare the Wheelock Elementary School facility beyond the Preferred Schematic design phase of the MSBA grant program would be at the sole cost of the District, and considered separate from the Proposed Project, and therefore would require a separate procurement, separate contracts, and separate funding and authorization.

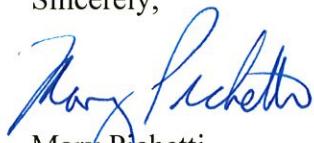
The MSBA believes that this study enrollment recommendation will position the District to efficiently meet space capacity needs throughout future enrollment variations. Please sign and return the attached certification within 21 calendar days to confirm agreement on this study enrollment. If the District feels that this study enrollment does not meet the needs of the District,

Page 4
October 16, 2018
Dale Street Elementary School Enrollment Letter

please respond to this letter via e-mail to Brian Lynch and propose three meeting/conference call times for which the District can be available to discuss enrollment.

If you have any questions regarding this matter, please do not hesitate to contact me or Brian Lynch (Brian.Lynch@massschoolbuildings.org) at 617-720-4466.

Sincerely,



Mary Pichetti
Director of Capital Planning

Cc: Legislative Delegation
Michael J. Sullivan, Medfield Town Administrator
Anna Mae O'Shea Brooke, Chair, Medfield School Committee
Dr. Jeffery J. Marsden, Superintendent, Medfield Public Schools
File: 10.2 Letters (Region 4)

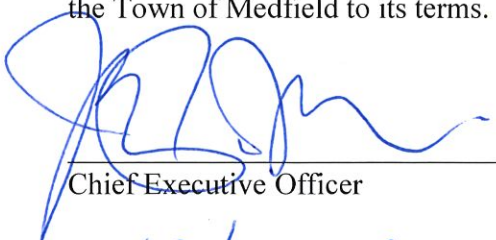
**MASSACHUSETTS SCHOOL BUILDING AUTHORITY
TOWN OF MEDFIELD
DALE STREET ELEMENTARY SCHOOL
STUDY ENROLLMENT CERTIFICATION**

As a result of a collaborative analysis with the Massachusetts School Building Authority (the "MSBA") of enrollment projections and space capacity needs for the Dale Street Elementary School (the "Proposed Project"), the Town of Medfield hereby acknowledges and agrees that the design of alternatives, which may be evaluated as a part of the feasibility study for the Dale Street Elementary School, shall be based in accordance with the following:

Enrollment for Grades 4-5, in Dale Street Elementary school facilities	Enrollment for Grades 3-5, in Dale Street Elementary school facilities
575 students	860 students

The Town of Medfield further acknowledges and agrees that, pursuant to 963 CMR 2.00 *et seq.*, the MSBA shall determine the square feet per student space allowance and total square footage according to the enrollments noted above. The Town of Medfield acknowledges and agrees that it has no right or entitlement to any particular design enrollment, square feet per student space allowance, or total square footage and that it has no right or entitlement to a design enrollment any greater than any of the enrollments noted above, and further acknowledges and agrees that it shall not bring any claim or action, legal or equitable, against the MSBA, or any of its officers or employees, for the purpose of obtaining an increase in the design enrollment for the Proposed Project that it has acknowledged and agreed to herein. The Town of Medfield further acknowledges and agrees that, among other things, the design enrollment, square feet per student space allowance, and total square footage of the Proposed Project shall be subject to the approval of the MSBA's Board and that the final approval of a Proposed Project shall be within the sole discretion of the MSBA's Board.

The undersigned, for themselves and the Town of Medfield, hereby certify that they have read and understand the contents of this study enrollment certification and that each of the above statements is true, complete and accurate. The undersigned hereby certify that they have been duly authorized by the appropriate governmental body to execute this Certification on behalf of the Town of Medfield and to bind the Town of Medfield to its terms.



Chief Executive Officer

10/31/2018

Date



Duly Authorized Representative of School Committee

10/31/18

Date



Superintendent of Schools

10/31/2018

Date

MSBA Enrollment Projection – Medfield (Updated)

Historic Enrollment Data (DESE)

YEAR	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	K-12
1993-94	46	193	229	195	176	185	166	168	135	128	135	136	111	107	2,064
1994-95	40	240	204	234	194	169	182	168	164	141	121	136	134	115	2,320
1995-96	43	213	248	207	239	198	173	183	163	163	123	117	134	135	2,296
1996-97	43	221	233	255	207	249	203	182	175	165	143	120	116	133	2,402
1997-98	42	203	235	243	263	211	256	206	172	175	149	153	119	113	2,498
1998-99	37	242	220	245	244	267	213	261	203	167	175	144	147	120	2,648
1999-00	39	211	253	226	245	255	264	209	255	195	157	176	143	150	2,739
2000-01	43	236	232	257	228	248	258	265	205	249	190	156	178	142	2,844
2001-02	63	245	246	238	251	232	249	259	262	201	223	186	152	173	2,917
2002-03	39	206	262	247	244	251	231	246	249	256	187	219	187	154	2,939
2003-04	44	239	213	257	251	244	250	236	241	244	241	186	221	180	3,003
2004-05	52	233	247	222	257	257	245	249	232	238	225	241	181	220	3,047
2005-06	54	202	242	240	221	259	260	244	247	228	226	217	244	179	3,009
2006-07	49	203	220	238	248	220	263	254	237	247	213	223	213	243	3,022
2007-08	49	201	209	221	245	254	224	261	244	239	240	213	230	208	2,989
2008-09	50	173	202	216	222	248	259	226	260	248	229	235	215	221	2,954
2009-10	50	204	190	208	224	234	250	262	221	256	243	231	235	212	2,970
2010-11	52	163	203	194	214	222	232	248	256	218	240	235	226	236	2,887
2011-12	50	173	179	201	199	214	225	233	239	249	201	233	237	227	2,810
2012-13	49	146	183	186	205	199	222	225	233	237	237	195	231	240	2,739
2013-14	48	157	158	177	189	206	197	216	216	228	222	231	197	232	2,626
2014-15	59	148	170	163	186	197	208	202	216	213	226	220	231	199	2,579
2015-16	57	168	162	171	170	187	202	208	200	212	198	219	218	231	2,546
2016-17	60	176	183	174	174	178	191	215	207	204	207	196	220	218	2,543
2017-18	69	174	193	195	183	183	182	195	218	209	199	209	191	229	2,560
2018-19	50	183	187	202	201	188	188	189	196	218	206	200	208	189	2,555

K-1	2-3	4-5	6-8	9-12
422	371	351	431	489
444	428	351	473	506
461	446	371	509	509
454	462	452	522	512
438	506	467	553	534
462	489	480	631	586
464	471	519	659	626
468	485	506	719	666
491	489	481	722	734
468	491	482	751	747
452	508	494	721	828
480	479	502	719	867
444	461	519	719	866
423	486	483	738	892
410	466	478	744	891
375	438	507	734	900
394	432	484	739	921
366	408	454	722	937
352	400	439	721	898
329	391	421	695	903
315	366	403	660	882
318	349	405	631	876
330	341	389	620	866
359	348	369	626	841
367	378	365	622	828
370	403	376	603	803

MSBA Enrollment Projection – Medfield (Updated)

Historic Birth Data (MA Department of Public Health)

Maternal Age	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
10-14 Yrs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15-19 Yrs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20-24 Yrs	7	0	6	0	0	0	0	0	0	0	0	0	0	5	0	0	0	7	0	6	0	0	0	0	0	0	0	0
25-29 Yrs	44	43	34	30	31	32	28	21	24	16	13	19	14	11	13	13	10	9	8	13	6	5	12	7	7	9	8	0
30-34 Yrs	75	67	73	70	76	75	79	86	91	67	67	57	71	62	65	51	55	50	40	31	32	43	36	39	50	44	57	56
35-39 Yrs	28	39	37	48	49	42	49	67	54	61	64	63	55	50	36	47	45	38	41	35	29	44	20	36	33	38	43	44
40-44 Yrs	0	0	6	0	8	12	10	13	12	6	16	9	14	6	12	12	9	10	10	9	0	10	11	0	0	0	7	0
Total Births	159	157	156	156	169	165	169	189	182	154	162	151	155	136	129	124	120	116	100	96	72	104	80	88	98	100	115	120

Female Population Data

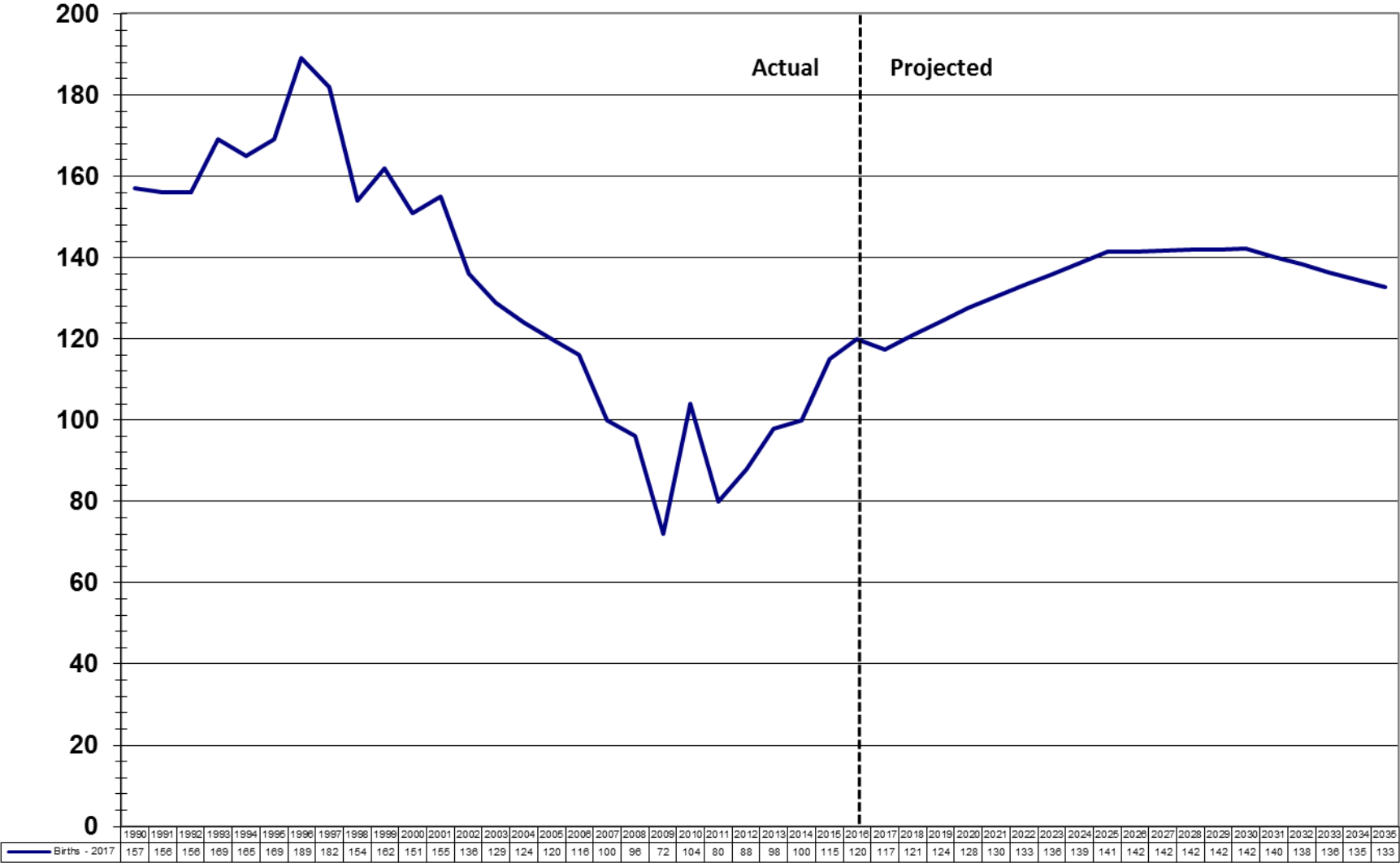
Maternal Age	US Census Data			U Mass Donohue Institute					2014-2016 Avg Fertility Rate
	1990	2000	2010	2015	2020	2025	2030	2035	
10-14 Yrs	331	576	660	607	427	297	356	384	0.00%
15-19 Yrs	313	376	531	518	461	325	231	273	0.00%
20-24 Yrs	307	123	183	214	197	177	124	92	0.00%
25-29 Yrs	326	144	129	173	166	162	146	104	3.55%
30-34 Yrs	465	343	180	222	265	274	267	242	25.82%
35-39 Yrs	516	622	327	277	318	387	404	393	16.20%
40-44 Yrs	525	712	504	383	311	358	436	458	0.61%
Total Females	5,257	6,242	6,196	6,092	5,773	5,578	5,516	5,489	1.84%

Birth Projections

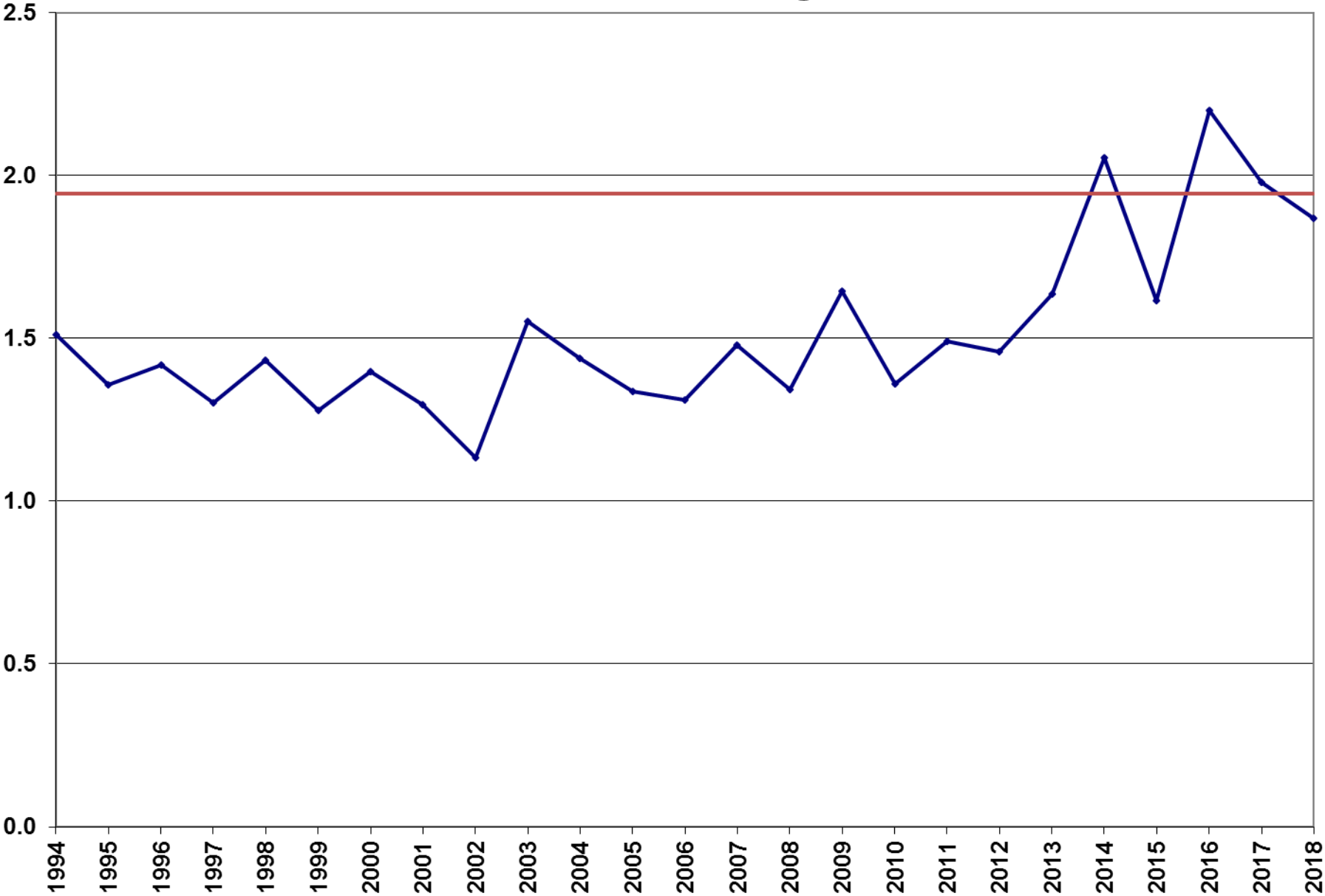
Maternal Age	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
10-14 Yrs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15-19 Yrs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20-24 Yrs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
25-29 Yrs	6	6	6	6	6	6	6	6	6	6	6	5	5	5	5	5	4	4	4
30-34 Yrs	62	64	66	68	69	69	70	70	71	70	70	70	69	69	68	66	65	64	62
35-39 Yrs	48	49	50	52	54	56	58	60	63	63	64	64	65	65	65	65	64	64	64
40-44 Yrs	2	2	2	2	2	2	2	2	2	2	2	2	3	3	3	3	3	3	3
Totals	117	121	124	128	130	133	136	139	141	142	142	142	142	142	140	138	136	135	133

MSBA Enrollment Projection – Medfield (Updated)

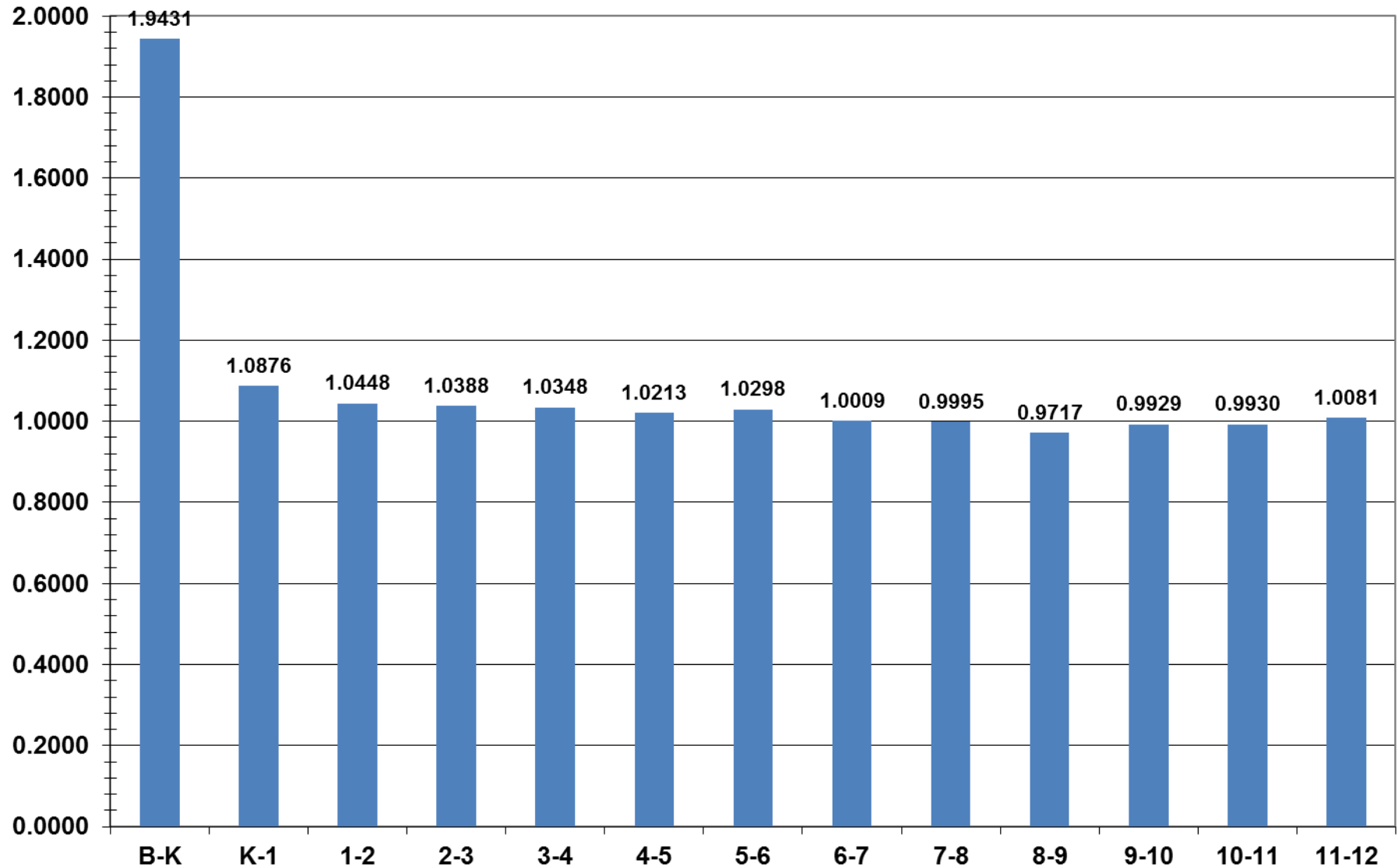
Medfield Births



Medfield Birth to Kindergarten Ratio



Medfield Grade-to-Grade Ratios - 5 Yr Average



MSBA Enrollment Projection – Medfield (Updated)

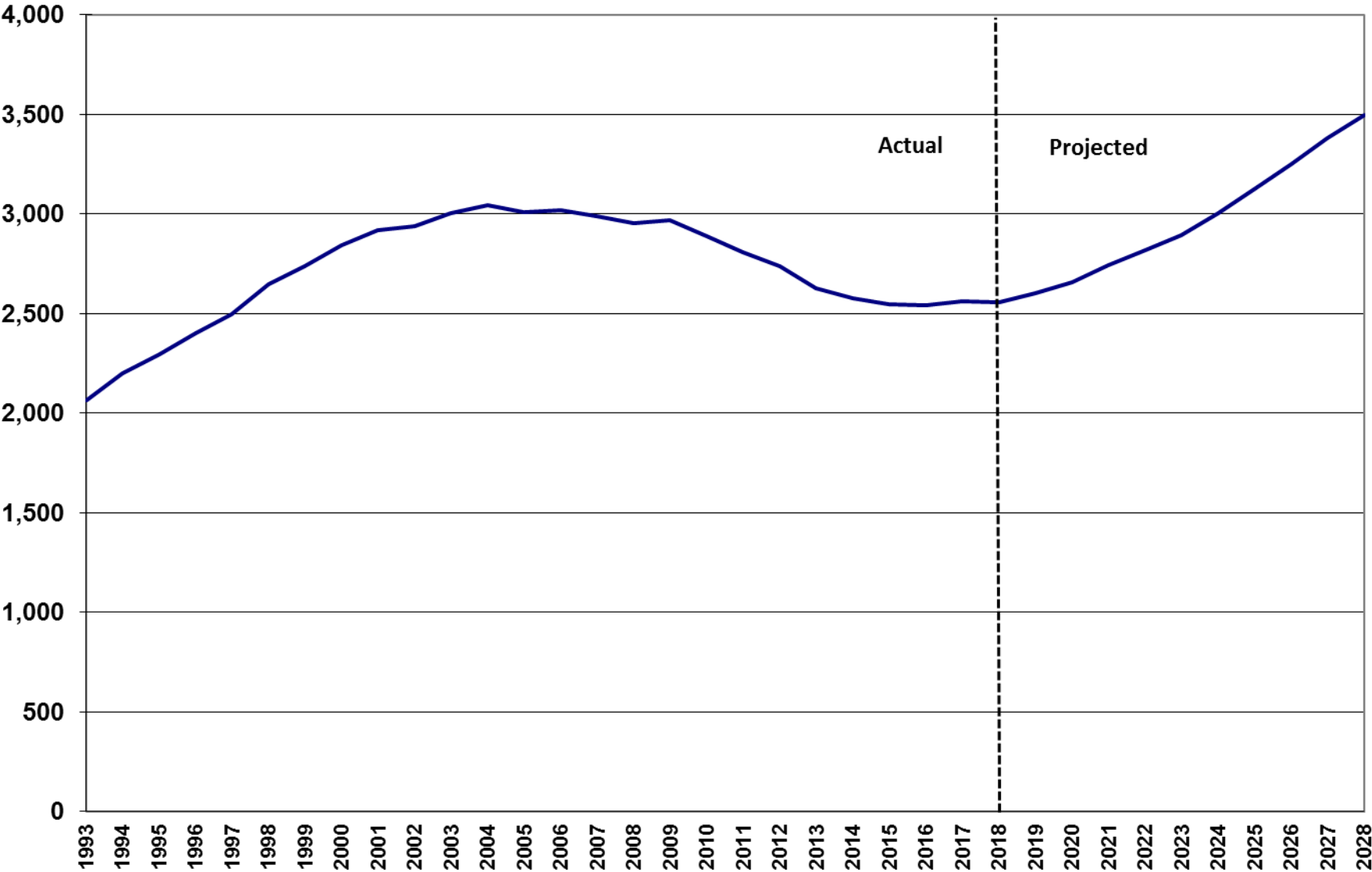
Base Enrollment Projections

YEAR	K	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
1993	193	229	195	176	185	166	168	135	128	135	136	111	107	2,064
1994	240	204	234	194	169	182	168	164	141	121	136	134	115	2,202
1995	213	248	207	239	198	173	183	163	163	123	117	134	135	2,296
1996	221	233	255	207	249	203	182	175	165	143	120	116	133	2,402
1997	203	235	243	263	211	256	206	172	175	149	153	119	113	2,498
1998	242	220	245	244	267	213	261	203	167	175	144	147	120	2,648
1999	211	253	226	245	255	264	209	255	195	157	176	143	150	2,739
2000	236	232	257	228	248	258	265	205	249	190	156	178	142	2,844
2001	245	246	238	251	232	249	259	262	201	223	186	152	173	2,917
2002	206	262	247	244	251	231	246	249	256	187	219	187	154	2,939
2003	239	213	257	251	244	250	236	241	244	241	186	221	180	3,003
2004	233	247	222	257	257	245	249	232	238	225	241	181	220	3,047
2005	202	242	240	221	259	260	244	247	228	226	217	244	179	3,009
2006	203	220	238	248	220	263	254	237	247	213	223	213	243	3,022
2007	201	209	221	245	254	224	261	244	239	240	213	230	208	2,989
2008	173	202	216	222	248	259	226	260	248	229	235	215	221	2,954
2009	204	190	208	224	234	250	262	221	256	243	231	235	212	2,970
2010	163	203	194	214	222	232	248	256	218	240	235	226	236	2,887
2011	173	179	201	199	214	225	233	239	249	201	233	237	227	2,810
2012	146	183	186	205	199	222	225	233	237	237	195	231	240	2,739
2013	157	158	177	189	206	197	216	216	228	222	231	197	232	2,626
2014	148	170	163	186	197	208	202	216	213	226	220	231	199	2,579
2015	168	162	171	170	187	202	208	200	212	198	219	218	231	2,546
2016	176	183	174	174	178	191	215	207	204	207	196	220	218	2,543
2017	174	193	195	183	183	182	195	218	209	199	209	191	229	2,560
2018	183	187	202	201	188	188	189	196	218	206	200	208	189	2,555
2019	194	199	195	210	208	192	194	189	196	212	205	199	210	2,602
2020	223	211	208	203	217	212	198	194	189	190	210	203	200	2,660
2021	233	243	221	216	210	222	219	198	194	184	189	209	205	2,741
2022	228	254	254	229	224	214	228	219	198	188	182	188	211	2,817
2023	235	248	265	264	237	228	221	229	219	192	187	181	189	2,895
2024	242	255	259	275	273	242	235	221	228	213	191	186	183	3,003
2025	248	263	267	269	285	279	250	235	221	222	211	189	187	3,126
2026	253	270	274	277	279	291	287	250	235	215	220	210	191	3,252
2027	259	276	282	285	287	285	300	287	250	228	213	219	211	3,381
2028	264	281	288	293	295	293	293	300	287	243	227	212	221	3,496

K-1	2-3	4-5	6-8	9-12
422	371	351	431	489
444	428	351	473	506
461	446	371	509	509
454	462	452	522	512
438	506	467	553	534
462	489	480	631	586
464	471	519	659	626
468	485	506	719	666
491	489	481	722	734
468	491	482	751	747
452	508	494	721	828
480	479	502	719	867
444	461	519	719	866
423	486	483	738	892
410	466	478	744	891
375	438	507	734	900
394	432	484	739	921
366	408	454	722	937
352	400	439	721	898
329	391	421	695	903
315	366	403	660	882
318	349	405	631	876
330	341	389	620	866
359	348	369	626	841
367	378	365	622	828
370	403	376	603	803
393	405	400	579	825
435	411	430	581	804
476	437	432	610	786
482	483	438	645	769
483	529	466	668	749
497	535	515	685	772
511	536	564	706	810
523	552	570	772	836
534	567	572	836	872
545	581	588	880	902

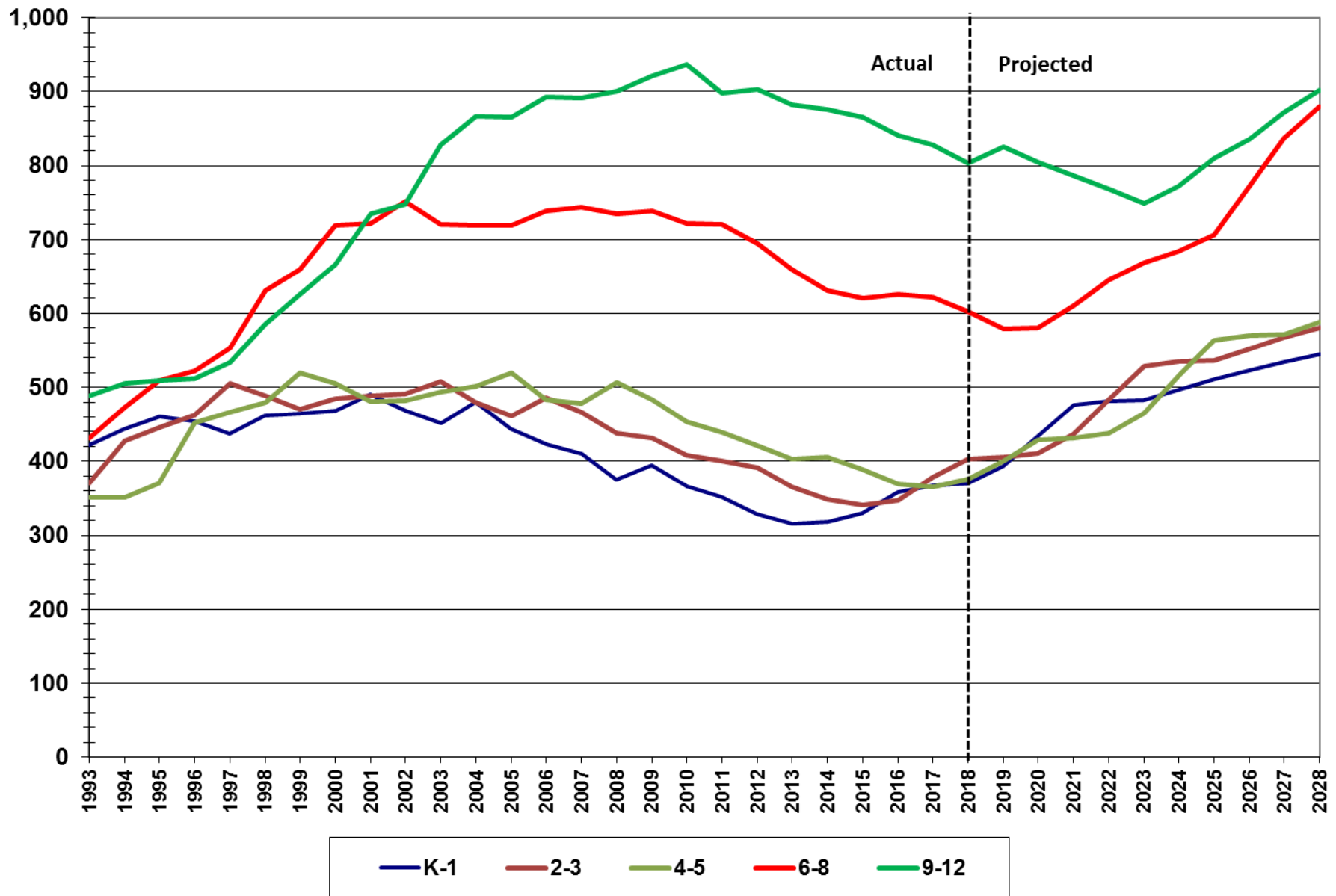
10 yr avg	169	181	187	195	201	210	219	220	224	218	217	219	221	2,682	350	382	411	664	876
5 yr avg	168	176	180	184	190	195	204	209	214	210	213	211	216	2,568	343	364	385	627	849
2 yr avg	179	190	199	192	186	185	192	207	214	203	205	200	209	2,558	369	391	371	613	816
5 yr proj	223	231	229	224	219	214	212	206	199	193	195	196	203	2,743	454	453	433	617	787
10 yr proj	238	250	251	252	251	246	242	232	222	209	204	199	201	2,997	488	504	497	696	812

Medfield Total Enrollment



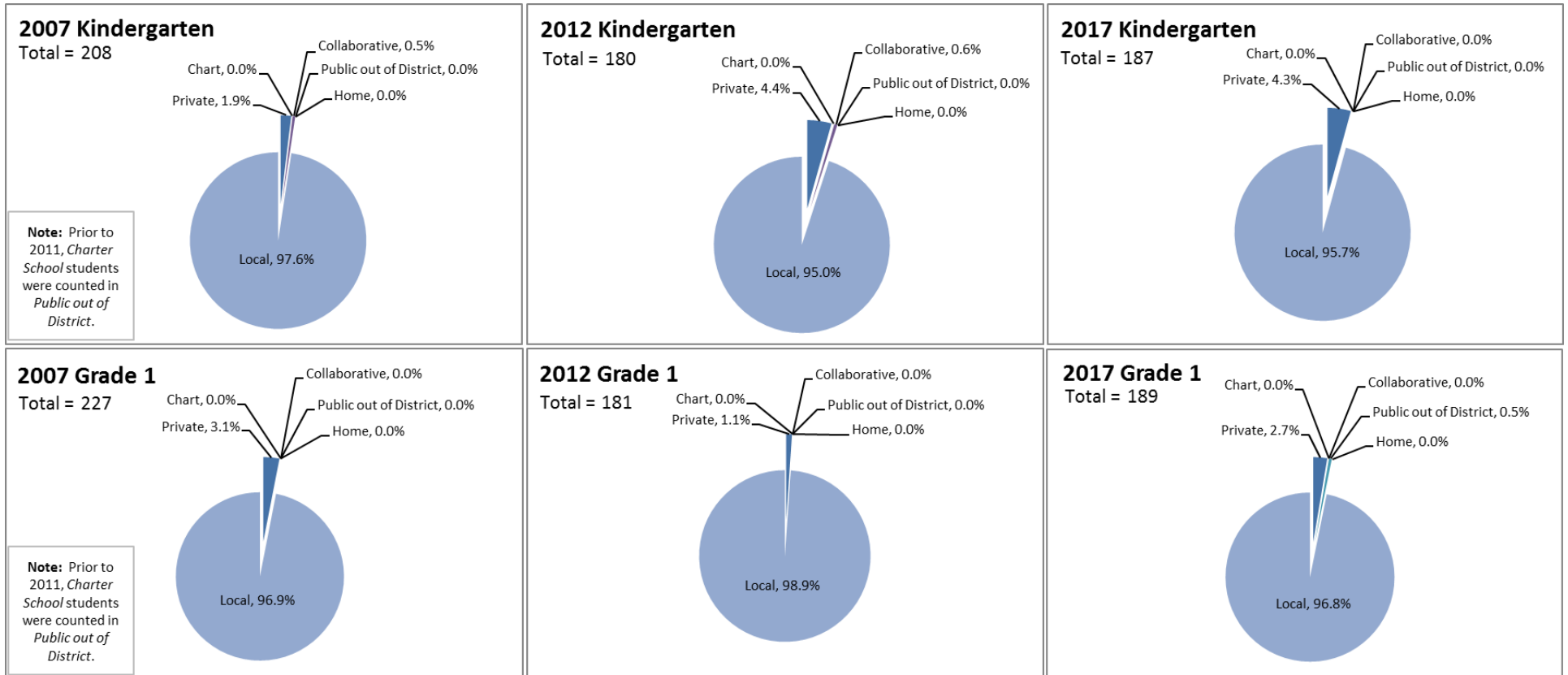
MSBA Enrollment Projection – Medfield (Updated)

Medfield Enrollment by Grade Group



MSBA Enrollment Projection – Medfield (Updated)

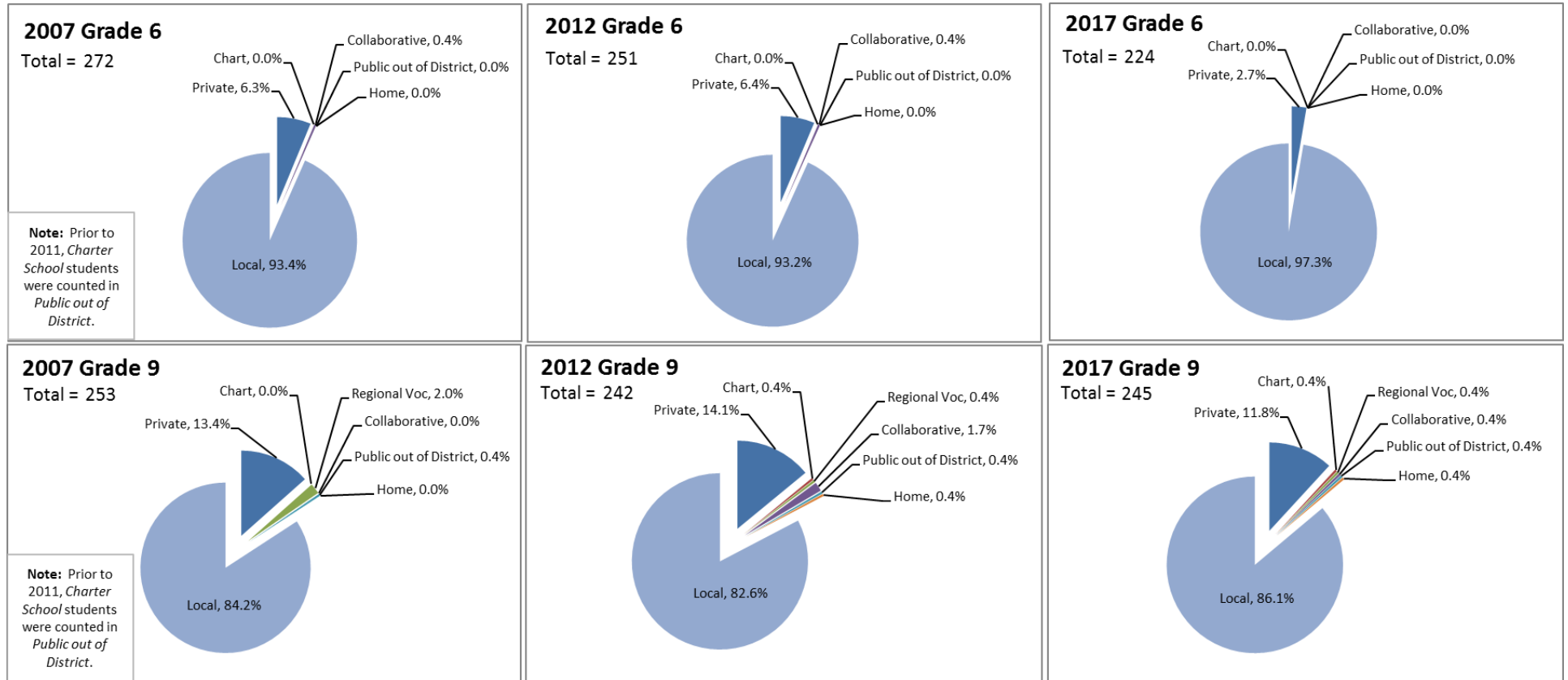
The following charts show the School Attending Children Profiles (indicating where all school-aged children that reside in the district attend school) at the typical transition grades for elementary school, middle school, and high school.



School Attending Children Profiles Grades K and 1

These profiles show the enrollment of all full-time students whose parents or legal guardians are residents of the city or town.

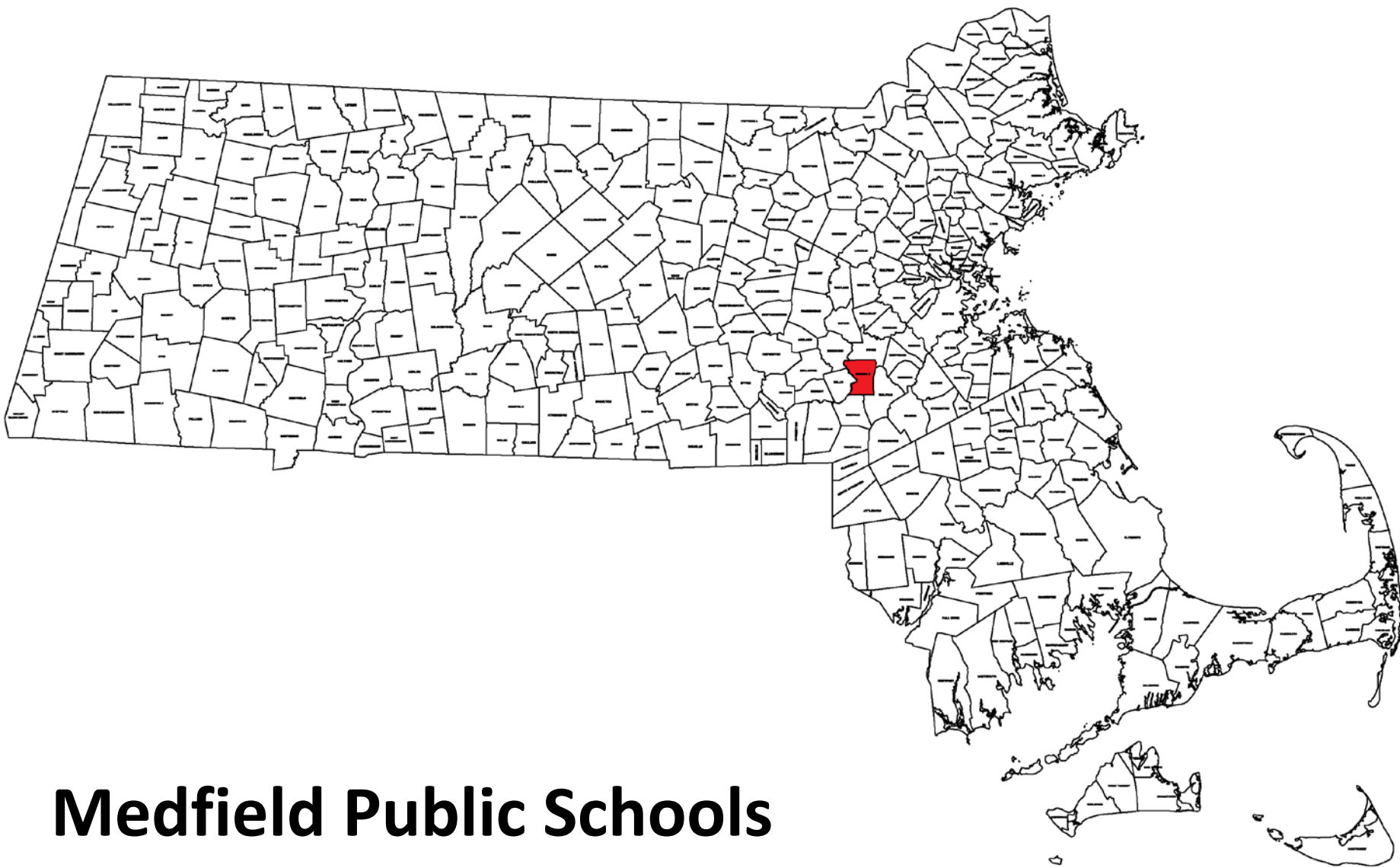
MSBA Enrollment Projection – Medfield (Updated)



School Attending Children Profiles

Grades 6 and 9

These profiles show the enrollment of all full-time students whose parents or legal guardians are residents of the city or town.



Medfield Public Schools

