

Massachusetts School Building Authority

Deborah B. Goldberg
Chairman, State Treasurer

Maureen G. Valente
Chief Executive Officer

John K. McCarthy
Executive Director / Deputy CEO

October 13, 2016

Mr. Daniel J. Morgado, Shrewsbury Town Manager
Town Managers Office
100 Maple Avenue
Shrewsbury, MA 01545

RECEIVED
16 OCT 17 AM 9:57
TOWN MANAGERS OFFICE

Re: Town of Shrewsbury, Beal Early Childhood Center

Dear Mr. Morgado:

I would like to thank you and other local officials for participating in a conference call with Massachusetts School Building Authority (the "MSBA") staff on July 21, 2016 during which enrollment projections and methodologies were reviewed for the Beal Early Childhood Center (the "proposed project") in the Town of Shrewsbury (the "District"), resulting in the additional information provided on September 1, 2016 and a follow-up conference call on September 16, 2016. As discussed, the next critical step is for the MSBA and the District to agree on a study enrollment for the Beal Early Childhood Center.

The Beal Early Childhood Center presently serves a portion of the District's grades K-1 enrollment, however, the MSBA understands that the District would like the feasibility study for this project to examine a K-4 grade configuration at the Beal Early Childhood Center to be more consistent with the grade configuration of the District's four other elementary schools. The MSBA also understands that one of the District's goals for this proposed project is to relieve current and future overcrowding at the District's other four elementary schools.

The table on page 2 illustrates the District's K-12 enrollment during the most recent ten year period, including enrollment for the previous school year (2015-2016) as reported by the Department of Elementary and Secondary Education ("DESE"). The total grades K-4 enrollment in the Town of Shrewsbury as reported by the District for the 2015-2016 school year is 2,139 students, which reflects a decrease of 104 students (-4.6%) from the grades K-4 enrollment reported in 2006-2007, which was the maximum grade K-4 enrollment reported in the preceding ten years. Additionally, the current year's grade K-4 enrollment reflects a decrease of approximately 51 students (-2.3%) from the average grades K-4 enrollment reported during the preceding ten year period.

YEAR	K-4	5-6	7-8	9-12
2006	2,243	950	950	1,578
2007	2,205	946	934	1,629
2008	2,210	917	941	1,639
2009	2,191	908	906	1,624
2010	2,233	934	915	1,617
2011	2,207	961	905	1,631
2012	2,159	989	940	1,658
2013	2,173	980	961	1,646
2014	2,135	956	1,007	1,683
2015	2,139	972	1,027	1,668

The MSBA understands that the District is proposing a design enrollment to accommodate approximately 850 students in grades K-4 at the Beal Early Childhood Center. The enrollment in grades K-1 reported to DESE for the 2015-2016 school year at the Beal Early Childhood Center was 311 students.

With respect to future enrollments, the MSBA's base enrollment forecast indicates the District's grade K-4 enrollment will be stable over the next 4-5 years and then experience an increasing trend through 2025-2026. The average grade K-4 enrollment forecast for the projected period through the 2025-2026 school year is 2,225 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 adjustments have been made to the base enrollment projection:

- **Out-of-District Enrollment**
 - In order to adjust for fluctuations to the out-of-district enrollment patterns of the District's residents over time, the MBSA has made an additional adjustment to the base enrollment projection;
 - In order to make this adjustment, the MSBA adjusted the grade to grade survival ratios for grades K-4 by a total of 3.3% throughout a four year period in the projection; and
 - This adjustment added approximately 60 students to the average grades K-4 enrollment as compared to the projection without this adjustment.

- **Development**
 - Based on discussions between the District and the MSBA, and the anticipated development information provided by the District, the MSBA enrollment model has been adjusted to use the five-year 75th percentile cohort survival rate for 2016 and 2017 rather than the five-year average cohort survival rate, which is utilized throughout the base enrollment forecast; and
 - This adjustment added approximately 35 students to the average total grades K-4 enrollment as compared to the projection without this adjustment.

As a result of analysis on the base enrollment projection, the adjustment to the base projection described above, and based on the historical enrollment trends of the District, the average adjusted K-4 enrollment forecast for the projected period through the 2025-2026 school year is 2,320 students.

In order to recommend a design enrollment for an appropriately sized project for the Beal Early Childhood Center, the MSBA performed capacity analyses of the District's current elementary schools. The capacity analyses was based upon the MSBA's 2010 Needs Survey data, capacity information provided by the District, as well as the District's class size policies indicated in the Educational Profile Questionnaire, as follows:

- Kindergarten: 17-19 students per class
- Grades 1-2: 20-22 students per class
- Grades 3-4: 22-24 students per class

The District's four elementary schools, not including the Beal Early Childhood Center, currently contain (7) kindergarten classrooms, (33) grade 1-2 classrooms and (36) grade 3-4 classrooms, which accommodate 1,571 students based on the District's minimum student/classroom policies. Accordingly, if the Beal Early Childhood Center remains in a grade K-1 configuration, the MSBA recommends a design enrollment of 750 students for the Beal Early Childhood Center.

As previously stated, the District is considering a K-4 grade configuration at the Beal Early Childhood Center to be more consistent with the grade configuration of the District's four other elementary schools, as well as to relieve current and future overcrowding across the District. With reconfiguration, the District's four elementary schools, not including the Beal Early Childhood Center, would contain (16) kindergarten classrooms, (30) grade 1-2 classrooms and (30) grade 3-4 classrooms, which accommodate 1,532 students based on the District's minimum student/classroom policies. Accordingly, if the Beal Early Childhood Center reconfigures to become a grade K-4 configuration, the MSBA recommends a design enrollment of 790 students.

Please note School Committee approval of a detailed draft plan to redistrict students in accordance with a K-4 grade configuration for the District's five elementary schools is required prior to the approval of a Project Scope and Budget Agreement associated with this proposed project.

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

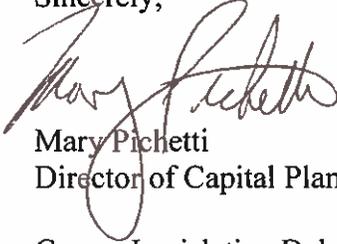
If you have any questions regarding this matter, please do not hesitate to contact me or Katie DeCristofaro (Kathryn.DeCristofaro@MassSchoolBuildings.org) at 617-720-4466.

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October 13, 2016

Shrewsbury – Beal Early Childhood Center Enrollment Letter

Sincerely,

A handwritten signature in cursive script, appearing to read "Mary Pichetti". The signature is written in black ink and is positioned above the printed name and title.

Mary Pichetti
Director of Capital Planning

Cc: Legislative Delegation
Maurice M. DePalo, Chair, Shrewsbury Board of Selectmen
Sandra Fryc, Chair, Shrewsbury School Committee
Dr. Joseph Sawyer, Superintendent, Shrewsbury Public Schools
Patrick C. Collins, Assistant Superintendent, Shrewsbury Public Schools
File: 10.2 Letters (Region 2)

**MASSACHUSETTS SCHOOL BUILDING AUTHORITY
TOWN OF SHREWSBURY
BEAL EARLY CHILDHOOD CENTER
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 Beal Early Childhood Center (the "Proposed Project"), the Town of Shrewsbury hereby acknowledges and agrees that the design of alternatives, which may be evaluated as a part of the feasibility study for the Beal Early Childhood Center, shall be based in accordance with the following:

Enrollment for Grades K-1 (Current Configuration)	Enrollment for Grades K-4
750 students	790 students

The Town of Shrewsbury 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 Shrewsbury 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 Shrewsbury 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 Shrewsbury, 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 Town of Shrewsbury and to bind the Town of Shrewsbury to its terms.

Chief Executive Officer

Duly Authorized Representative of School Committee

Date

Date

Superintendent of Schools

Date