



Massachusetts School Building Authority

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December 4, 2023

Mr. Charles Seelig, Town Administrator
Town of East Bridgewater
175 Central Street
East Bridgewater, MA 02333

Re: Town of East Bridgewater, Central Elementary School

Dear Mr. Seelig:

I would like to thank representatives of the Town of East Bridgewater (the “District”) for meeting with Massachusetts School Building Authority (the “MSBA”) staff on September 20, 2023, to review enrollment projections and methodologies for the Central Elementary School project (the “Proposed Project”) and for the follow-up materials provided on October 10, 2023. As discussed, the next critical step is for the MSBA and the District to agree on a study enrollment for the Proposed Project.

The MSBA works with local communities to create affordable, sustainable, and energy efficient schools across Massachusetts. A critical early component in achieving these objectives begins with an appropriate design enrollment that positions the District to efficiently meet space capacity needs throughout potential future enrollment variations.

The MSBA uses a data driven enrollment projection methodology based on the widely accepted modified grade-to-grade cohort survival methodology (the “enrollment methodology”). The MSBA’s enrollment methodology generates a baseline enrollment projection as discussed during the September 20, 2023, enrollment meeting, and as further described on the MSBA’s website found under the ‘Building With Us’, ‘MSBA Enrollment Methodology’ section.

Based on information supplied by the District, data from sources such as the Department of Elementary and Secondary Education (“DESE”) and Department of Public Health, and discussion with the District, the MSBA has been able to create an enrollment projection for the Proposed Project, as follows.

The Central Elementary School presently serves the District’s entire grades Pre-K through 2 enrollment. The MSBA understands that in addition to the current grade configuration, the District would like the Feasibility Study to also evaluate a grade pre-K through 3 configuration.

As discussed, pre-K enrollment is not included in these projections and the determination for required space will be in the early phase of the grant program's feasibility study phase of the MSBA's process at the time of the review of the District's proposed educational space program for the Proposed Project. Accordingly, this analysis will be focused on the enrollment projections for grades K through 2. The table below illustrates the District's K-12 enrollment during the most recent ten-year period, including enrollment for the school year 2022-2023, as reported by the District.

| School Year | K-2 | 3-6 | 7-12 | Total |
|--------------------|------------|------------|-------------|--------------|
| 2013-2014 | 486 | 733 | 993 | 2,212 |
| 2014-2015 | 466 | 712 | 1,015 | 2,193 |
| 2015-2016 | 463 | 700 | 1,016 | 2,179 |
| 2016-2017 | 448 | 690 | 1,051 | 2,189 |
| 2017-2018 | 472 | 663 | 1,032 | 2,167 |
| 2018-2019 | 455 | 655 | 1,011 | 2,121 |
| 2019-2020 | 454 | 639 | 1,009 | 2,102 |
| 2020-2021 | 416 | 627 | 968 | 2,011 |
| 2021-2022 | 450 | 628 | 931 | 2,009 |
| 2022-2023 | 425 | 633 | 902 | 1,960 |

A version of the above table with more detail regarding the District's historic enrollment may also be found in the District's Enrollment Projection package.

The total grade K through 2 enrollment in the Town of East Bridgewater as reported by the District for the 2022-2023 school year was 425 students, which reflects a decrease of 61 students (-12.6%) from the maximum grade K through 2 enrollment reported during the preceding ten years. Additionally, the 2022-2023 grade K through 2 enrollment reflects a decrease of 29 students (-6.3%) from the average grade K through 2 enrollment reported during the preceding ten-year period. The MSBA understands that the District initially proposed an enrollment to accommodate approximately 580 students in grades pre-K through 2 at the Central Elementary School. The enrollment in grades pre-K through 2 reported to DESE for the 2022-2023 school year was 526 students.

With respect to future enrollments, the MSBA's base enrollment projection indicates the District's grade K-2 enrollment will continue to experience an increasing trend through the 2032-2033 school year. In accordance with the MSBA's Enrollment Methodology, the baseline enrollment is calculated using the ten-year average of projected enrollments. As such, the average base enrollment projections for the Proposed Project through the 2032-2033 school year are as follows:

- Grade K-2 base enrollment projection is 465 students.
- Grade K-3 base enrollment projection is 620 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:

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 MSBA 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 grade K through 3 enrollment by a total of 3.3% throughout a four-year period in the projection.
- This adjustment added the following numbers of students to the base enrollment as compared to the projection without this adjustment:
 - Grade K-2 enrollment, the adjustment added approximately ten students.
 - Grade K-3 enrollment, the adjustment added approximately 15 students.

Development

- Based on the discussions between the District and the MSBA regarding new housing developments and the potential zoning changes accommodating transit-oriented development, as well as the development information provided by the District, the MSBA enrollment model has been adjusted to use the five-year 75th percentile cohort survival rate for 2024 and 2025, rather than the five-year average cohort survival rate, which is utilized throughout the base enrollment forecast.
- This adjustment added the following totals to the projected averages for the District's proposed grade configurations as compared to the base enrollment projection:
 - For grade K-2 enrollment, the adjustment added approximately 35 students.
 - For grade K-3 enrollment, the adjustment added approximately 45 students.

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

- Grade K through 2 enrollment: 510 students (plus pre-K students)
- Grade K through 3 enrollment: 680 students (plus pre-K 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 sound solution to be agreed upon by the

District and the MSBA. The MSBA's study enrollment recommendations assume full utilization of all remaining school facilities.

If the current grade K-2 enrollment configuration is not 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. 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 believes that these study enrollment recommendations will position the District to efficiently meet space capacity needs throughout future enrollment variations. Please sign and return the attached certification within 14 calendar days to confirm agreement on this study enrollment. If the District feels that this study enrollment recommendation does not meet the needs of the District, please respond to this letter via e-mail Nina Pappacostas 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 Nina Pappacostas (Nina.Pappacostas@massschoolbuildings.org) at 617-720-4466.

Sincerely,



Michael McGurl
Director of Capital Planning

Cc: Legislative Delegation
Carole Julius, Chair, East Bridgewater Select Board
Lauren Foster, Chair, East Bridgewater School Committee
Elizabeth Legault, Superintendent, East Bridgewater Public Schools
File: 10.2 Letters (Region 6)