



Massachusetts School Building Authority

Deborah B. Goldberg
Chairman, State Treasurer

James A. MacDonald
Chief Executive Officer

John K. McCarthy
Executive Director / Deputy CEO

January 2, 2019

Mr. David C. Murphy, Town Manager
Randolph Town Hall
41 South Main Street
Randolph, MA 02368

Re: Town of Randolph, Elizabeth G. Lyons Elementary School

Dear Mr. Murphy:

I would like to thank representatives of the Town of Randolph (the “District”) for meeting with Massachusetts School Building Authority (the “MSBA”) staff on November 2, 2018 to review enrollment projections and methodologies for the Elizabeth G. Lyons Elementary School project (the “Proposed Project”) and for providing the follow-up information on November 30, 2018. As discussed, the next critical step is for the MSBA and the District to agree on a design enrollment for the Elizabeth G. Lyons Elementary School.

The Elizabeth G. Lyons Elementary School is one of four schools that presently serves the District’s grade K-5 enrollment, and accordingly, this analysis will be particularly focused on the enrollment projections for those grades. In addition to studying options for the Elizabeth G. Lyons Elementary School, the MSBA understands that the District would like to relieve current and future overcrowding at the Margaret L. Donovan Elementary by redistricting students from the Margaret L. Donovan Elementary School to the Elizabeth G. Lyons Elementary School. Additionally, the MSBA understands that the District would like to examine the relocation of a portion of the District’s pre-k enrollment housed at the John F. Kennedy Elementary School. Please note, as discussed during the enrollment meeting on November 2, 2018, the MSBA does not project pre-K enrollment in its figures with the determination of allowable space for pre-K programming determined during the next phase of the MSBA’s process, at the time of the review of the District’s proposed educational space program for the Proposed Project.

The table below illustrates the District’s K-12 enrollment during the most recent ten-year period, including enrollment for the 2018-2019 school year as reported by the District to the Department of Elementary and Secondary Education (“DESE”).

Year	K-5	6-8	9-12	Total
2009	1,335	723	720	2,778
2010	1,360	696	734	2,790
2011	1,344	763	765	2,872
2012	1,392	712	761	2,865
2013	1,433	702	727	2,862
2014	1,431	690	703	2,824
2015	1,431	677	694	2,802
2016	1,448	610	679	2,737
2017	1,443	602	708	2,753
2018	1,411	632	657	2,700

The total grade K-5 enrollment in Randolph as reported by the District for the current school year is 1,411 students, which reflects a decrease of 37 students (-2.6%) from the grade K-5 enrollment reported in 2016, which was the maximum grade K-5 enrollment reported in the preceding ten years. Additionally, the 2018/2019 grade K-5 enrollment reflects an increase of approximately 8 students (0.6%) from the average grade K-5 enrollment reported during the preceding ten-year period.

The MSBA understands that the District is proposing a design enrollment to accommodate approximately 400 students in grades K-5 at the Elizabeth G. Lyons Elementary School. The enrollment in grades K-5 reported to DESE for the 2018-2019 school year at the Elizabeth G. Lyons Elementary School was 298 students.

With respect to future enrollments, the MSBA's base enrollment forecast indicates Randolph's grade K-5 enrollment will decline for the next two years then increase slightly through the 2028-2029 school year. The average grade K-5 base enrollment forecast for the projected period through the 2028-2029 school year is 1,415 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 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-5 enrollment by a total of 3.3% throughout a four-year period in the projection.
 - This adjustment added approximately 55 students to the projected averages for grades K-5 as compared to the base enrollment projection.

- Development
 - Based on the 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 2020 rather than the five-year average cohort survival rate, which is utilized throughout the base enrollment forecast.
 - This adjustment added approximately 15 students to the projected averages for grades K-5 as compared to the base enrollment projection.

As a result of the analysis on the base enrollment forecast, the historical enrollment trends of the District, and the adjustments described above, the District-wide grade K-5 enrollment is projected to be 1,485 students.

In order to recommend a design enrollment for an appropriately sized project for the Elizabeth G. Lyons Elementary School, the MSBA performed a capacity analysis of the District's grade K-5 schools. Utilizing the 2016 School Survey data as well as information provided by the District, the capacity analysis indicates the following:

		Grades			
		K	1-5		
Students per CR		18	23		
Margaret L Donovan	# Classrooms	3	18	21 classrooms	
	Capacity	54	414	468 students	
J F Kennedy Elem	# Classrooms*	4	16	20 classrooms	
	Capacity	72	368	440 students	
* (5) general ed. Classrooms used for pre-K					
Martin E Young Elem	# Classrooms	3	9	12 classrooms	
	Capacity	54	207	261 students	
Total Capacity				1,169 students	

As a result of the analysis on the base enrollment forecast, the historical enrollment trends of the District, the adjustments described above, and the analysis of capacity, the MSBA recommends a design enrollment of 315 students for the Elizabeth G. Lyons Elementary School.

The MSBA's design enrollment recommendation assumes full utilization of all remaining school facilities. Accordingly, as part of the Feasibility Study, the District will be required to determine the enrollment capacity of each existing facility anticipated to remain in service.

January 2, 2019

Elizabeth G. Lyons Elementary School Enrollment Letter

In addition, as part of the Feasibility Study, the District will be required to submit additional information regarding its proposed school redistricting strategy, how it will be implemented, and a locally approved draft plan that evaluates if the existing zones will be adequate to increase enrollment at the Elizabeth G. Lyons Elementary School upon completion of the project, or if additional redistricting will be required.

As stated previously, the determination of allowable space for pre-K Program will be determined during the feasibility study. Neither the enrollment recommendation nor the inclusion of space for pre-K in the feasibility study represent an affirmation by the MSBA for approval and/or funding of any options and is 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. If the relocation of the pre-K program is included in a preferred solution, the District will be required to document in the Preferred Schematic Report the proposed future use or disposition of any existing spaces vacated or otherwise reprogrammed as a result of this potential project, and that the preferred solution has been approved by the School Committee and other necessary District officials, and, if applicable, DESE. Further, the MSBA will require a written plan from the District describing the process for determining local support for the potential relocation of this program

The MSBA believes that this design 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 design enrollment. If the District feels that this design enrollment does not meet the needs of the District, please respond to this letter via e-mail to Jennifer Flynn 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 Jennifer Flynn (Jennifer.Flynn@massschoolbuildings.org) at 617-720-4466.

Sincerely,



Mary Pichetti
Director of Capital Planning

Cc: Legislative Delegation
Arthur G. Goldstein, President, Randolph Town Council
Ida Gordon, Chair, Randolph School Committee
Thea Stovell, Interim Superintendent, Randolph Public Schools
Wayne White, Director of Finance and Operations, Randolph Public Schools
File: 10.2 Letters (Region 5)