

# Massachusetts School Building Authority

Deborah B. Goldberg  
*Chairman, State Treasurer*

Maureen G. Valente  
*Chief Executive Officer*

John K. McCarthy  
*Executive Director / Deputy CEO*

October 11, 2016

Mr. Mark A. Paolillo, Chair  
Belmont Board of Selectmen  
Office of the Board of Selectmen  
455 Concord Avenue, 2<sup>nd</sup> Floor  
Belmont, MA 02478

Re: Town of Belmont, Belmont High School

Dear Mr. Paolillo:

I would like to thank your team for meeting with Massachusetts School Building Authority (the "MSBA") staff on June 13, 2016 and for the subsequent meeting on July 28, 2016 during which enrollment projections and methodologies were reviewed for Belmont High School in the Town of Belmont (the "District"). The MSBA acknowledges the District's requests for additional information as it relates to enrollment and an extension of time beyond the 180-day period in Eligibility Period to conclude the enrollment process. As discussed, the next critical step is for the MSBA and the District to agree on a study enrollment for the Belmont High School project.

Belmont High School presently serves the District's entire grade 9-12 enrollment. The MSBA understands that the District would like their Feasibility Study to examine a number of potential configurations including:

- Maintaining the current configuration of grades 9-12.
- Moving grade 8 students from the Chenery Middle School to the Belmont High School, thus creating a grade 8-12 configuration.
- Moving grades 7 and 8 students from the Chenery Middle School to the Belmont High School, thus creating a grade 7-12 configuration.

The table below illustrates the Town of Belmont's K-12 enrollment during the most recent ten year period, including enrollment for the current school year (2015-2016) as reported by the Department of Elementary and Secondary Education. K-4 enrollment has been on an increasing trend for at least the past ten years. Grades 5-8 enrollment has been on an increasing trend since 2007. The grade 9-12 enrollment in the Town of Belmont as reported by the District for the current school year is 1,245 students, which was the maximum grade 9-12 enrollment reported in the preceding ten years. Additionally, the current year's grade 9-12 enrollment reflects an increase of approximately 89 students (8%) from the average grade 9-12 enrollment reported during the preceding ten-year period.

<b>YEAR</b>	<b>K-4</b>	<b>5-8</b>	<b>9-12</b>	<b>TOTAL</b>
2006-2007	1,400	1,122	1,150	3,672
2007-2008	1,450	1,101	1,156	3,707
2008-2009	1,489	1,140	1,162	3,791
2009-2010	1,600	1,184	1,119	3,903
2010-2011	1,558	1,204	1,104	3,866
2011-2012	1,601	1,211	1,083	3,895
2012-2013	1,634	1,240	1,120	3,994
2013-2014	1,686	1,268	1,183	4,137
2014-2015	1,699	1,285	1,236	4,220
2015-2016	1,733	1,323	1,245	4,301

The MSBA understands that the District is proposing a design enrollment to accommodate approximately 1,501 in grades 9-12 at Belmont High School.

The MSBA's base enrollment forecast indicates that the Town of Belmont's grade K-4 enrollment will be somewhat flat and perhaps decline slightly through 2019 before it will return to a growth trend. Grade 6-8 enrollment will continue to grow through about 2019 then decline slightly. Grade 9-12 enrollment will continue to grow through 2023 then stabilize and perhaps decline slightly through 2027 at which point it will experience an increasing trend again. The results of the base enrollment forecast are as follows:

- The average grade 9-12 enrollment forecast for the projected period through the 2025-2026 school year is 1,380 students.
- The average grade 8-12 enrollment forecast for the projected period through the 2025-2026 school year is 1,730 students.
- The average grade 7-12 enrollment forecast for the projected period through the 2025-2026 school year is 2,080 students.

As a result of a sensitivity analysis performed by the MSBA on these base enrollment projections and further discussion with the District, the following adjustments have 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 Town of Belmont 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, 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 grade configurations as compared to the base enrollment projection:
  - For grades 9-12, the adjustment added approximately 40 students.
  - For grades 8-12, the adjustment added approximately 55 students.
  - For grades 7-12, the adjustment added approximately 70 students.
- 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 adjustment to the base enrollment projection.
  - In order to make this adjustment, the MSBA adjusted the grade to grade survival ratios for the impacted grades by a total of 3.3% throughout a four year period in the projection.
  - This adjustment added the following totals to the 20-year average enrollments for the District's proposed grade configurations as compared to the projection without this adjustment:
    - For grades 9-12, the adjustment added approximately 25 students.
    - For grades 8-12, the adjustment added approximately 30 students.
    - For grades 7-12, the adjustment added approximately 30 students.
- Development
  - In response to additional information provided by the District and discussion regarding future housing development, the District may experience increased immigration beyond the historically typical range. Therefore, the MSBA model has been adjusted to use the five-year 75<sup>th</sup> percentile cohort survival rate rather than the five-year average survival rate which is utilized in the base enrollment methodology.
  - This adjustment added the following totals to the 20-year average enrollments for the District's proposed grade configurations as compared to the projection without this adjustment:
    - For grades 9-12, the adjustment added approximately 25 students.
    - For grades 8-12, the adjustment added approximately 30 students.
    - For grades 7-12, the adjustment added approximately 35 students.

Based on the historical enrollment trends of the District and the adjustments, analysis and discussions with the District described above, the MSBA recommends the following study enrollments for the potential project at the Belmont High School:

- For grades 9-12: 1,470 students
- For grades 8-12: 1,845 students

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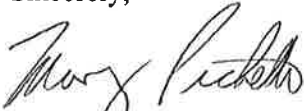
- For grades 7-12: 2,215 students

The MSBA's study enrollment recommendations assume full utilization of all 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. If grade reconfiguration is determined to be the Preferred Solution, the District will be required to demonstrate in the Preferred Schematic Report that any reconfiguration proposed as the District's Preferred Solution has been approved by the School Committee and other 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.

The MSBA believes that these study enrollments recommendation will position the District to efficiently meet space capacity needs throughout future enrollment variations. Please sign and return the attached certification no later than October 24, 2016 to confirm agreement on these study enrollments. If the District feels that these study enrollments do not meet the needs of the District, please respond to this letter via e-mail to Jess Deleconio 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 Jess Deleconio (Jess.Deleconio@massschoolbuildings.org) at 617-720-4466.

Sincerely,



Mary Pichetti  
Director of Capital Planning

Cc: Legislative Delegation  
David J. Kale, Belmont Town Administrator  
Floyd S. Carman, Belmont Treasurer & Collector  
Lisa Fiore, Chair, Belmont School Committee  
John P. Phelan, Superintendent, Belmont Public Schools  
File: 10.2 Letters (Region 4)

**MASSACHUSETTS SCHOOL BUILDING AUTHORITY  
TOWN OF BELMONT  
BELMONT HIGH 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 proposed project at the Belmont High School, the Town of Belmont hereby acknowledges and agrees that the design of preliminary options which may be evaluated as part of the feasibility study for the proposed project at the Belmont High School shall be based in accordance with the following:

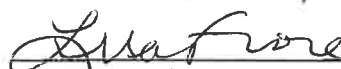
<b>Enrollment for Grades 9-12 at the Belmont High School</b>	<b>Enrollment for Grades 8-12 at the Belmont High School</b>	<b>Enrollment for Grades 7-12 at the Belmont High School</b>
1,470 students	1,845 students	2,215 students

The space allowance for each alternative evaluated shall assume no more than the enrollments as detailed in the table above. The Town of Belmont acknowledges and agrees that it has no right or entitlement to any particular study enrollment, square feet per student space allowance, or total square footage referenced in the table above for the preliminary options, and further acknowledges and agrees that it shall not bring any or action, legal or equitable, against the MSBA, or any of its officers or employees, for the purpose of obtaining an increase in the study enrollment of Belmont High School that it has acknowledged and agreed herein. The Town of Belmont further acknowledges and agrees that the study enrollment presented herein is only applicable to the evaluation of preliminary options conducted as part of the feasibility study for the proposed Belmont High School project. Upon receipt of the District's recommendation of a Preferred Schematic Design for the proposed Belmont High School project, and subject to the MSBA's review of such recommendation, the MSBA shall forward a Design Enrollment Certification with a design enrollment specific to the recommended and approved Preferred Schematic Design, which shall supersede this certification.

The undersigned, for themselves and the Town of Belmont, 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 Belmont and to bind the Town of Belmont to its terms.

  
\_\_\_\_\_  
Chief Executive Officer

10/19/16  
Date

  
\_\_\_\_\_  
Duly Authorized Representative of School Committee

10/19/16  
Date

  
\_\_\_\_\_  
Superintendent of Schools

10/19/16  
Date