



Massachusetts School Building Authority

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Executive Director / Deputy CEO

March 9, 2020

Mr. Bernard Greene, Chair
Brookline Select Board
Brookline Town Hall
333 Washington Street
Brookline, MA 02445

Re: Town of Brookline, John R. Pierce School

Dear Mr. Greene:

I would like to thank representatives of the Town of Brookline (the “District”) for meeting with Massachusetts School Building Authority (the “MSBA”) staff on November 12, 2019 and for continued conversations up through February 28, 2020 to review enrollment projections and methodologies for the John R. Pierce School project (the “Proposed Project”). As discussed, the next critical step is for the MSBA and the District to agree on a design enrollment for the John R. Pierce School.

The John R. Pierce School presently serves a portion of the District’s total grade K-8 enrollment. The MSBA understands that the District is interested in including Pre-K classroom space in its Proposed Project as part of its district-wide efforts to return Pre-K classrooms back to the K-8 buildings as opposed to spaces that are currently being leased by the District. Please note, as discussed during the enrollment meeting on November 12, 2019, the MSBA does not project Pre-K enrollment. As stated previously, the determination of allowable space for Pre-K programming for the Proposed Project will be established during the 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 particularly focused on the enrollment projections for grades K-8.

The table below illustrates the District’s K-12 enrollment during the most recent ten-year period, including enrollment for the current school year (2019-2020) as reported by the Department of Elementary and Secondary Education (“DESE”) and the District.

Year	K-8	9-12	Total
2010	4,643	1,721	6,364
2011	4,825	1,770	6,595
2012	5,067	1,763	6,830
2013	5,227	1,789	7,016
2014	5,353	1,876	7,229
2015	5,465	1,933	7,398
2016	5,437	1,980	7,417
2017	5,481	2,044	7,525
2018	5,503	2,084	7,587
2019	5,442	2,064	7,506

The total grade K-8 enrollment as reported by DESE for the current school year is 5,442 students which reflects a decrease of 61 students (-1.1%) from the grade K-8 enrollment reported in 2018 which was the maximum grade K-8 enrollment reported in the preceding ten years. Additionally, the current year's grade K-8 enrollment is approximately 198 students (3.8%) greater than the average grade K-8 enrollment reported during the preceding ten-year period.

With respect to future enrollments, the MSBA's base enrollment forecast indicates the District's grade K-8 enrollment will experience a declining trend over the next five years then remain steady through the 2029-2030 school year (the "projected period"). The results of the base enrollment forecast indicate that the average total grade K-8 enrollment forecast for the projected period is 5,110 students.

The MSBA understands that the District is proposing a design enrollment to accommodate approximately 958 students in grades Pre-K-8 at the John R. Pierce School. The enrollment in grades K-8 reported to DESE for the 2019-2020 school year at the John R. Pierce School was 842 students.

The MSBA further understands that, due to significant historic enrollment growth, the District has begun to undertake modifications to several of its K-8 schools while the John R. Pierce School project is underway and subsequent to the John R. Pierce School project. The District understands that any modifications to facilities other than the John R. Pierce School will be performed outside the scope of this Proposed Project.

Utilizing the MSBA's 2016 School Survey data, general education classroom counts for the Coolidge Corner School according to the PFA Exhibit B Space Summary, and the current and proposed general education classroom counts at each school provided by the District, the MSBA performed a utilization analysis of each of the District's K-8 schools in order to recommend a design enrollment for an appropriately sized John R. Pierce School project. Additionally, the MSBA took into consideration the District's stated goal of sizing its classrooms around 18 students per classroom for Kindergarten and 21 students per classroom in grades 1-8. Exclusive of the John R. Pierce School project, this utilization analysis indicates the following:

		Grades		Total Classrooms and Students
		K	1-8	
	Students per CR	18	21	
Edith C. Baker	# Classrooms	3	24	27 classrooms
	Target Utilization	54	504	558 students
Coolidge Corner	# Classrooms	5	40	45 classrooms
	Target Utilization	90	840	930 students
Michael F. Driscoll	# Classrooms	4	32	36 classrooms
	Target Utilization	72	672	744 students
Heath	# Classrooms	3	24	27 classrooms
	Target Utilization	54	504	558 students
Amos A. Lawrence	# Classrooms	3	24	27 classrooms
	Target Utilization	54	504	558 students
William H. Lincoln	# Classrooms	3	24	27 classrooms
	Target Utilization	54	504	558 students
John D. Runkle	# Classrooms	3	24	27 classrooms
	Target Utilization	54	504	558 Students
				216 K-8 classrooms
				4,464 Students

The analysis assuming 21 students per classroom for grades 1-8 shows that there are 216 available general education classrooms throughout the District exclusive of the John R. Pierce School which provides for a target utilization of approximately 4,465 students. Please note, the District could accommodate 384 more students across their K-8 schools when considering 23 students per classroom for grades 1-8 in the analysis above.

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:

- 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 2020-2021 rather than the five-year average cohort survival rate which is utilized throughout the base enrollment forecast.
 - This adjustment added approximately 80 students to the average total grade K-8 enrollment as compared to the projection without this adjustment.

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John R. Pierce School School Enrollment Letter

As a result of the analysis on the base enrollment forecast, the utilization analysis given the District's current and proposed use of its K-8 schools, and the adjustment described above, the MSBA recommends a design enrollment of 725 students for the John R. Pierce School which is the projected, adjusted 10 year average enrollment (5,190 students) less those allocated to the District's seven other K-8 schools (4,465 students).

Please note, 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 confirm the utilization of each existing facility anticipated to remain in service.

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 no later than March 25, 2020 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 Brittany Gomes 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 Brittany Gomes (Brittany.Gomes@massschoolbuildings.org) at 617-720-4466.

Sincerely,



Mary Pichetti
Director of Capital Planning

Cc: Legislative Delegation
Melvin Kleckner, Brookline Town Administrator
Julie Schreiner-Oldham, Chair, Brookline School Committee
Ben Lummis, Interim Superintendent, Brookline Public Schools
Mary Ellen Normen, Deputy Superintendent for Administration & Finance, Brookline Public Schools
Lesley Ryan-Miller, John R. Pierce School Principal, Brookline Public Schools
File: 10.2 Letters (Region 4)

**MASSACHUSETTS SCHOOL BUILDING AUTHORITY
TOWN OF BROOKLINE
JOHN R. PIERCE SCHOOL
DESIGN 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 John R. Pierce School, the Town of Brookline hereby acknowledges and agrees that the design of the proposed project at the John R. Pierce School shall be based on an enrollment of no more than 725 students in grades K-8. The Town of Brookline 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 for a K-8 school serving 725 students in grades K-8. The Town of Brookline 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 725 students for the John R. Pierce School, 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 of the John R. Pierce School that it has acknowledged and agreed to herein. The Town of Brookline further acknowledges and agrees that, among other things, the design enrollment, square feet per student space allowance, and total square footage of the John R. Pierce School shall be subject to the approval of the MSBA's Board and that the final approval of a proposed project at the John R. Pierce School shall be within the sole discretion of the MSBA's Board.

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

Chief Executive Officer

Duly Authorized Representative of School
Committee

Date

Date

Superintendent of Schools

Date