

# Massachusetts School Building Authority

**Deborah B. Goldberg**  
*Chairman, State Treasurer*

**Maureen G. Valente**  
*Chief Executive Officer*

**John K. McCarthy**  
*Executive Director / Deputy CEO*

November 21, 2016

Mr. Robert J. Halpin, Town Manager  
Town of Framingham  
150 Concord Street, Room 121  
Framingham, MA 01702

Re: Town of Framingham, Fuller Middle School

Dear Mr. Halpin:

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 August 25, 2016, and follow-up conference call on November 10, 2016, during which enrollment projections and methodologies were reviewed for the Fuller Middle School project in the Town of Framingham (the "District"). As discussed, the next critical step is for the MSBA and the District to agree on the design enrollment for the Fuller Middle School project.

The Fuller Middle School is one of three middle schools within the District and presently serves a portion its grade 6-8 grade enrollment, and accordingly, this analysis will be particularly focused on the enrollment projections for those grades.

The table below illustrates the District's K-12 enrollment during the most recent ten year period, including enrollment for the most recent school year (2016-2017) as reported by District. The total grade 6-8 enrollment in the Town of Framingham as reported by the District for the 2016-2017 school year is 1,735 students, which reflects a decrease of 93 students (-5.1%) from the grade 6-8 enrollment reported in 2008-2009, which was the maximum grade 6-8 enrollment reported in the preceding ten years. Additionally, the current year's grade 6-8 enrollment reflects a decrease of approximately 15 students (0.8%) from the average grade 6-8 enrollment reported during the preceding ten year period.

YEAR	K-5	6-8	9-12	TOTAL
2007	3,867	1,809	2,109	7,785
2008	3,907	1,828	2,162	7,897
2009	3,944	1,747	2,190	7,881
2010	4,021	1,729	2,152	7,902
2011	4,144	1,699	2,079	7,922
2012	4,249	1,707	1,987	7,943
2013	4,362	1,654	2,008	8,024
2014	4,378	1,627	1,995	8,000
2015	4,476	1,669	2,074	8,219
2016	4,540	1,735	2,102	8,377

The MSBA understands that the District is proposing a design enrollment to accommodate approximately 600 students in grades 6-8 at the Fuller Middle School. The enrollment in grades 6-8 reported to the Department of Elementary and Secondary Education (the “DESE”) for the 2015-2016 school year at the Fuller Middle School was 449 students.

With respect to future enrollments, the MSBA’s base enrollment forecast indicates Framingham’s grade 6-8 enrollment will experience an increasing trend over the next 4-5 years then decrease through 2025-2026. The average grade 6-8 base enrollment forecast for the projected period through the 2025-2026 school year is 1,840 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:

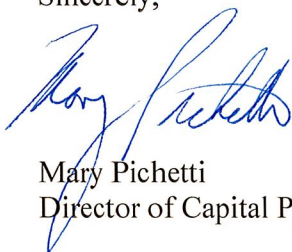
- Out-of-District Enrollment
  - In order to adjust for fluctuations to the out-of-district enrollment patterns of the District’s residents over time, the MBSA has made an additional adjustment to the base enrollment projection;
  - In order to make this adjustment, the MSBA adjusted the grade to grade survival ratios for grade 6-8 enrollment by a total of 3.3% throughout a four year period in the projection; and
  - This adjustment added approximately 35 students to the average grade 6-8 enrollment as compared to the projection without this adjustment.

In order to recommend a design enrollment for an appropriately sized project for the Fuller Middle School, the MSBA performed a capacity analysis of the District’s grade 6-8 enrollment facilities. The capacity analysis, utilizing the 2010 Needs Survey data as well as information provided by the District indicates the existing capacity of the Cameron Middle School is approximately 525 students (27 classrooms at 23 students per classroom and 85% utilization), and the existing capacity of the Walsh Middle School is approximately 720 students (37 classrooms at 23 students per classroom and 85% utilization). Based on the historical enrollment trends of the District and the adjustments, as well as analysis and discussions with the District as described above, the MSBA recommends a design enrollment of 630 students in grades 6-8 for the Fuller Middle School project.

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 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.

Sincerely,



Mary Pichetti  
Director of Capital Planning

Cc: Legislative Delegation  
Cheryl Tully Stoll, Chair, Framingham Board of Selectmen  
Heather Connolly, Chair, Framingham School Committee  
Edward J. Gotgart, Ed.D., Acting Superintendent, Framingham Public Schools  
Dr. Frank Tiano, Assistant Superintendent, Framingham Public Schools  
Matthew Torti, Director of Buildings and Grounds, Framingham Public Schools  
Carol Brodeur, Executive Assistant, Building and Grounds Department, Framingham Public Schools  
Nancy Piasecki, Executive Director of the Office of the Superintendent, Framingham Public Schools  
File: 10.2 Letters (Region 4)

**MASSACHUSETTS SCHOOL BUILDING AUTHORITY**

**TOWN OF FRAMINGHAM  
FULLER MIDDLE 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 Fuller Middle School project the Town of Framingham hereby acknowledges and agrees that the design of the Proposed Project at the Fuller Middle School shall be based on an enrollment of no more than 630 students in grades 6-8. The Town of Framingham 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 middle school serving 630 students in grades 6-8. The Town of Framingham 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 630 students for the Fuller Middle 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 Fuller Middle School that it has acknowledged and agreed to herein. The Town of Framingham further acknowledges and agrees that, among other things, the design enrollment, square feet per student space allowance, and total square footage of the Fuller Middle School shall be subject to the approval of the MSBA's Board and that the final approval of a proposed project at the Fuller Middle School shall be within the sole discretion of the MSBA's Board.

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

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date