



School Building Committee
Meeting Packet
May 1, 2024



FutureThink
PLAN TO EMPOWER

FINAL REPORT



Medfield Public Schools
Enrollment Projection Study
April 4, 2024

Medfield Public Schools

INTRODUCTION

FutureThink was contracted to develop enrollment projections for the Medfield Public Schools.

This report contains ten-year enrollment projections, which were developed for the Medfield Public Schools by analyzing the following data:

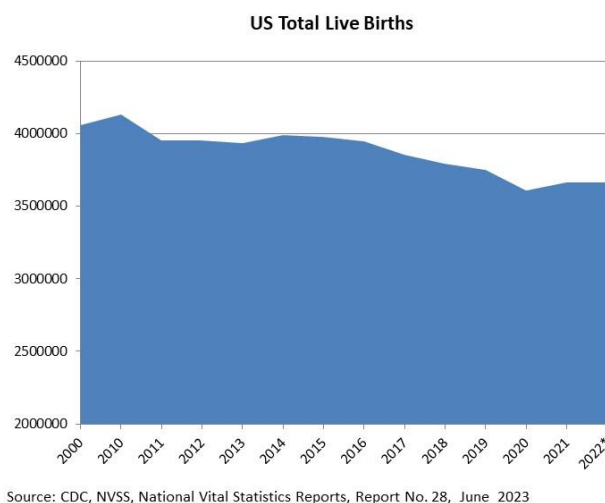
- ▶ Live birth data
- ▶ Historical enrollment
- ▶ Homeschool enrollment
- ▶ Community demographics
- ▶ Housing information

The projections presented in this report are meant to serve as a planning tool for the future and represent the most likely direction of the District.

Medfield Public Schools

NATIONAL & MASSACHUSETTS TRENDS IN ENROLLMENT

The United States as a whole continues to undergo major shifts in public student enrollment. Births are a significant part of this shift. From 2000 to 2010, births increased then declined until 2014 when there was a slight uptick. Since 2014, there has been steady decline reaching an all-time low in 2020. The decrease from 2019 to 2020 was approximately 4 percent. However, in 2021, there was a slight uptick of 1.5 percent. Births dropped slightly from 2021 to 2022.



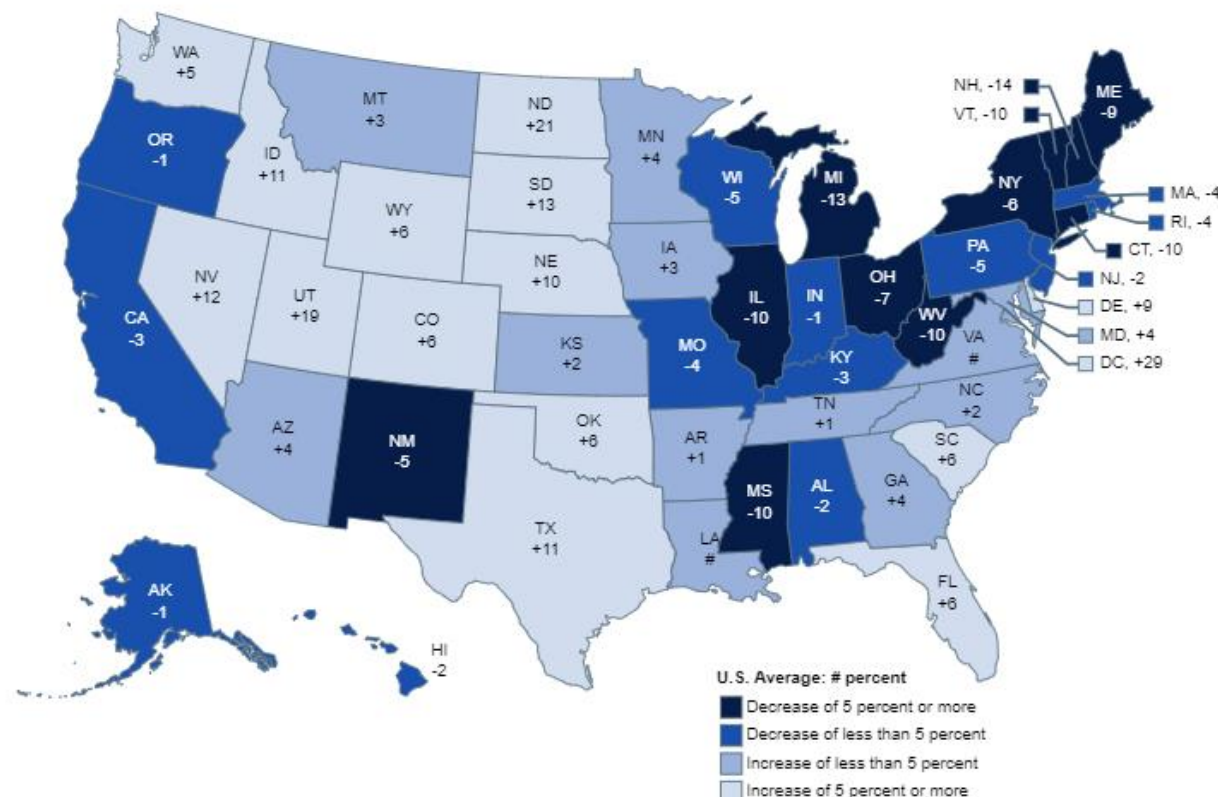
From the 2019-20 to the 2020-21 school year, total public school enrollment in Pre-K - 12 dropped from 50.8 million to 49.4 million students. From 2009-10 to the 2019-20 school year, however, enrollment had increased overall by 1.4 million.



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The figure below illustrates the change in Pre-K - 12 public school enrollment from the 2009-10 to the 2020-21 school year. States with growth in enrollment were primarily in the southeast and west. Massachusetts experienced a decrease of 4 percent.

Figure 2. Percentage change in public elementary and secondary school enrollment, categorized into specific ranges, by state: Fall 2009 to fall 2020



Rounds to zero.

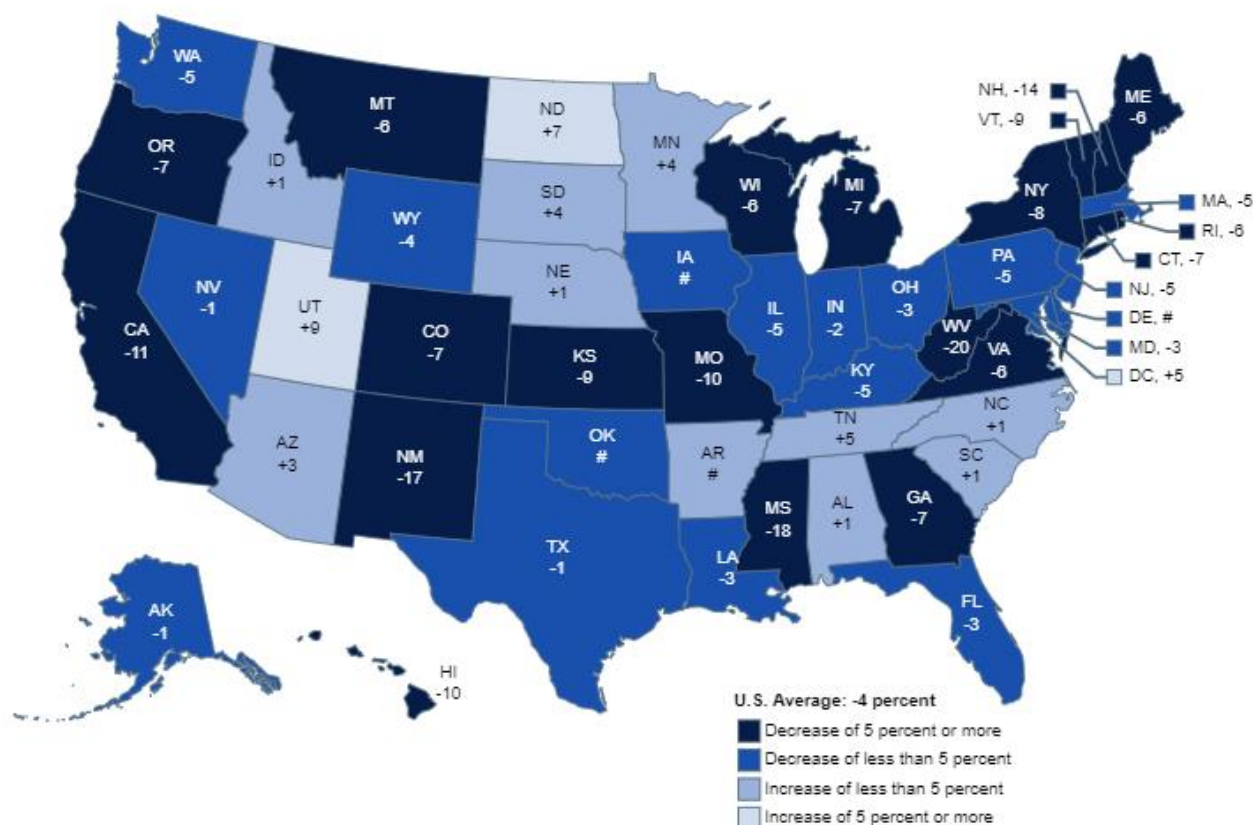
NOTE: U.S. average is for the 50 states and the District of Columbia. Data include both traditional public schools and public charter schools. Includes imputations for nonreported prekindergarten enrollment in California and Oregon for fall 2020. Includes imputations for nonreported enrollment for all grades in Illinois for fall 2020. Categorizations are based on unrounded percentages.

SOURCE: U.S. Department of Education, National Center for Education Statistics, Common Core of Data (CCD), "State Nonfiscal Survey of Public Elementary/Secondary Education," 2009-10 and 2020-21 Preliminary. See *Digest of Education Statistics 2021*, table 203.20.

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The figure below illustrates the projected change in Pre-K-12 public school enrollment from the 2020-21 to the 2030-31 school year. Growth is expected to continue primarily in parts of the southeast and upper midwest. Massachusetts is projected to experience a decrease of 5 percent.

Figure 3. Projected percentage change in public elementary and secondary school enrollment, categorized into specific ranges, by state: Fall 2020 to fall 2030



Rounds to zero.

NOTE: U.S. average is for the 50 states and the District of Columbia. Data include both traditional public schools and public charter schools. Includes imputations for nonreported prekindergarten enrollment in California and Oregon for fall 2020. Includes imputations for nonreported enrollment for all grades in Illinois for fall 2020. Projections in this figure were calculated after the onset of the coronavirus pandemic and take into account the expected impacts of the pandemic. Categorizations are based on unrounded percentages.

SOURCE: U.S. Department of Education, National Center for Education Statistics, Common Core of Data (CCD), "State Nonfiscal Survey of Public Elementary/Secondary Education," 2020-21 Preliminary; and State Public Elementary and Secondary Enrollment Projection Model, through 2030. See *Digest of Education Statistics 2021*, table 203.20.

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HISTORICAL ENROLLMENT

Over the past ten years, student enrollment in the Medfield Public Schools has decreased by 157 students in grades Pre-K – 12. However, enrollment has increased by 82 students at the early elementary school level. Total enrollment for the 2023-24 school year is 2,498 students.

The following tables and graph illustrate the District's Pre-K – 12 enrollment history from 2014-15 through 2023-24.

**Medfield Public School District
Historical Enrollment**

Grade	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Pre-K	59	57	61	70	52	50	36	49	48	51
K	149	168	178	175	184	195	164	197	169	193
1	170	164	183	194	187	191	188	181	205	177
2	163	173	174	195	201	187	192	200	179	207
3	187	171	174	184	202	201	190	196	201	182
4	197	187	178	183	190	204	196	194	198	206
5	210	202	191	182	188	194	211	197	191	198
6	204	208	216	195	186	193	191	206	198	193
7	217	200	207	218	196	186	186	184	202	192
8	213	212	204	209	217	196	183	176	182	200
9	228	198	207	199	204	199	185	179	177	163
10	223	221	196	209	197	198	201	183	177	176
11	233	218	222	191	206	201	192	197	186	175
12	202	231	218	230	189	206	195	190	200	185
Pre-K - 12 Total	2,655	2,610	2,609	2,634	2,599	2,601	2,510	2,529	2,513	2,498

Source: Medfield Public School District

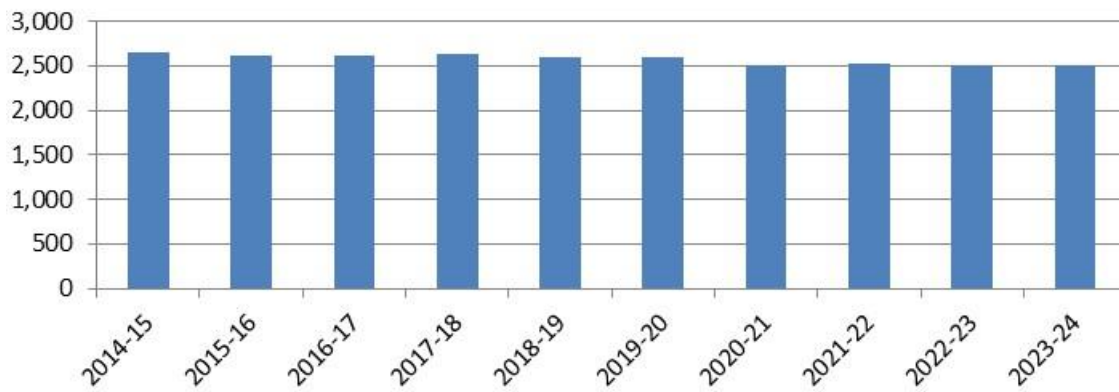
**Medfield Public School District
Historical Enrollment by Grade Group**

Grade	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Pre-K - 1	378	389	422	439	423	436	388	427	422	421
2 - 3	350	344	348	379	403	388	382	396	380	389
4 - 5	407	389	369	365	378	398	407	391	389	404
6 - 8	634	620	627	622	599	575	560	566	582	585
9 - 12	886	868	843	829	796	804	773	749	740	699
Pre-K - 12 Total	2,655	2,610	2,609	2,634	2,599	2,601	2,510	2,529	2,513	2,498

Source: Medfield Public School District

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**Medfield Public School District
Historical Enrollment**



Medfield Public Schools

HOMESCHOOL ENROLLMENT

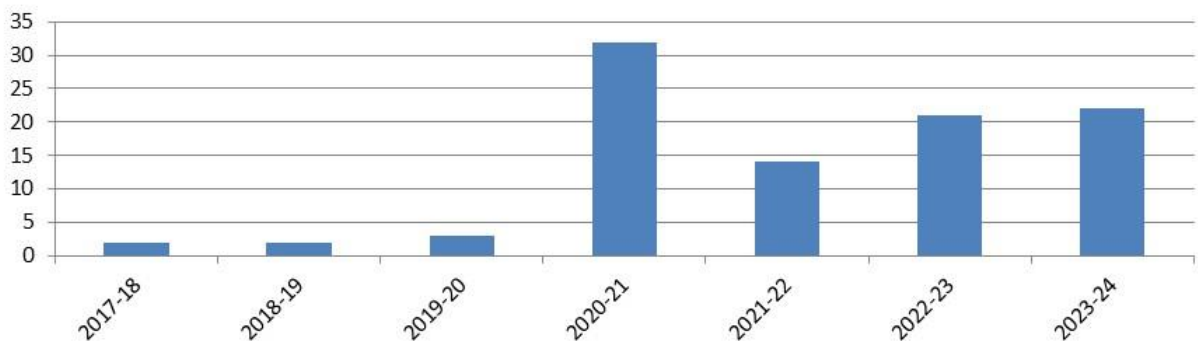
From 2017-18 to 2023-24, the number of students homeschooled in Medfield increased from 2 to 22, peaking in 2020-21 at 32 students.

Medfield Public School District
Homeschool Student Enrollment

	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Total	2	2	3	32	14	21	22

Source: Washington Post <https://www.washingtonpost.com/education/interactive/2023/homeschooling-growth-data-by-district/>; Medfield Public Schools

Medfield Public School District
Homeschool Student Enrollment



Medfield Public Schools

LIVE BIRTH DATA

Utilization of live birth data is recommended when projecting future kindergarten enrollments as it provides a helpful overall trend. The live birth counts are used in determining a birth-to-kindergarten survival ratio. This ratio identifies the percentage of children born in a representative area who attend kindergarten in the District five years later. The survival ratios for birth-to-kindergarten as well as grades 1-12 can be found later in this report.

The Massachusetts Department of Health provides information about live birth events for Massachusetts residents. Information about events occurring outside of Massachusetts to Massachusetts residents is included. Information about events occurring inside Massachusetts to Massachusetts residents is not included.

Data is arranged by the residence of the mother.

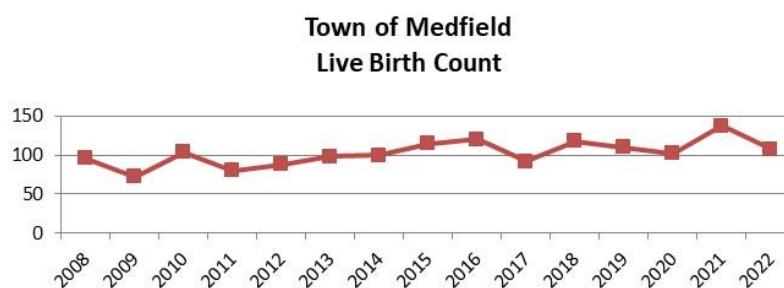
Live birth counts are different from live birth rates. The live birth count is the actual number of live births. A birth rate is the number of births per 1,000 women in a specified population group. Birth rates are provided for counties only and for 9 age groups from 10-14 years to 45+ years.

The following table and graph include the live birth count for the Town of Medfield.

**Town of Medfield
Live Birth Count
2008-2022**

Year	Total
2008	96
2009	72
2010	104
2011	80
2012	88
2013	98
2014	100
2015	115
2016	120
2017	92
2018	118
2019	110
2020	102
2021	138
2022	108

Source: Massachusetts Department of Health, Annual Birth Reports



Medfield Public Schools

DEMOGRAPHICS

General demographic data is included in the following tables for Norfolk County and Medfield.

General Demographic Information

	Norfolk County	State of MA
Per Capita Income	\$66,166	\$54,025
Median Household Income	\$115,969	\$94,488
Persons Below Poverty	6.5%	10.4%

Source: US Census, American Community Survey, 2022 5-Year Estimates

Total Population

	2010 Census	2020 Census
Norfolk County	670,850	725,981
Medfield CDP	6,483	6,939

Source: 2010 Census: DEC Summary File 2; 2020 Decennial Census

Also included are block group estimates and projections provided by ESRI. ESRI uses a time series of estimates from the U.S. Census Bureau that includes the latest estimates and inter-censal estimates adjusted for error of closure. The Census Bureau's time series is consistent, but testing has revealed improved accuracy by using a variety of sources to track county population trends.

ESRI also employs a time series of building permits and housing starts plus residential deliveries. Data sources are integrated and then analyzed by Census Block Groups.

Sources of data include:

- ▶ Supplementary Surveys of the Census Bureau
- ▶ Bureau of Labor Statistics' (BLS) Local Area Unemployment Statistics
- ▶ BLS Occupational Employment Statistics
- ▶ InfoUSA
- ▶ U.S. Bureau of the Census' Current Population Survey
- ▶ National Planning Association Data Service

Medfield Public Schools

Below is a list of definitions as they appear on the U.S. Census Bureau website, to aid in interpretation of the following tables and maps.

Household:

A household includes all the people who occupy a housing unit as their usual place of residence.

Average family size:

A measure obtained by dividing the number of members of families by the total number of families (or family householders).

Family household (Family):

A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

Householder:

The person, or one of the people, in whose name the home is owned, being bought, or rented. If there is no such person present, any household member 15 years old and over can serve as the householder for the purposes of the census. Two types of householders are distinguished: a family householder and a nonfamily householder. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members. A nonfamily householder is a householder living alone or with nonrelatives only.

Medfield Public Schools

The following tables illustrate the current estimates and 5-year population projections based on block groups that comprise the state and school district, indicating areas of current and projected growth. The tables have been developed to determine selected age group projections and projections for household income, family size, and total households.

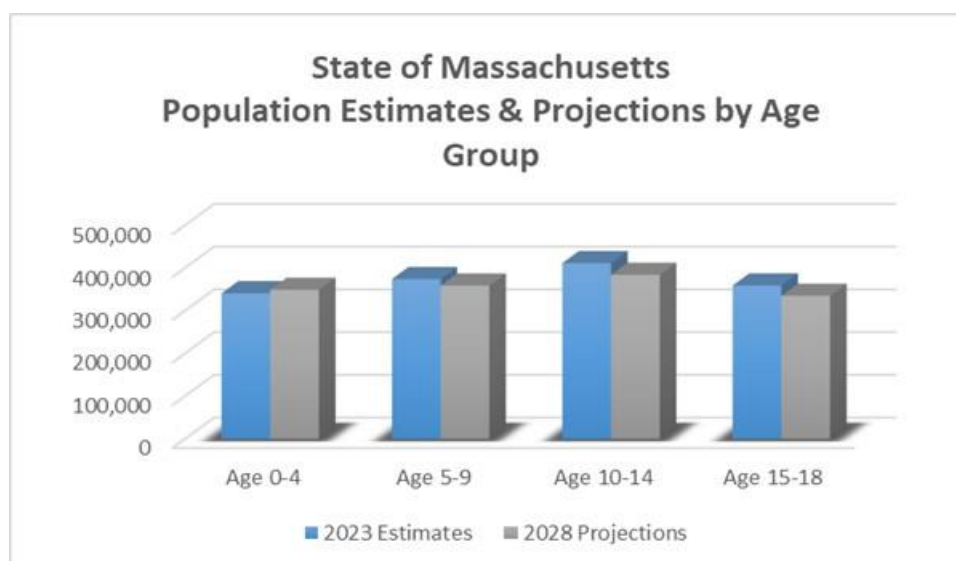
The total population in the State of Massachusetts is 7,121,186. This population is projected to increase by 53,912, or approximately 1% over a 5-year period.

The 0-18-year-old population in the State currently totals 1,484,805. This population is projected to decrease by 58,731 children, or 4 percent.

The median age is projected to increase by 2% from 40.8 to 41.5 years of age.

State of Massachusetts	2023 Estimates	2028 Projections	Change 2023-28	Change 2023-28 (%)
Total Population	7,121,186	7,175,098	53,912	0.8%
Age 0-4	340,677	348,892	8,215	2.4%
Age 5-9	373,925	358,708	-15,217	-4.1%
Age 10-14	411,217	383,732	-27,485	-6.7%
Age 15-18	358,986	334,742	-24,244	-6.8%
Total Age 0-18	1,484,805	1,426,074	-58,731	-4.0%
Median Age	40.8	41.5	0.7	1.7%

Source: ESRI

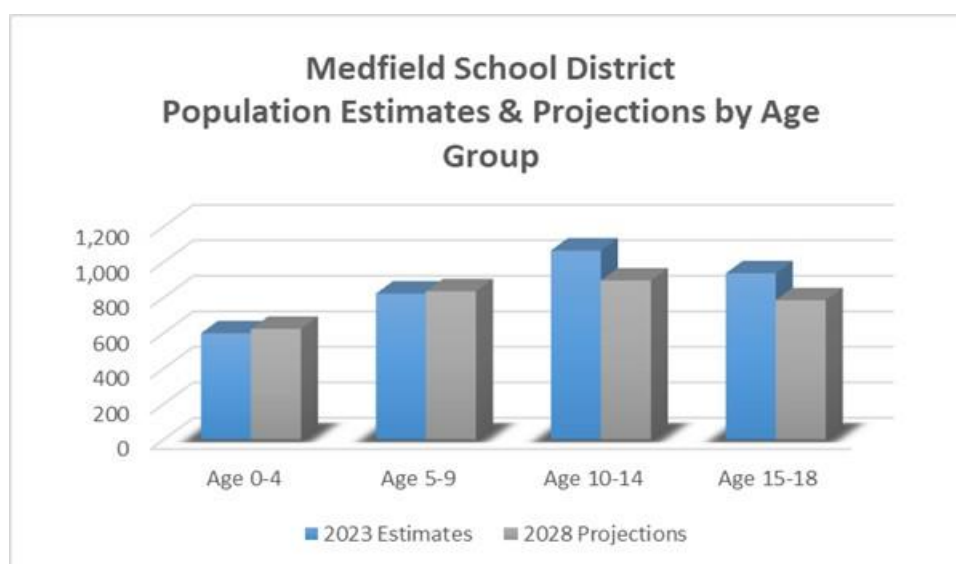


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The total population in the District is 13,087. This population is projected to increase by 238 people, or approximately 2% over a 5-year period. The 0-18-year-old population in the District currently totals 3,427. This population is projected to decrease by 284 people, or approximately 8 percent. The median age is projected to increase by 2.5%, from 44.4 to 45.5 years of age.

Medfield School District	2023 Estimates	2028 Projections	Change 2023-28	Change 2023-28 (%)
Total Population	13,087	13,325	238	1.8%
Age 0-4	600	624	24	4.0%
Age 5-9	823	836	13	1.6%
Age 10-14	1,066	897	-169	-15.9%
Age 15-18	938	786	-152	-16.2%
Total Age 0-18	3,427	3,143	-284	-8.3%
Median Age	44.4	45.5	1.1	2.5%

Source: ESRI



Medfield Public Schools

The average household income in the State is projected to increase by approximately 15% over a 5-year period. The average family size is projected to decrease by 1%, and the total number of family households is projected to increase by approximately 2 percent.

State of Massachusetts	2023 Estimates	2028 Projections	Change 2023-28	Change 2023-28 (%)
Average Household Income	\$137,786	\$157,860	\$20,074	14.6%
Average Family Size	3.09	3.06	-0.03	-1.0%
Total Family Households	1,725,061	1,754,008	28,947	1.7%

Source: ESRI

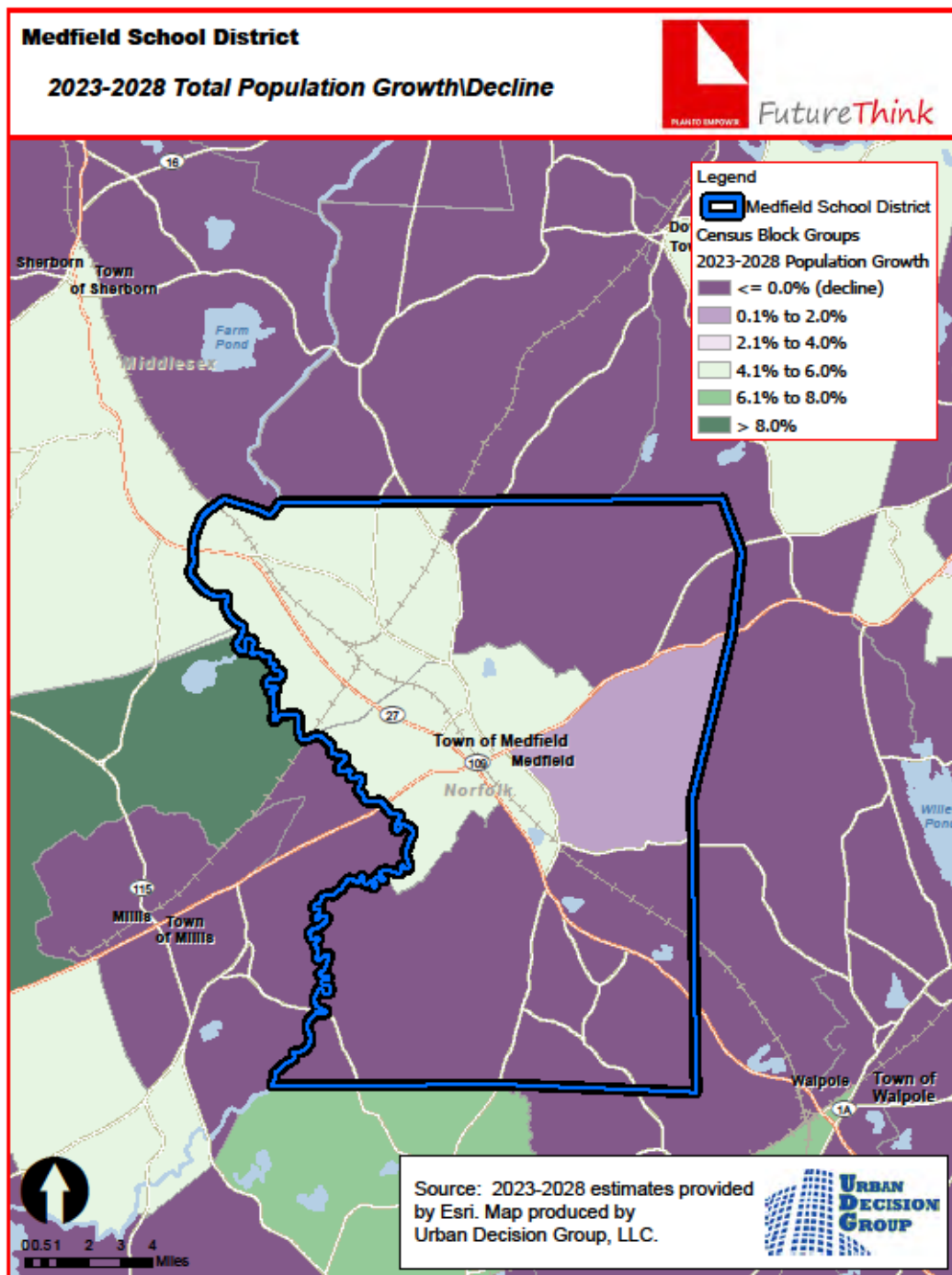
The average household income in the District is projected to increase by approximately 11% over a 5-year period. The average family size is projected to decrease by approximately 1%, and the total number of family households is projected to increase by approximately 3 percent.

Medfield School District	2023 Estimates	2028 Projections	Change 2023-28	Change 2023-28 (%)
Average Household Income	\$249,385	\$276,984	\$27,599	11.1%
Average Family Size	3.35	3.32	-0.03	-0.9%
Total Family Households	3,573	3,674	101	2.8%

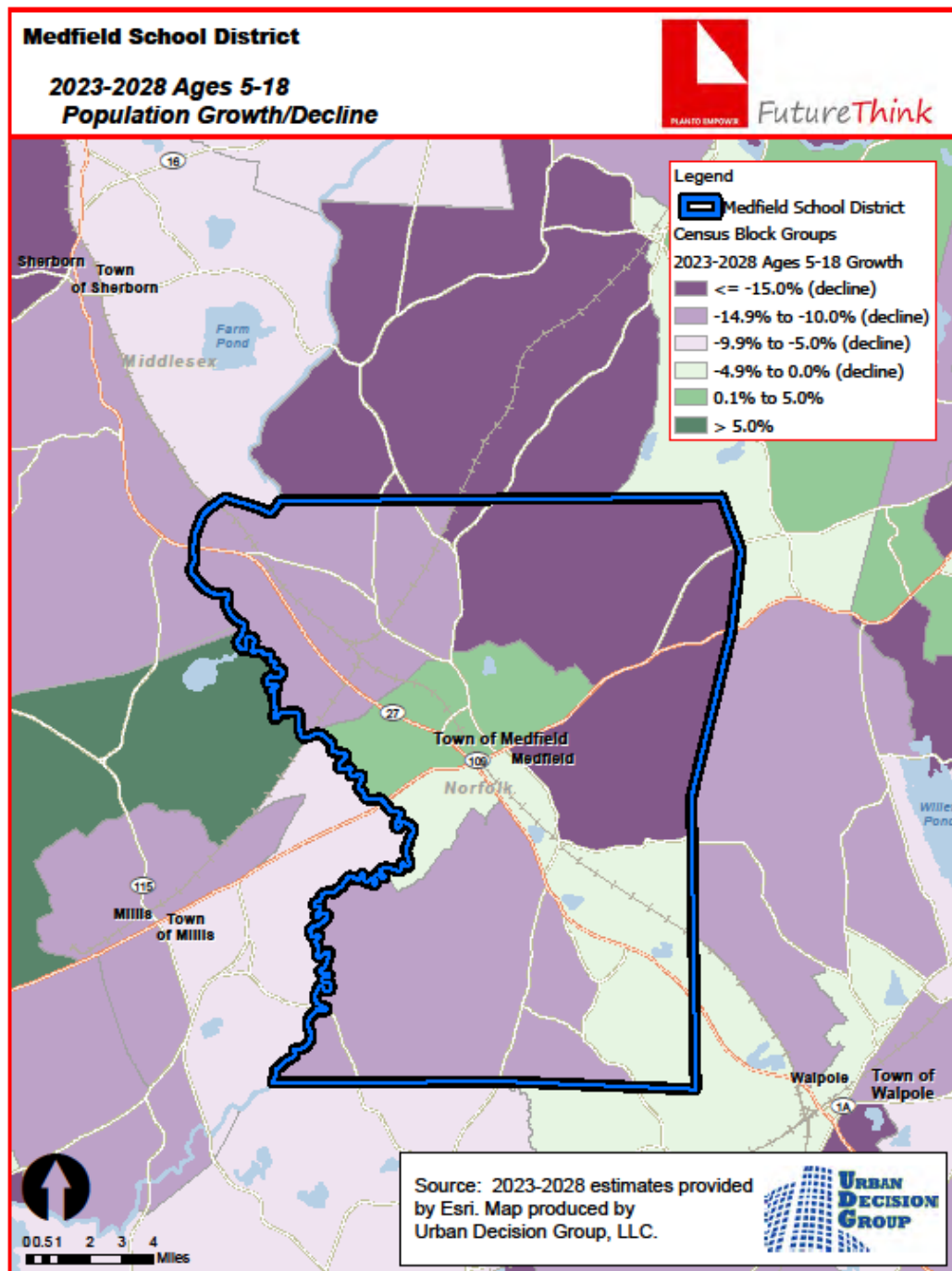
Source: ESRI

The maps on the following pages illustrate the data identified in the tables. The color coding identifies areas within the District that may be increasing or decreasing at different rates than others.

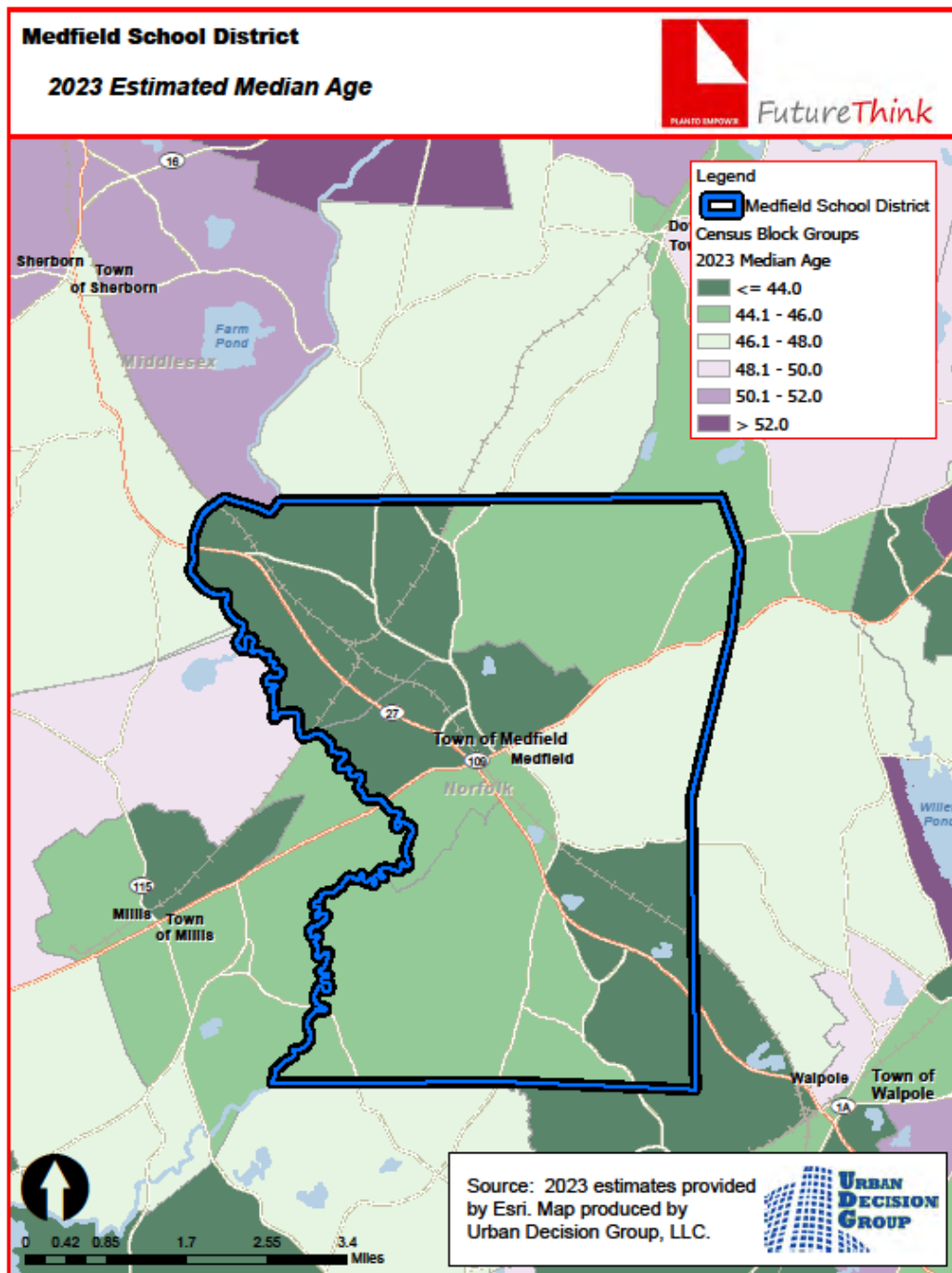
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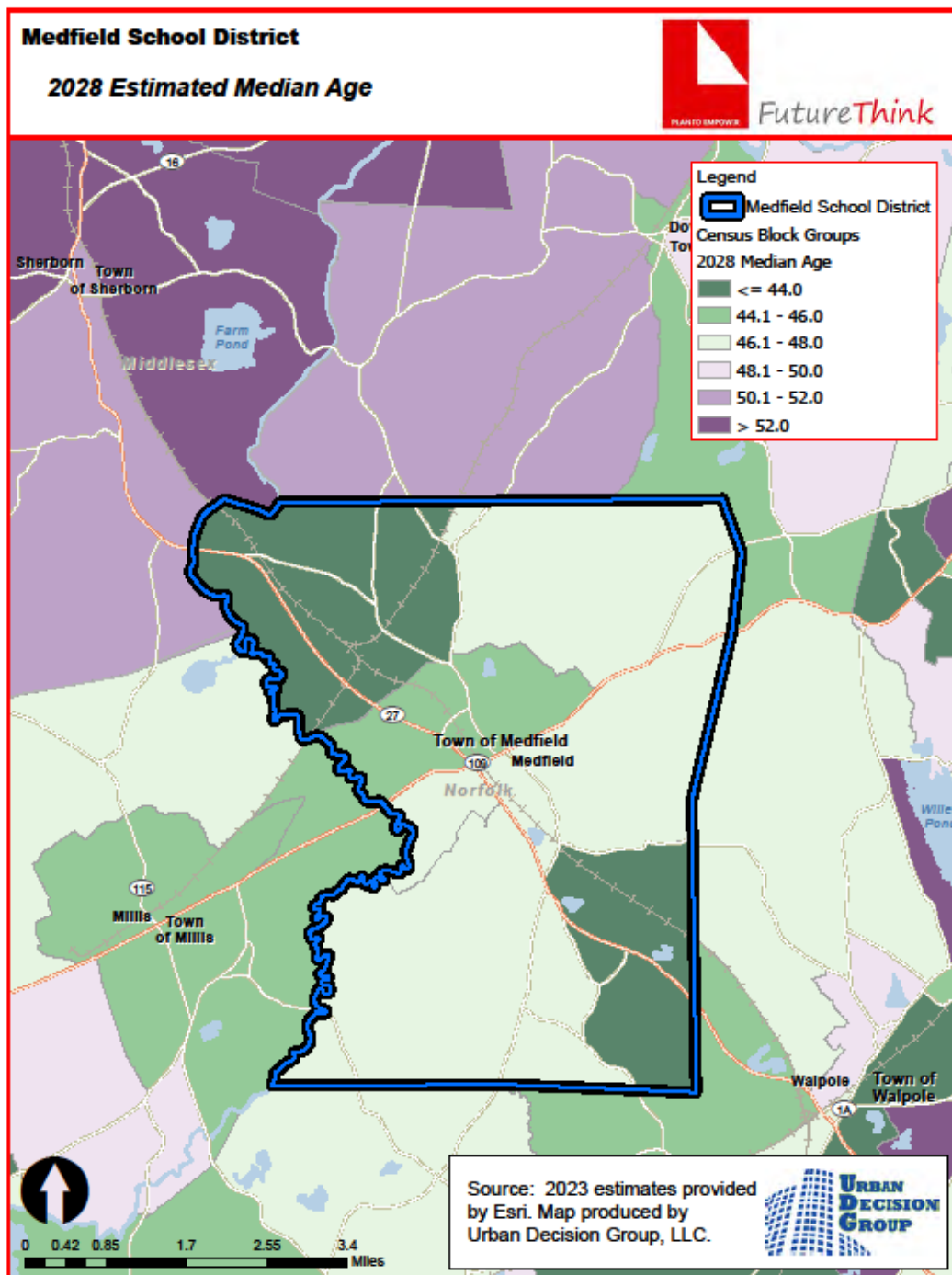
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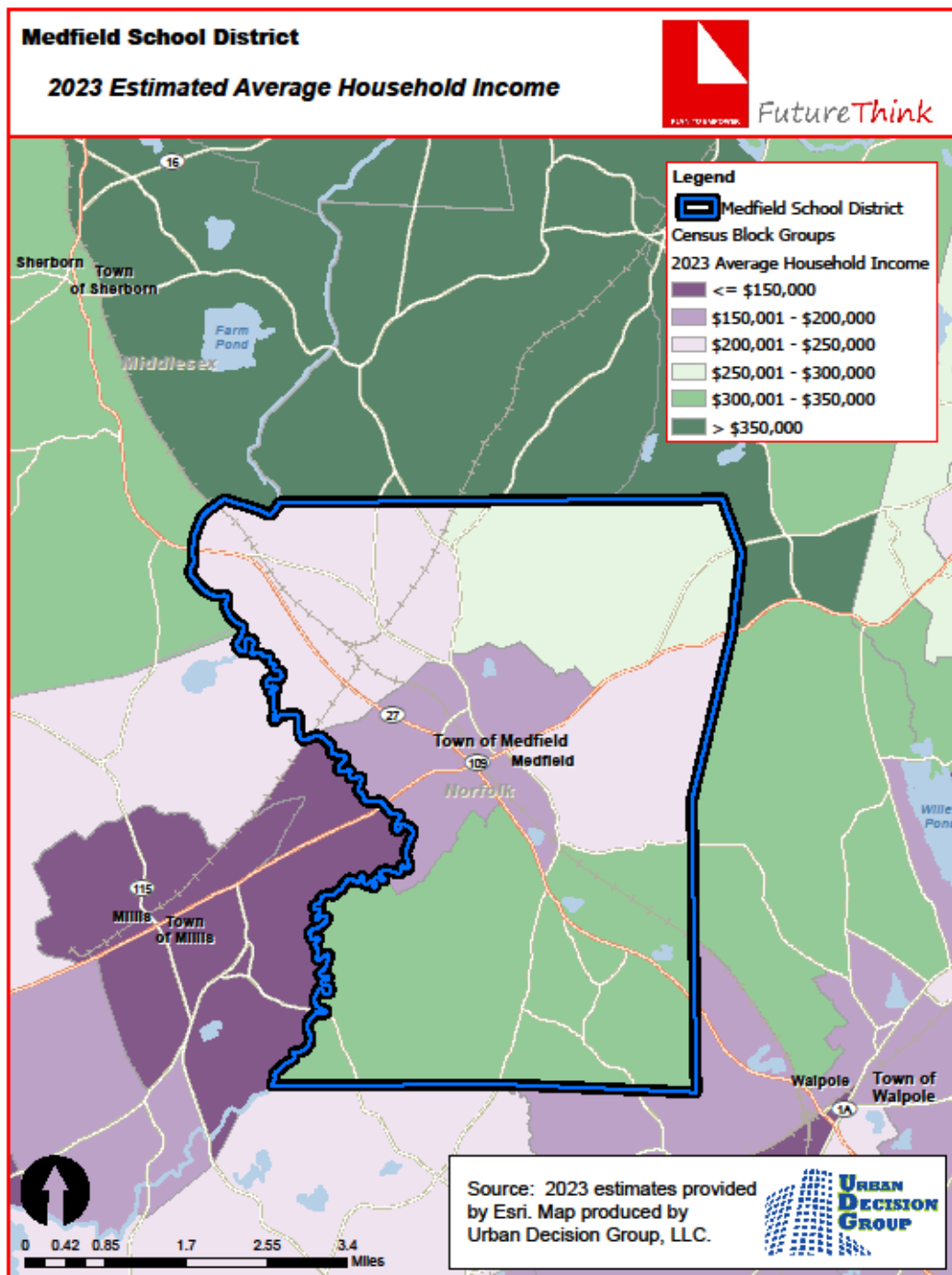
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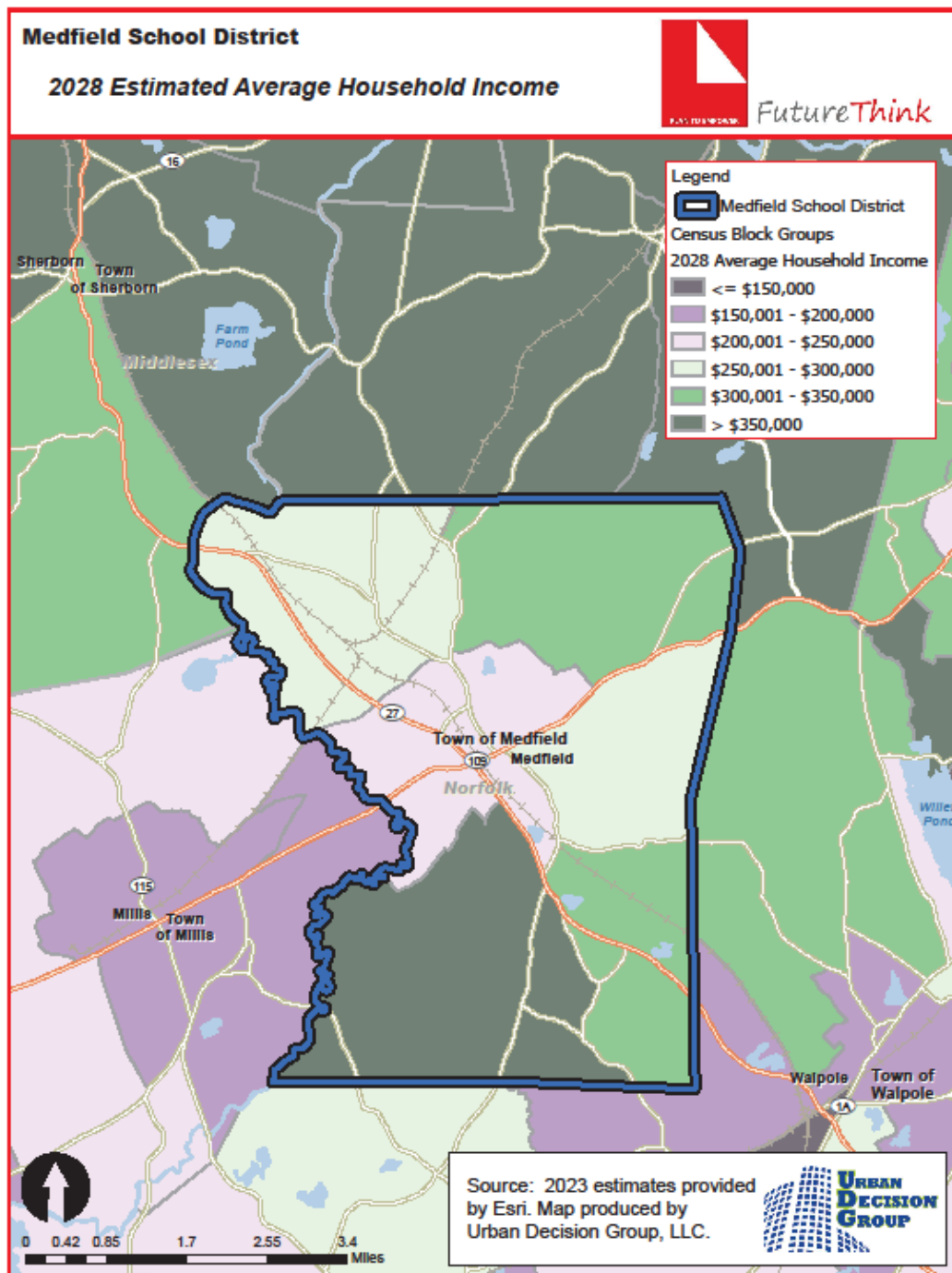
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HOUSING INFORMATION

The table below illustrates the number of single-family and multi-family dwelling building permits issued each year in Medfield.

# of Building Permits Issued in Medfield		
Year	Single-Family	Multi-Family (5+ units)
2013	19	0
2014	22	92
2015	22	52
2016	12	10
2017	12	0
2018	33	0
2019	18	20
2020	12	56
2021	18	71
2022	18	0
2023	17	0

Source: SOCDS Building Permits Database; Town of Medfield

There is one major housing project under development in the Town – the Trinity project at the former Medfield State Hospital site. From the Town’s website:

In 2014, the town of Medfield bought 128 acres of the old Medfield State Hospital property, and the purchase presented the community with both an opportunity and a challenge: What would be the best way to develop this property to benefit the community without detracting from Medfield’s overall character? Over the past decade, the town has undertaken an extensive planning process, studying the property, engaging a diverse group of stakeholders, and launching a robust community outreach program to determine the property’s future. When its efforts are complete, Medfield expects to have 334 new apartments (25% of which will be affordable), an arts and culture facility, and open space on the property, while preserving historic buildings and netting an estimated \$700,000 annually in additional tax revenue for the town.

Based on the national average of 21 students for every 100 multi-family units, the District could expect approximately 70 additional students from the Trinity project.

Medfield Public Schools

SURVIVAL RATIOS

The chart below demonstrates the changes in enrollment as students move through the system. Percentages greater than 100 indicate that there are more students than there were in the previous grade the previous year. In other words, there was growth and new students entered the system. Percentages less than 100 indicate that there was decline with students leaving the system.

- Birth to Kindergarten: This ratio indicates the number of children born in the area who attend kindergarten in the District 5 years later. Percentages less than 100% result from movement out of the district, attendance at a non-public or charter school, or residence in another district within the same area.

The following table illustrates the survival ratios for the Medfield Public Schools.

from	to	birth -> K	K->1	1->2	2->3	3->4	4->5	5->6	6->7	7->8	8->9	9->10	10->11	11->12
2014	2015	161.5%	110.1%	101.8%	104.9%	100.0%	102.5%	99.0%	98.0%	97.7%	93.0%	96.9%	97.8%	99.1%
2015	2016	222.5%	108.9%	106.1%	100.6%	104.1%	102.1%	106.9%	99.5%	102.0%	97.6%	99.0%	100.5%	100.0%
2016	2017	198.9%	109.0%	106.6%	105.7%	105.2%	102.2%	102.1%	100.9%	101.0%	97.5%	101.0%	97.4%	103.6%
2017	2018	187.8%	106.9%	103.6%	103.6%	103.3%	102.7%	102.2%	100.5%	99.5%	97.6%	99.0%	98.6%	99.0%
2018	2019	195.0%	103.8%	100.0%	100.0%	101.0%	102.1%	102.7%	100.0%	100.0%	91.7%	97.1%	102.0%	100.0%
2019	2020	142.6%	96.4%	100.5%	101.6%	97.5%	103.4%	98.5%	96.4%	98.4%	94.4%	101.0%	97.0%	97.0%
2020	2021	164.2%	110.4%	106.4%	102.1%	102.1%	100.5%	97.6%	96.3%	94.6%	97.8%	98.9%	98.0%	99.0%
2021	2022	183.7%	104.1%	98.9%	100.5%	101.0%	98.5%	100.5%	98.1%	98.9%	100.6%	98.9%	101.6%	101.5%
2022	2023	163.6%	104.7%	101.0%	101.7%	102.5%	100.0%	101.0%	97.0%	99.0%	89.6%	99.4%	98.9%	99.5%
	average	179.97%	106.024%	102.76%	102.3%	101.85%	101.6%	101.2%	98.5%	99.0%	95.532%	99.020%	99.083%	99.851%
	standard deviation	22.903%	4.163%	2.811%	1.908%	2.165%	1.495%	2.629%	1.673%	1.983%	3.361%	1.339%	1.747%	1.739%



Medfield Public Schools

ENROLLMENT PROJECTION

Three sets of enrollment projections (moderate, low, and high) were developed after analyzing the data collected in this report. The moderate projections indicate an increase of 182 students in grades Pre-K through 12 from the 2023-24 to the 2033-34 school year. The following tables illustrate projected enrollments by grade and by grade group through the 2033-34 school year.

Medfield Public School District
Projected Enrollment - Moderate

Grade	2023-24 Actual	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Pre-K	51	53	49	66	58	58	58	58	58	58	58
K	193	189	176	238	186	199	199	199	199	199	199
1	177	201	197	183	248	194	208	208	208	208	208
2	207	177	201	197	183	247	194	207	207	207	207
3	182	209	179	203	199	185	250	196	210	210	210
4	206	185	213	182	207	203	188	255	199	213	213
5	198	206	185	213	182	207	203	188	255	199	213
6	193	200	208	187	215	183	208	204	190	257	201
7	192	188	195	202	182	209	179	203	199	185	250
8	200	190	187	193	201	181	208	177	202	198	183
9	163	190	181	178	184	191	172	198	169	192	188
10	176	161	188	179	176	182	189	170	196	167	190
11	175	175	160	187	178	175	181	188	169	194	166
12	185	175	174	160	187	178	174	180	187	169	194
Pre-K - 12 Total	2,498	2,499	2,493	2,568	2,586	2,592	2,611	2,631	2,648	2,656	2,680

Source: FutureThink

Medfield Public School District
Projected Enrollment by Grade Group - Moderate

Grade	2023-24 Actual	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Pre-K - 1	421	443	422	487	492	451	465	465	465	465	465
2 - 3	389	386	380	400	382	432	444	403	417	417	417
4 - 5	404	391	398	395	389	410	391	443	454	412	426
6 - 8	585	578	590	582	598	573	595	584	591	640	634
9 - 12	699	701	703	704	725	726	716	736	721	722	738
Pre-K - 12 Total	2,498	2,499	2,493	2,568	2,586	2,592	2,611	2,631	2,648	2,656	2,680

Source: FutureThink



Medfield Public Schools

In addition to the moderate enrollment projection, following are the low and high enrollment projections. The following defines, in terms of economy and housing, the differences between the projections.

Low Projection

- Higher inflation/interest rates
- Decline in new housing starts and births

Moderate Projection

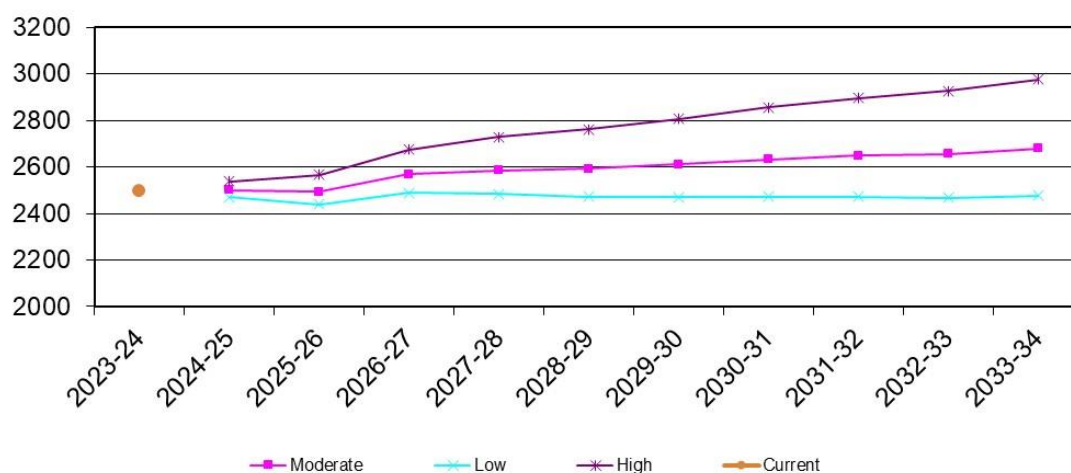
- Moderate inflation/interest rates
- Moderate level of new housing
- Births remain steady

High Projection

- Low inflation/interest rates
- Increase in new housing starts and births

The projections range from a low of 2,477 students to a high of 2,975 students in the 2033-34 school year.

**Medfield Public Schools
Projected Enrollment Comparison**



Medfield Public Schools

The low projections indicate a decrease of 21 students in grades Pre-K through 12 from the 2023-24 to the 2033-34 school year.

Medfield Public School District
Projected Enrollment - Low

Grade	2023-24 Actual	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Pre-K	51	50	46	62	55	55	55	55	55	55	55
K	193	180	167	226	177	189	189	189	189	189	189
1	177	201	187	173	235	184	197	197	197	197	197
2	207	175	198	185	171	232	182	195	195	195	195
3	182	209	177	200	187	173	234	183	196	196	196
4	206	183	210	178	201	188	174	236	184	198	198
5	198	204	182	209	176	200	186	173	234	183	196
6	193	198	205	182	209	177	200	187	173	234	183
7	192	187	192	199	177	203	171	194	181	168	227
8	200	189	184	190	196	174	200	169	191	178	165
9	163	187	177	173	178	183	163	187	158	179	167
10	176	161	185	175	171	176	181	161	185	157	177
11	175	172	158	181	171	167	172	177	158	181	153
12	185	173	171	156	180	170	166	170	176	156	179
Pre-K - 12 Total	2,498	2,469	2,439	2,489	2,484	2,471	2,470	2,473	2,472	2,466	2,477

Source: FutureThink

Medfield Public School District
Projected Enrollment by Grade Group - Low

Grade	2023-24 Actual	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Pre-K - 1	421	431	400	461	467	428	441	441	441	441	441
2 - 3	389	384	375	385	358	405	416	378	391	391	391
4 - 5	404	387	392	387	377	388	360	409	418	381	394
6 - 8	585	574	581	571	582	554	571	550	545	580	575
9 - 12	699	693	691	685	700	696	682	695	677	673	676
Pre-K - 12 Total	2,498	2,469	2,439	2,489	2,484	2,471	2,470	2,473	2,472	2,466	2,477

Source: FutureThink

Medfield Public Schools

The high projections indicate an increase of 477 students in grades Pre-K through 12 from the 2023-24 to the 2033-34 school year.

**Medfield Public School District
Projected Enrollment - High**

Grade	2023-24 Actual	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Pre-K	51	55	51	68	61	60	60	60	60	60	60
K	193	197	183	247	194	207	207	207	207	207	207
1	177	206	211	195	264	207	221	221	221	221	221
2	207	179	209	213	198	268	210	225	225	225	225
3	182	212	184	214	219	203	274	215	230	230	230
4	206	187	218	189	220	224	208	281	220	236	236
5	198	208	188	219	190	221	226	210	284	222	238
6	193	200	210	191	222	193	224	229	212	287	225
7	192	191	198	208	189	220	190	222	226	210	284
8	200	192	191	199	208	189	220	191	222	227	210
9	163	195	188	187	194	203	184	215	186	217	222
10	176	162	194	187	186	193	202	183	214	185	216
11	175	177	163	195	187	186	193	203	184	214	186
12	185	176	177	163	196	188	187	194	204	185	215
Pre-K - 12 Total	2,498	2,537	2,565	2,675	2,728	2,762	2,806	2,856	2,895	2,926	2,975

Source: FutureThink

**Medfield Public School District
Projected Enrollment by Grade Group - High**

Grade	2023-24 Actual	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Pre-K - 1	421	458	445	510	519	474	488	488	488	488	488
2 - 3	389	391	393	427	417	471	484	440	455	455	455
4 - 5	404	395	406	408	410	445	434	491	504	458	474
6 - 8	585	583	599	598	619	602	634	642	660	724	719
9 - 12	699	710	722	732	763	770	766	795	788	801	839
Pre-K - 12 Total	2,498	2,537	2,565	2,675	2,728	2,762	2,806	2,856	2,895	2,926	2,975

Source: FutureThink

Medfield Public Schools

CONCLUSION

As with any projection, the District should pay close attention to live birth counts, enrollment in elementary schools, and housing growth. Each of these factors will have an impact on future student enrollment.

FutureThink is pleased to have had the opportunity to provide the District with enrollment projection services. We hope this document will provide the necessary information to make informed decisions about the future of the Medfield Public Schools.



April __, 2024

Dear _____,

We on the Medfield School Building Committee (SBC) are writing this letter to bring you up to speed on where the project to replace the Dale Street School stands, and to give very preliminary order of magnitude cost estimates of this project. We are doing this in considerable part because the costs are likely to be quite high, and we do not want the ultimate cost of this project to come as a shock to our citizens.

As you know, Medfield constructed the original Dale Street School during the 1940's. *{By any chance, do we know the cost of this construction back then? This might be an interesting fact to throw in here.}* The building is well past its useful life, and it should either be replaced or subject to a very substantial addition/renovation (add/reno) process. *[WE could think about adding in detail here about its poor condition, but I left that out in the interest of brevity.]*

The reality which we are facing is that the cost of this project is going to be high. At this point, we certainly do not know precise figures. There are many variables: interest rates at the time the Town seeks a bond to finance this construction; the cost of project materials and other costs associated with the project; the cost of modular units if an add/reno option at the current Dale Street location is used; and others.

However, we have been trying to generate a cost estimate using at least two variables: the cost if the Town is accepted into the Massachusetts School Building Authority (MSBA) program, and an estimate of the cost if it is not accepted into this program. As most of you know, each year, the MSBA selects a number of schools to receive state funds to offset some of the cost of building a new school. In 2021, when the Town voted down a project for a new school at the current Wheelock campus, the MSBA had approved the Town's application, and Medfield could look forward, at that time, to approximately \$19 million in state MSBA funds to help defray the cost of the project.

In 2023, the Town reapplied to the MSBA Program, and in December 2023, the MSBA did not invite Medfield back into the MSBA Program. The Town, through the Select Board and School Committee is again reapplying to the MSBA Program, *[Is Select Board involved?]* and we will learn in December 2024, whether the MSBA will invite Medfield into the MSBA Program. If the MSBA does invite us into the MSBA Program, we estimate, though we do not know for certain, that the amount of MSBA state reimbursement could be, approximately \$23 million in financial support.

In 2021, Medfield estimated that the total project cost of a new school with a 575 enrollment would be roughly \$83 million, *(Medfield's share after MSBA reimbursement was approximately \$63 million).* *[PLEASE, PLEASE, somebody check and verify these figures!!]* In just a few short years, construction costs have risen substantially, both for materiel and labor and borrowing costs have risen due to higher interest rates.

Thus, the SBC is now very preliminarily planning for an elementary school with an enrollment of 475 to 500 students. (The SBC is in the process of working with a demographer to get a better handle on projected enrollment in Medfield Public Schools in coming decades, and this may impact planning on the projected size of the school.)

Commented [c1]: Don't know cost of original building in 1940, but it has gone through updates and the addition of space since then with modulars and cafeteria.

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Commented [c2]: The School Committee has already voted to submit a Statement of Interest and the Select Board will discuss at their April 2nd meeting. Assuming the Select Board approves, then statement is accurate.

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If the Town does get invited into the MSBA Program in the next, December 2024, planning cycle, the SBC estimates that Medfield will have to borrow approximately \$71 million to build a new school. If the Town does not get invited into the MSBA Program in the next, December 2024, planning cycle, the SBC estimates that Medfield will have to borrow approximately \$96 million.

Those are large figures. Assuming that interest rates at the time Medfield goes out to borrow funds are in the range of 3.5%-4.5%, the SBC estimates that the average increase in property taxes on a home with a valuation of \$902,000, will be \$983 per year (with MSBA funding), and \$1,341 per year (without MSBA funding). *[Query: should we include that this means approximately \$250 per quarterly tax bill at lower figure, and \$340 per quarter at higher figure. I favor leaving it out, but I thought I'd ask the question.]*

Some of you may be wondering: would an add/reno option cost less than new construction? While this question will need more study, the current answer is that we do not know for certain, and given the relatively poor condition of Dale Street School at present, we do not think that this will make a substantial difference in the cost of the project. Of course, we would like to be wrong about this and to have the cost of an add/reno option come in lower, but we do not know that at this time.

We know that these figures are sobering. The SBC is planning to conduct a number of meetings with Town residents, in the hope of receiving feedback and questions from you related to cost and other matters. The first of these meetings is scheduled for May ___, 2024, in the High School Auditorium at ___ p.m. We hope to see you there.

Sincerely,

MEDFIELD SCHOOL BUILDING COMMITTEE
[I would suggest putting our names below,

but that is something to discuss.]

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Commented [c3]: My suggestion is to leave the quarterly figures out and just go with annual figures.

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Invoice

Bill To
Medfield Public Schools 459 Main Street, 3rd Floor Medfield, MA 02481 Attn: Michael LaFrancesca mlafrancesca@email.medfield.net

Date	Invoice #
4/17/2024	1891

P.O. No.	Due Date	Project
	Upon Receipt	Medfield - EP 2024

Item	Serviced	Description	Amount
Service	3/31/2024	Dear Mr. La Francesca, This invoice is submitted for professional consulting services in association with the contract to provide 10-year Enrollment Projections for the Medfield Public Schools. Deliverables include: 1. Historical enrollment trends and grade-to-grade survival ratios 2. Demographic profile of the District 3. Housing profile of the District 4. 10-year projected enrollment by grade, by school (high, moderate, low projections) Contract amount: \$ 16,000.00 Service to date: 50% Total earned: \$ 8,000.00 Less previous invoices: None Total due this invoice: \$ 8,000.00	8,000.00

Please remit payment to FutureThink 5685 Tynecastle Loop Dublin, Ohio 43016	Total	\$8,000.00
	Payments	\$0.00
	Balance Due	\$8,000.00