



Massachusetts School Building Authority

Steven Grossman
Chairman, State Treasurer

John K. McCarthy
Executive Director

July 14, 2014

Dr. Richard DeCristofaro, Superintendent
Quincy Public Schools
70 Coddington Street
Quincy, MA 02169

Re: City of Quincy, Reay E. Sterling Middle School

Dear Dr. DeCristofaro:

I would like to thank you for meeting with the Massachusetts School Building Authority (“MSBA”) staff, most recently, on June 17, 2014 regarding enrollment projections and methodologies for the Reay E. Sterling Middle School in the City of Quincy (the “District”), and for your follow-up letter dated June 17, 2014. As discussed, the next critical step is for the MSBA and the District to agree on the design enrollment for the Reay E. Sterling Middle School.

The Reay E. Sterling Middle School serves a portion of the District’s enrollment in grades 5-8. The District’s other middle schools include Point Webster Middle School (serving grades 5-8), the Atlantic Middle School (serving grades 6-8), the Broad Meadows Middle School (serving grades 6-8), and the Central Middle School (serving grades 6-8).

Included below is a table that illustrates K-12 enrollment in Quincy during the most recent ten year period. The current district-wide enrollment for grades 5-8, as reported to the Department of Elementary and Secondary Education in October 2013, is 2,637 students. The current enrollment for grades 5-8 represents the peak enrollment reported during the previous 10 years for those grades. The average enrollment reported for grades 5-8 during the period detailed below was 2,565 students, and the year-to-year total enrollment for grades 5-8 has been in a slightly increasing trend during the most recent five year period.

Year	K-4	5-8	9-12
2004	2,902	2,625	2,968
2005	2,904	2,585	2,948
2006	3,051	2,558	2,900
2007	3,137	2,557	2,916
2008	3,286	2,511	2,865
2009	3,401	2,459	2,816
2010	3,507	2,529	2,803
2011	3,568	2,605	2,795
2012	3,628	2,582	2,789
2013	3,711	2,637	2,687

The MSBA understands that the District is proposing a design enrollment for the Reay E. Sterling Middle School to accommodate 430 students in grades 5-8. Accordingly, this analysis will be particularly focused on the enrollment projections for those grades.

The MSBA's base enrollment forecast for Quincy projects total enrollment for grades 5-8 in the District to increase from 2,637 to 3,209 students through the 2023-2024 school year. The average total enrollment for grades 5-8 throughout the forecasted period is projected to be approximately 2,980 students. As a result of discussions with the District, and a sensitivity analysis performed by the MSBA on Quincy's base enrollment projection, 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 adjustment to the base enrollment projection.
 - In order to make this adjustment, the MSBA adjusted the grade to grade survival ratios impacting student enrollments in grades 5-8 by a total of 3.3% throughout a four year period in the projection.
 - This adjustment added approximately 70 students to the average grade 5-8 enrollment as compared to the projection without this adjustment.

- 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 2014-2015 rather than the five-year average cohort survival rate, which is utilized throughout the base enrollment forecast.
 - This adjustment added approximately 35 students to the average total grade 5-8 enrollment during the next 10 projection years as compared to the base enrollment projection.

The adjustments to the average 5-8 enrollment in the MSBA's base projection detailed above yield a grade 5-8 enrollment for the purposes of planning at 3,085 students. In order to recommend a design enrollment for the Reay E. Sterling Middle School specifically however, the MSBA performed a capacity analysis on all Quincy middle schools, in addition to the enrollment projection. This capacity analysis indicates that, while the District's middle schools appear to have adequate capacity in the near term, the anticipated growth in the student populations served by those facilities will cause many if not all of those facilities to reach or exceed capacity during the forecasted period. This capacity analysis confirmed that it would be appropriate to include 50 additional students in the design enrollment for the Reay E. Sterling Middle School, to relieve existing and anticipated overcrowding in other middle schools in the District. Currently, the Reay E. Sterling Middle School accommodates approximately 12.8% of Quincy's grades 6-8 population and 11.1% of Quincy's grade 5 population. Based on the historical enrollment trends of the District, and the adjustments,

analysis, and discussions with the District described above, the MSBA recommends a design enrollment of 430 students in grades 5-8 for the Reay E. Sterling Middle School.

As part of the Feasibility Study, the District will be required to submit additional information regarding its Open Enrollment and middle school districting policies, how they are implemented, and a description of how overcrowding in the District's other middle schools will be relieved through implementation of those policies, or if changes to those policies will be required.

The MSBA believes that this design enrollment recommendation will position the District to efficiently meet space capacity needs throughout future enrollment variations. An Enrollment Certification supporting this recommendation is attached for your review. Please sign and return the attached certification within 21 calendar days to confirm agreement on this design enrollment. If the District feels that the recommended design enrollment does not meet the needs of the District, please respond to this letter via e-mail to Sarah Blache, and propose three meeting/conference call times for which the District will be available to further discuss enrollment.

If you have any questions, please do not hesitate to contact me or Sarah Blache (Sarah.Blache@MassSchoolBuildings.org) at 617-720-4466.

Sincerely,


Mary Pichetti
Director of Capital Planning

Cc: Legislative Delegation
The Honorable Thomas P. Koch, Mayor, City of Quincy
Joseph G. Finn, President, Quincy City Council
James Timmins, Quincy Solicitor
Kathryn E. Hubley, Vice Chair, Quincy School Committee
Mark Cavanagh, Director of Finance, City of Quincy
File: 1.2 Enrollment Projections (Region 5)

**MASSACHUSETTS SCHOOL BUILDING AUTHORITY
CITY OF QUINCY
REAY E. STERLING 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 Proposed Project at the Reay E. Sterling Middle School, the City of Quincy hereby acknowledges and agrees that the design of the Proposed Project at the Reay E. Sterling Middle School shall be based on an enrollment of no more than 430 students in grades 5-8. The City of Quincy 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 430 students. The City of Quincy 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 430 students for the Reay E. Sterling 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 Reay E. Sterling Middle School that it has acknowledged and agreed to herein. The City of Quincy further acknowledges and agrees that, among other things, the design enrollment, square feet per student space allowance, and total square footage of the Reay E. Sterling Middle School shall be subject to the approval of the MSBA's Board and that the final approval of a Proposed Project at the Reay E. Sterling Middle School shall be within the sole discretion of the MSBA's Board.

The undersigned, for themselves and the City of Quincy, hereby certify that 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 City of Quincy and to bind the City of Quincy to its terms.

Chief Executive Officer

Duly Authorized Representative of School Committee

Date

Date

Superintendent of Schools

Date