Massachusetts School Building Authority

Deborah B. Goldberg
Chair, State Treasurer

James A. MacDonald
Chief Executive Officer

Mary L. Pichetti
Executive Director / Deputy CEO

November 7, 2025

Dr. Jeffrey J. Marsden, Superintendent
Medfield Public Schools
459 Main Street, Third Floor
Medfield, MA 02052

Re: Town of Medfield, Dale Street Elementary School

Dear Dr. Marsden:

I would like to thank representatives of the Town of Medfield (the "District") for meeting with the Massachusetts School Building Authority (the "MSBA") staff on September 24, 2025, and a follow-up meeting on October 15, 2025, to review enrollment projections and methodologies for the Dale Street Elementary School project (the "Proposed Project") and for the additional information provided on October 28, 2025. As discussed, the next critical step is for the MSBA and the District to agree on a design enrollment for the Proposed Project.

The MSBA works with local communities to create affordable, sustainable, and energy-efficient schools across Massachusetts. A critical early component in achieving these objectives begins with an appropriate design enrollment that positions the District to efficiently meet space capacity needs throughout potential future enrollment variations.

The MSBA uses a data-driven enrollment projection methodology based on the widely accepted modified grade-to-grade cohort survival methodology (the "enrollment methodology"). The MSBA's enrollment methodology generates a baseline enrollment projection as discussed during the September 24, 2025, enrollment meeting, and as further described on the MSBA's website, found under the 'Building With Us', 'MSBA Enrollment Methodology' section.

Based on discussions with and information supplied by the District, and on data from sources such as the Department of Elementary and Secondary Education ("DESE") and the Department of Public Health, the MSBA has prepared an enrollment projection for the Proposed Project as follows.

Dale Street School currently serves the District's grade 4-5 enrollment. Based on information provided by the District, the MSBA understands that the District would like its Feasibility Study to evaluate maintaining the current grade configuration of grades 4-5.

The table below illustrates the District's K-12 enrollment over the most recent 10-year period, including the 2025-2026 school year, as reported by the District.

School Year	K-5	6-8	9-12	4-5	Total
2016-17	1,076	626	841	369	2,543
2017-18	1,110	622	828	365	2,560
2018-19	1,151	598	799	377	2,548
2019-20	1,172	575	804	398	2,551
2020-21	1,140	560	773	407	2,473
2021-22	1,165	566	749	391	2,480
2022-23	1,143	582	740	389	2,465
2023-24	1,163	585	699	404	2,447
2024-25	1,153	574	701	384	2,428
2025-26	1,117	567	709	383	2,393

A version of the above table with more detail regarding the District's historic enrollment may also be found in the District's updated Enrollment Projection package, attached.

The total grade 4-5 enrollment in the Town of Medfield, as reported by the District for the 2025-2026 school year, was 383 students. This reflects a decrease of approximately 24 students (-5.90%) from the maximum grade 4-5 enrollment reported during the preceding ten-year period. Additionally, the 2025-2026 grade 4-5 enrollment reflects a decrease of approximately four students (-0.96%) from the average grade 4-5 enrollment reported during the preceding ten-year period. The MSBA understands that the District is proposing to accommodate approximately 500 students in grades 4-5, which is higher than the 383 students reported to DESE for the 2025-2026 school year.

Regarding future enrollments, the MSBA's base enrollment projection trended upward and then peaked during the 2019-20 school year. It has been stable through the 2025-2026 school year and is projected to experience an upward trend. In accordance with the MSBA's Enrollment Methodology, the baseline enrollment is calculated using the ten-year average of projected enrollments. As such, the average base enrollment projection for the Proposed Project through the 2035-2036 school year is 440 students, rounded to the nearest five 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 adjustment has been made to the base enrollment projection:

- Out-of-District Enrollment
    - In order to adjust for fluctuations in the out-of-district enrollment patterns of the District's residents over time, the MSBA 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 4-5 enrollment by a total of 3.3% throughout a four-year period in the projection.
  - This adjustment added five students to the base enrollment for grades 4-5 as compared to the projection without this adjustment.

- Development
  - Based on the discussions between the District and the MSBA regarding new housing developments and development information provided by the District, the MSBA enrollment model was adjusted to account for the potential impact of developments that are beyond what is typically experienced in the District.
  - This adjustment added 15 students to the base enrollment for grades 4-5 as compared to the base enrollment projection.

As a result of the analysis of the base enrollment projection, the adjustments to the base projection described above, as well as the historical enrollment trends of the District, the MSBA recommends a design enrollment of 460 students in grades 4-5 for the Proposed Project.

The MSBA believes that this design enrollment recommendation will efficiently position the District to meet its space capacity needs throughout future enrollment variations. Please sign and return the attached certification within 21 calendar days to confirm agreement with this design enrollment recommendation. If the District feels that this design enrollment recommendation does not meet the needs of the District, please respond to this letter via e-mail to Carley Belfield and propose a meeting/conference call time at which the District can be available.

If you have any questions regarding this matter, please do not hesitate to contact me or Carley Belfield (Carley.Belfield@MassSchoolBuildings.org) at 617-720-4466.

Sincerely,

Michael P McGurl

Michael McGurl
Director of Capital Planning

Cc: Legislative Delegation
Kristine Trierweiler, Medfield Town Administrator
Gus Murby, Chair, Medfield Board of Selectmen
Michelle Kirkby, Chair, Medfield School Committee
File: 10.2 Letters (Region 4)