



Massachusetts School Building Authority

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December 16, 2021

Dr. Robin A. Grimm, Ph.D.
Stoughton Town Manager
Stoughton Town Hall
10 Pearl Street, Third Floor
Stoughton, MA 02072

Re: Town of Stoughton, South Elementary School

Dear Dr. Grimm,

I would like to thank representatives of the Town of Stoughton (the “District”) for continuing to work with the Massachusetts School Building Authority (the “MSBA”) staff and meeting on December 9, 2021, to review proposed use of non-project schools: Helen Hansen Elementary School, Joseph H. Gibbons Elementary School, Joseph R. Dawe Jr. Elementary School, and the Wilkins Elementary School (the “non-project schools”) and potential impact on the recommended enrollment projections. Please refer to the MSBA correspondence dated November 1, 2021 for additional information regarding the enrollment projections and methodologies for the South Elementary School project (the “Proposed Project”).

As described in the November 1, 2021 letter the District’s total projected grade K-5 enrollment projection is 1,590 students.

The MSBA has considered the additional information and considered the discussions held on December 9, 2021 regarding the continued use of the one general classroom at the Joseph H. Gibbons Elementary School as a science lab, and one general classroom as an Art Room at the Helen Hanson Elementary School and agrees to remove these two general classrooms from the total general classrooms available in the non-project schools. A total of 70 general classrooms, exclusive of Special Education, Art, Music, or “other” spaces are considered available for students and based on MSBA design parameter of 23 students per classroom, it results in space for 1,518 students in the non-project schools. The MSBA understands that there may be a possibility for any school district to have fluctuations in their future enrollment, therefore, a 10% buffer has been included resulting in an assumed K-5 enrollment in the non-project schools of 1,365 (rounded to the nearest five students).

As a result of the analysis presented in MSBA's correspondence dated November 1, 2021 and the adjustments to school use of the non-project schools described above, the MSBA recommends study enrollments for the South Elementary School project as follows:

- South Elementary School: 225 students, grades K-5 (1,590 students – 1,365 spaces in non-project schools)
- Consolidated South and Wilkins Elementary Schools: 515 students, grades K-5 (1,590 students – 1,075 spaces in non-project schools)

Please note that these recommendations for multiple study enrollments do not represent an affirmation by the MSBA for approval and/or funding of any of these options and are only intended to provide a framework to inform the feasibility study to be conducted as a means of determining the most cost effective and educationally sound solution to be agreed upon by the District and the MSBA.

If the Preferred Schematic is based on the consolidation of the South and Wilkins Elementary Schools, the District will be required to establish in the Preferred Schematic Report the proposed future use or disposition of any existing spaces vacated or otherwise reprogrammed by this potential project and provide a description of the changes needed to the vacated schools and sites to accommodate the proposed use; including conceptual budgets, and schedules. Further, the MSBA will require a written plan from the District describing the process for determining local support for the consolidated Preferred Schematic and associated redistricting as a result of the consolidation, as well as the potential work required to prepare the vacated school buildings for the proposed use once the proposed South Elementary School project opens.

Please note that all other potential work beyond the cost of the preliminary analysis associated with estimating potential work required to prepare the vacated school facilities such as planning, design, fit-out, construction, etc., beyond the Preferred Schematic design phase of the MSBA grant program would be considered separate from the South Elementary School project, and therefore would require a separate procurement, separate contracts, and separate funding and authorization.

The MSBA believes that this study 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 Sarah Przybylowicz 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 Sarah Przybylowicz (Sarah.Przybylowicz@MassSchoolBuildings.org) at 617-720-4466.

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December 16, 2021
Stoughton, South Elementary School Enrollment Letter

Sincerely,

A handwritten signature in black ink, appearing to read "Mary Pichetti". The signature is fluid and cursive, with the first name "Mary" being larger and more prominent than the last name "Pichetti".

Mary Pichetti
Director of Capital Planning

Cc: Legislative Delegation
Joseph M. Mokrisky, Chair, Stoughton Select Board
Sandra Groppi, Chair, Stoughton School Committee
Dr. Thomas Raab, Superintendent, Stoughton Public Schools
File: 10.2 Letters (Region 5)