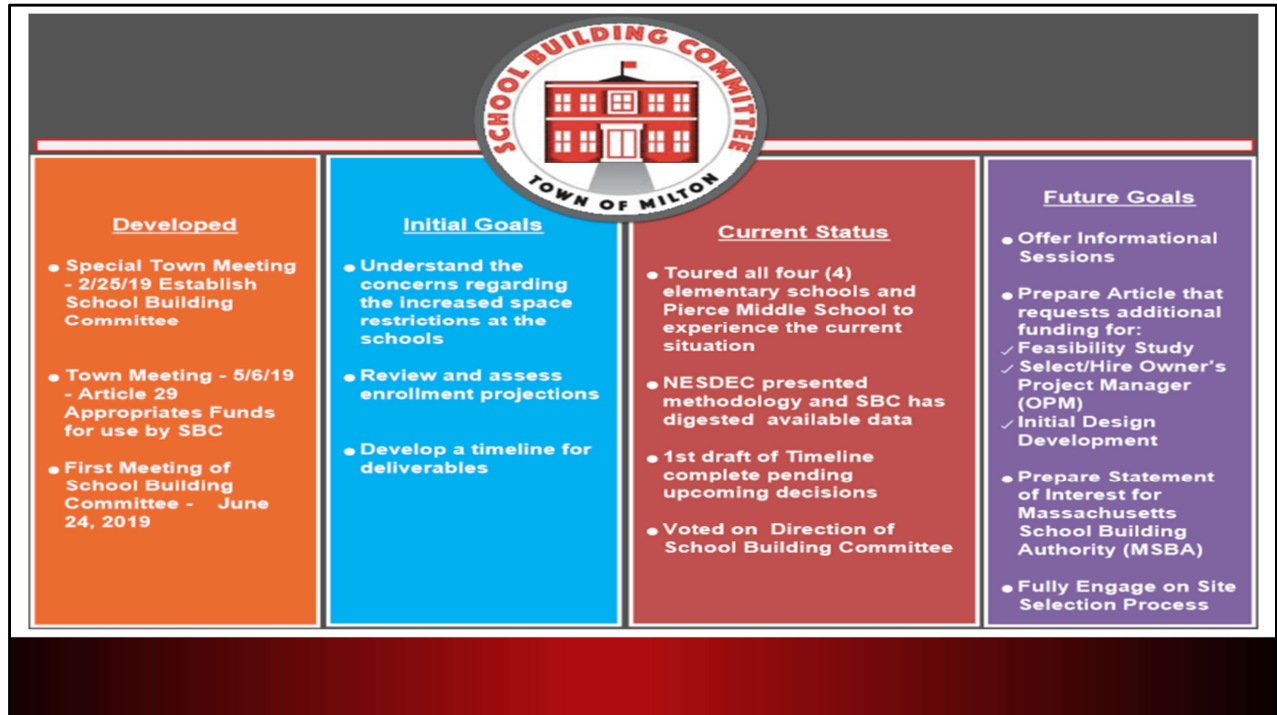




Thank you Moderator, Select Board, Warrant Committee and Town Meeting Members. I am Kerry Hurley, current resident in Precinct 10 and, Chair of the recently formed School Building Committee. I am here tonight to introduce the members of the committee and to give a brief update on what we have been working on over the past 5 months. We have not included information that has been previously shared by other committees and I think it is important to mention up front that due to the fact that we are limited to a quick update we fully intend to offer information sessions after the holidays that will give you the opportunity to ask any questions you might have and will allow our committee to share the detailed analysis we have completed.



We have broken our past 5 months of work into four buckets: Developed, Initial Goals, Current Status, and Future Goals.



1. At Special Town Meeting on February 2019, you (TM) voted to establish a School Building Committee. The Moderator was charged to appoint nine members to serve on the committee, two of whom shall be members of the School Committee and two of whom shall be members of the Select Board or its designees.
2. The School Building Committee was formed in May 2019 and has met 9 times with our first meeting held on June 24th. In our short amount of time working together it is easy to appreciate the impressive skill sets of our members and the commitment they have to the task at hand. We would like to acknowledge Moderator Hiss and give him a

note of credit for the great work he did finding highly qualified and capable members of the Milton Community. That being said, let me introduce you to our Committee.

SCHOOL BUILDING COMMITTEE



Akwa Ebong, Member
National Grid
Engineer



Timothy Lombard, Member
Leggat McCall Properties, LLC
Vice President, Partner
Project Manager



Kerry Hurley, Chair
Rackemann, Sawyer & Brewster
Executive Director



Scott Tereshak, Member
The Cardinal Group
Director
Preconstruction



Sean O'Rourke, Member
WSP
Mechanical, Electrical and
Plumbing (MEP) Design Manager



Akwa Ebong - Engineer with National Grid

Tim Lombard - Project Manager with Legatt McCall Properties

Scott Tereshak - Director of Preconstruction at the Cardinal Group

Sean O'Rourke - MEP (Mechanical, Electric, Plumbing) Design Manager at wsp

Kerry Hurley - Executive Director at a mid-size law firm - Rackemann, Sawyer & Brewster

SCHOOL BUILDING COMMITTEE



ADA ROSMARIN, VICE CHAIR
APPOINTED BY THE SCHOOL COMMITTEE



ELIZABETH WHITE, MEMBER
APPOINTED BY THE SCHOOL COMMITTEE



We are also lucky to have two (2) dedicated SCHOOL
COMMITTEE APPOINTED MEMBERS

Ada Rosmarin

Betty White

SCHOOL BUILDING COMMITTEE



MICHAEL ZULLAS, MEMBER
APPOINTED BY THE SELECT BOARD



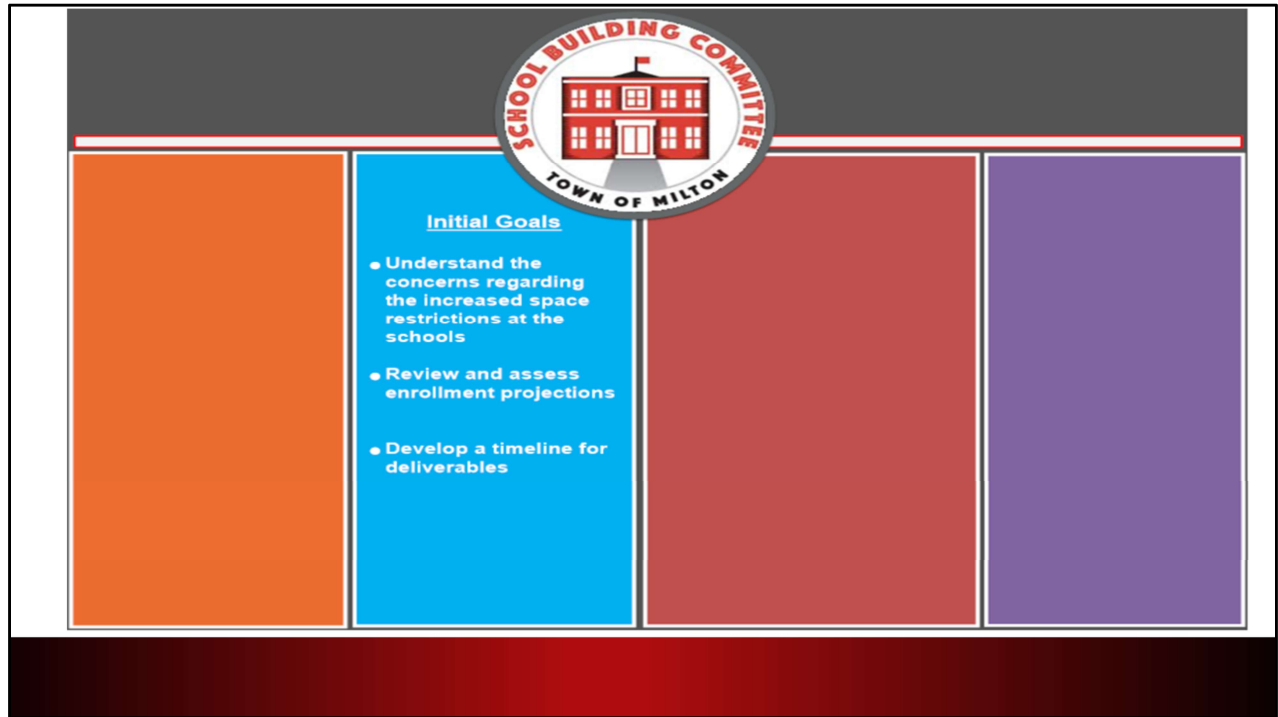
GLEN HOFFMAN, MEMBER
APPOINTED BY THE SELECT BOARD



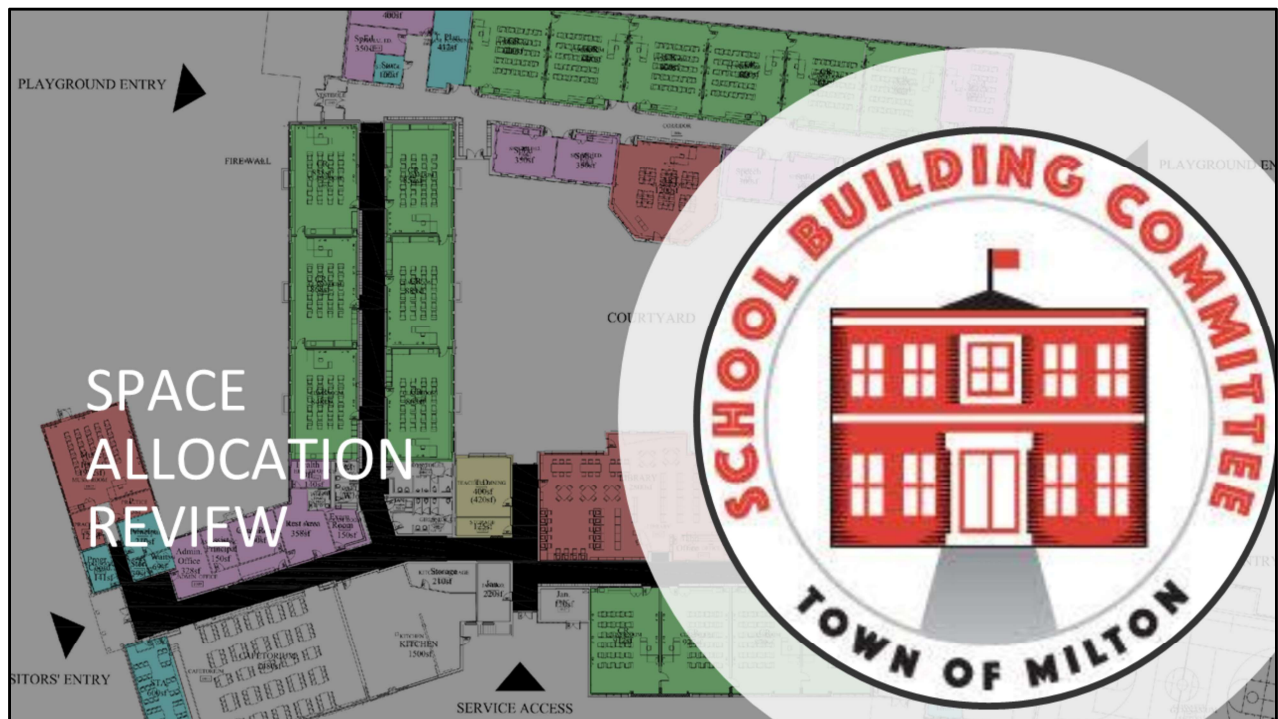
And last, but, certainly not least, we have the SELECT BOARD
APPOINTED MEMBERS:

Michael Zullas – current Chair of the Select Board

and Glen Hoffman, a registered architect with 14 years of
experience working on K-12 schools



The Initial Goals of the committee were to understand the concerns regarding the space restrictions at the schools, to review and assess the enrollment projections and develop a timeline for deliverables.



We wanted to understand what the schools had been originally designed to accommodate, where the schools currently stand, and what changes need to occur in order to accommodate the continued increase in enrollment that is being projected.

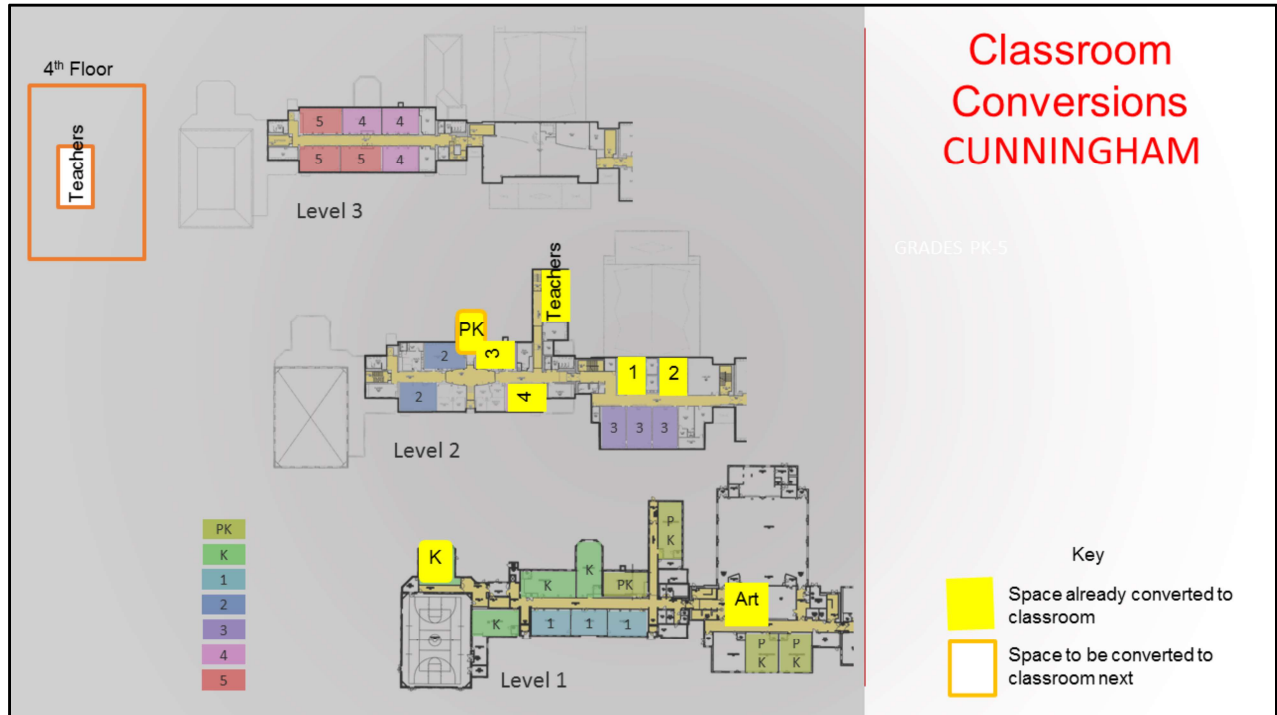
MILTON ELEMENTARY SCHOOLS

- **CURRENTLY: Converted 20 Spaces to CLASSROOMS**
 - At the expense of office space, computer labs, libraries, art rooms, music rooms
- **SHORT TERM PLAN FOR NEXT FIVE YEARS:**
 - **Need to Convert 5 Additional Spaces to CLASSROOMS** (at the expense of office space, teachers room, preschool, library and another music room)

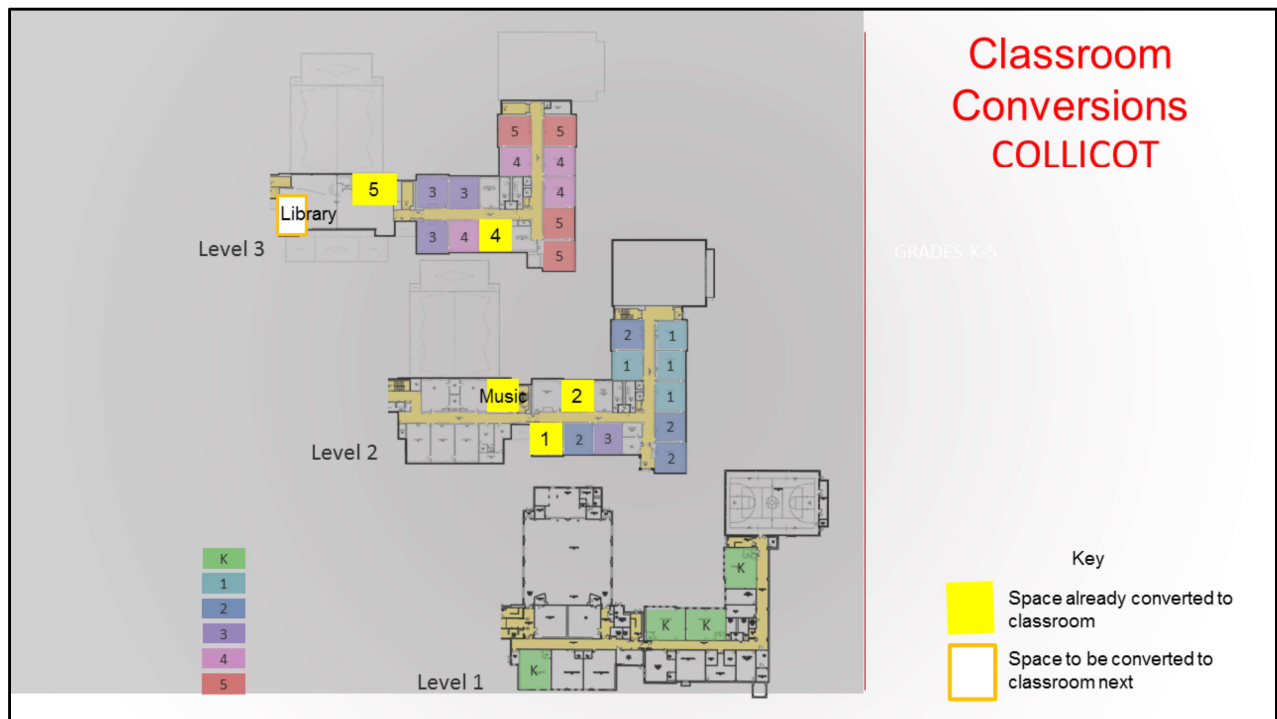


As of today, there have been 20 spaces converted to classrooms – this is at the expense of music rooms, art rooms, libraries, computer labs and office space.

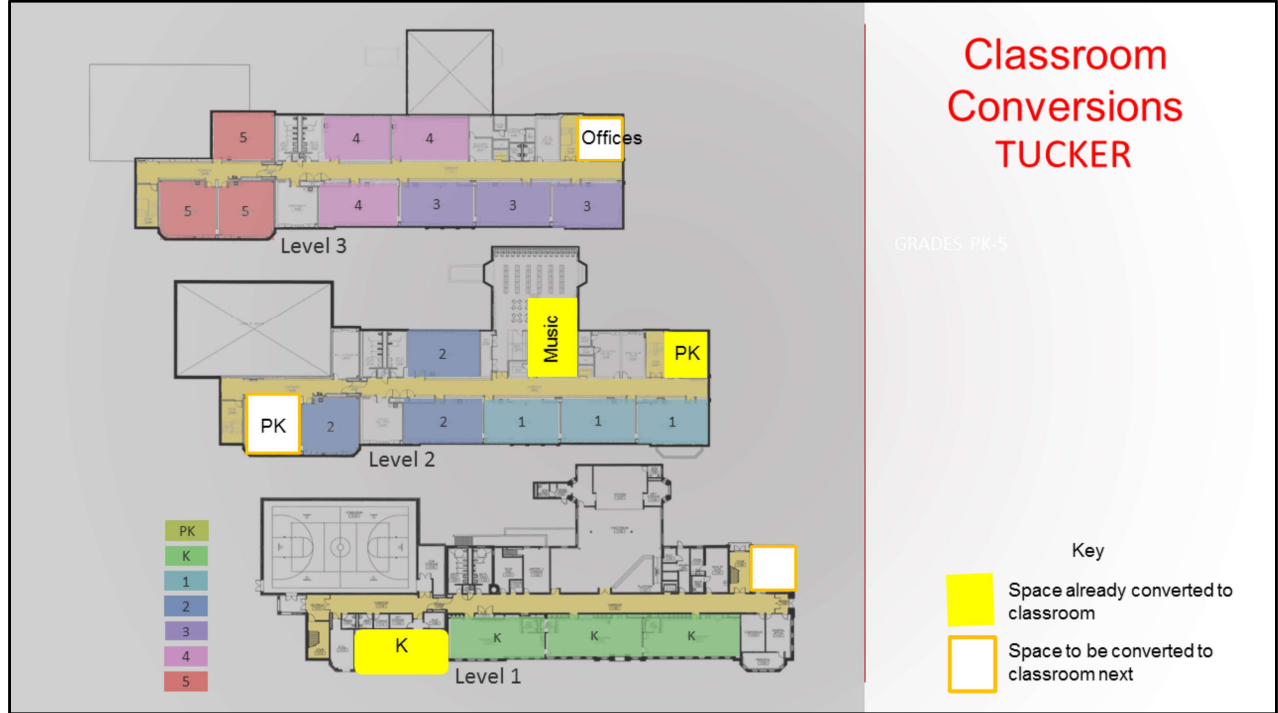
The short term plan for the next 5 years would be to convert 5 additional spaces to classrooms – which would be at the expense of additional library space, another music room, preschool, a teachers room and office space.



Cunningham Conversions there have already been 8 rooms converted and the possible short term plan would be to convert the 4th floor attic space to a teachers room to free up space for an additional classroom



Collicot Conversions there have already been five rooms converted and for the short term plan they anticipate having to create a classroom space in part of the library.



Tucker Conversions there have already been three rooms converted and the possible short term options would be to convert three more rooms at the expense of office space, teachers room and preschool.

School District: Milton, MA

Birth Year	Births		School Year	PK
2010	258		2015-16	125
2011	258		2016-17	126
2012	253		2017-18	127
2013	259		2018-19	128
2014	270 (est.)		2019-20	129
2015	272 (est.)		2020-21	130
2016	274 (est.)		2021-22	131
2017	280 (est.)		2022-23	132
2018	277 (est.)		2023-24	133
2019	275 (est.)		2024-25	134
2020	275 (est.)		2025-26	135

*Projections should be updated on an annual basis.



Moving on to the ENROLLMENT DATA REVIEW

NESDEC ENROLLMENT DATA REVIEW

FACTORS:
BIRTH RATES / PLANNED CONSTRUCTION / REAL ESTATE SALES / PERSISTENCE RATIOS

NESDEC

Milton, MA Projected Enrollment

School District: Milton, MA 10/22/2019

Enrollment Projections By Grade*

Birth Year	Births	School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
2014	324	2019-20	137	372	377	383	399	362	366	351	324	305	269	277	272	233	6	4296	4433
2015	262	2020-21	138	377	388	387	369	404	362	356	328	322	281	271	276	274	6	4361	4499
2016	268	2021-22	139	348	331	298	293	393	404	352	332	326	297	283	270	278	6	4411	4590
2017	272 (prev.)	2022-23	140	329	363	340	404	397	393	393	329	330	300	299	282	272	6	4437	4577
2018	255 (prev.)	2023-24	141	309	343	373	345	455	397	382	347	327	304	302	298	284	6	4446	4587
2019	260 (est.)	2024-25	142	339	323	352	379	345	409	336	357	365	301	304	301	300	6	4472	4614
2020	271 (est.)	2025-26	143	328	354	331	357	383	349	328	340	355	338	303	305	303	6	4468	4611
2021	273 (est.)	2026-27	144	331	342	364	336	361	383	340	371	358	327	338	302	307	6	4466	4610
2022	270 (est.)	2027-28	145	327	345	351	370	340	361	373	317	359	330	329	317	304	6	4459	4604
2023	270 (est.)	2028-29	146	327	341	354	368	374	340	351	348	315	340	332	328	309	6	4451	4597
2024	273 (est.)	2029-30	147	330	341	350	359	360	374	331	328	346	299	342	331	330	6	4418	4565

Note: Ungraded students (UNGR) often are high school students whose anticipated years of graduation are unknown, or students with special needs - UNGR not included in Grade Combinations for 7-12, 9-12, etc.

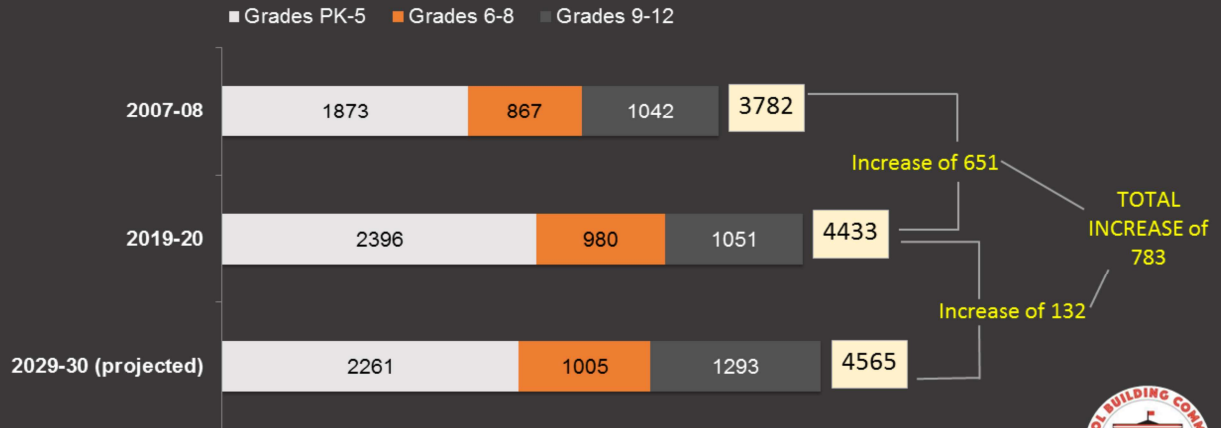
Based on an estimate of births Based on children already born Based on students already enrolled



The school building committee looked at the updated data compiled and generated by NESDEC – the New England School Development Council – commonly referred to as the gold standard for school enrollment projections in New England.

ENROLLMENT DATA REVIEW

STUDENT ENROLLMENT DISTRICT WIDE: Projected to grow by almost 800 students since our schools were rebuilt in 2007-08



New England School Development Council – October 2019
assumes level births; level move-ins



Highlights – PK-12 enrollment continues to grow over 20 year period – 3782 -> 4433 -> 4565 (A total of 783 students)

Distribution changes a bit in projections as large enrollment from PK-5 moves up through middle and high school

Projected enrollment for PK-5 shows that we might be nearing the peak of the elementary enrollment growth, but we still see an increase in the next ten years of 132 students.

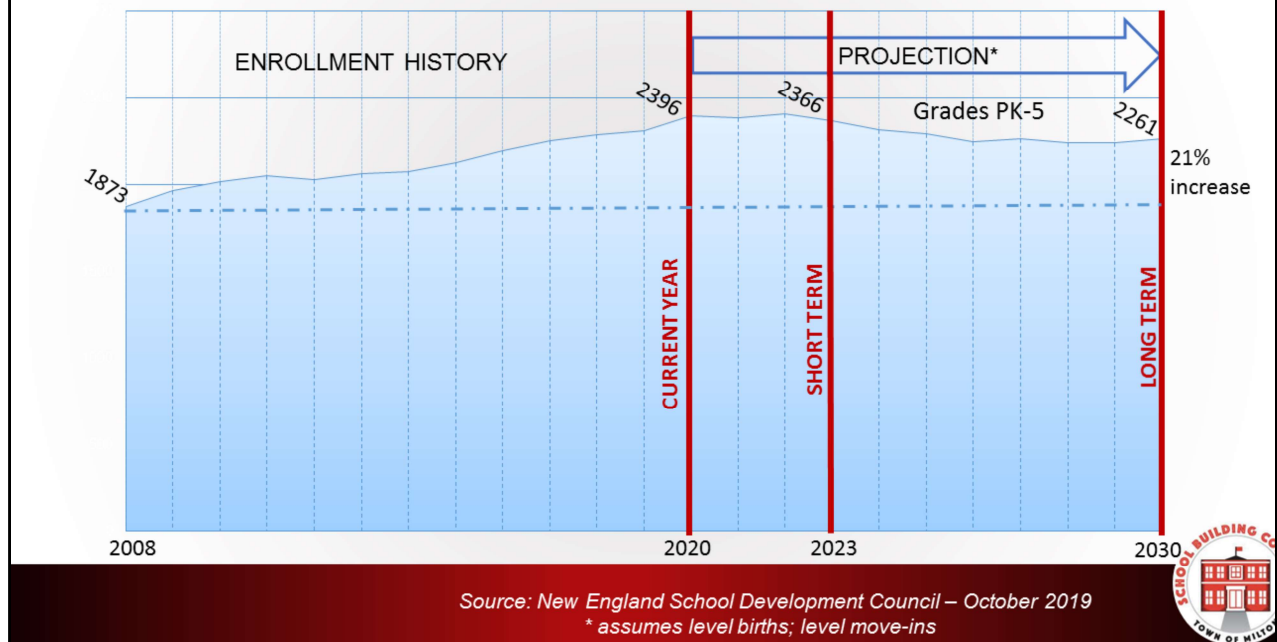
Note: the projections are CONSERVATIVE

- After first 5 years, assumes level birth rate
- Does not include unapproved residential

construction that we know is coming in next 10 years

- Does not assume the impact of building a new school
– build it and they will come
- 2029-30 PK-5 enrollment is still almost 400 students more than 2008

ELEMENTARY SCHOOLS ENROLLMENTS



This slide highlights the elementary school enrollment data . You can see we continue to use the enrollment at the time the schools were rebuilt as the baseline, in this case 1,873 students for PreK- 5 in 2008 and this give you a visual of how the projections from 2020 to 2030 are depicting the enrollment being up an average of 21% over the next ten years.

ENROLLMENT DATA REVIEW

ENROLLMENT GROWTH RELATED TO REAL ESTATE TRANSACTIONS

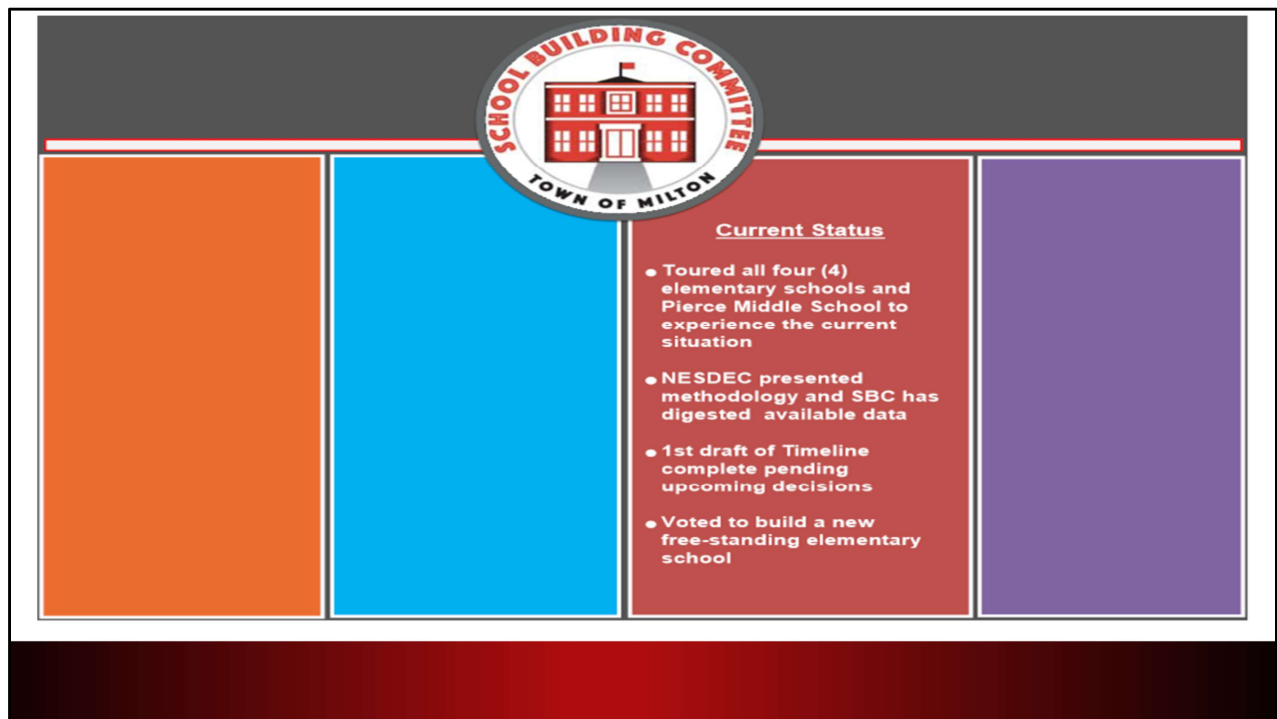
REAL ESTATE TRANSACTION PEAKS	KINDERGARTEN (PREVIOUS)	KINDERGARTEN (NEXT YEAR)	1 ST GRADE (FOLLOWING YEAR)
2008	300 (2008)	337 (K -2009)	359
2013	314 (2013)	350 (K -2014)	363
2015	335 (2015)	365 (K -2016)	373
2017	356 (2018)	372 (K -2019)	388*

* Projection



We have done a detailed analysis of Milton Real Estate transactions from (2008 - current) to see if there is any correlation with the Enrollment Data.

- We were able to correlate the real estate transaction peaks with enrollment
- It also supports the theory mentioned previously that if you build it – they will come
- And the Milton Public Schools certainly have an impact on property value.



Current Status reflects how the majority of the School Building Committee time has been spent.

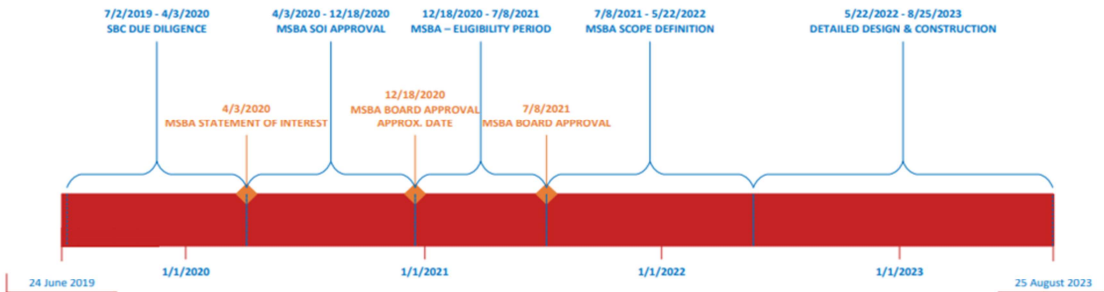
All members went on a School Building Tour to experience the current enrollment implications at all four (4) Elementary Schools and Pierce Middle School

We invited Don Kennedy, our NESDEC demographer, to a meeting and this allowed us the opportunity to understand the factors (birth rates, planned construction, real estate sales and persistence ratios) are taken into consideration in the projections and gave us the ability to ask questions

live.

We have reviewed and digested current NESDEC enrollment projections from October 2019.

(M)assachusetts (S)chool (B)uilding (A)uthority MSBA TIMELINE



As we moved closer to a decision on the direction we intended to pursue, we started focusing on the Massachusetts School Building Authority and the process for getting approved funding. We created a preliminary timeline based on MSBA deliverables to get a better understanding of what the road ahead looks like. It does not contemplate all of the different approvals we will need from the Town of Milton and it already pushes us into late 2023. I might add that the current short term solutions are only to solve for the next 5 years and after that

assume there will be a new elementary school as the solution long term.

VOTE:

To plan the construction of a free-standing elementary school building in order to address the Town's long term space needs.

RESULT:

Unanimous Approval by several independent bodies



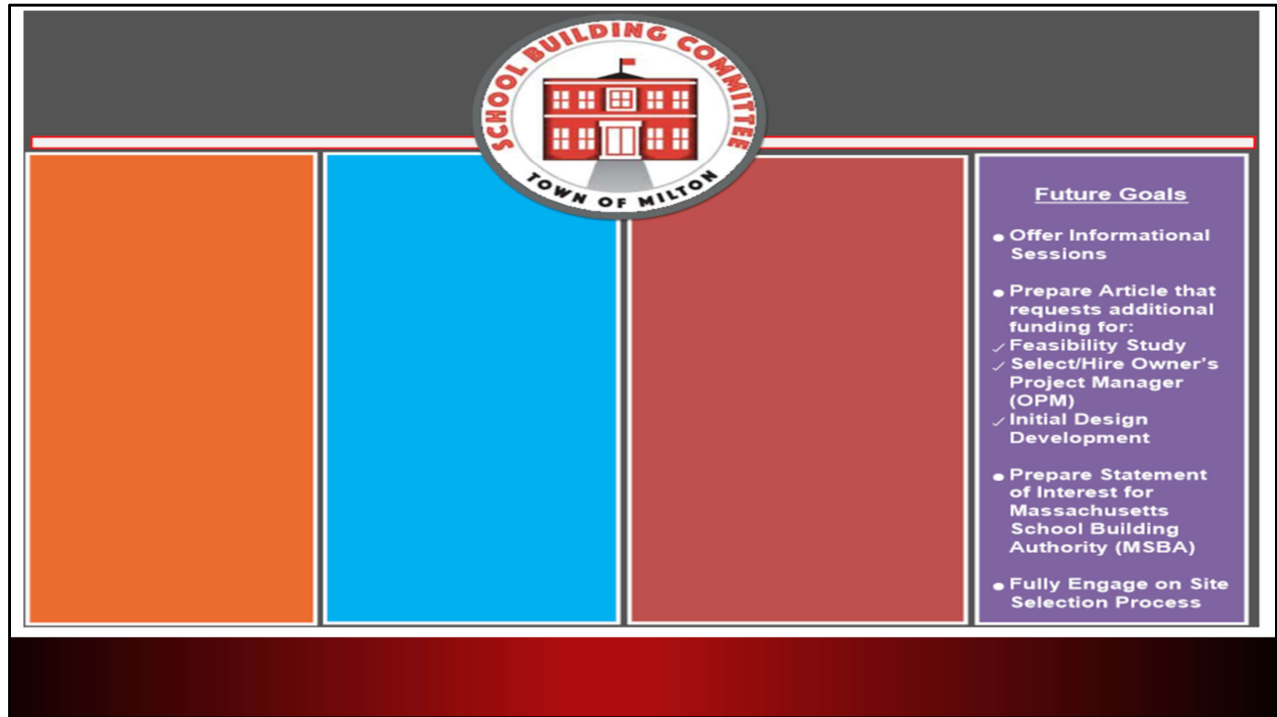
We are certainly motivated to keep pushing for forward progress on our charge and based on our independent and detailed review of enrollment data, real estate trends and space needs.

The School Building Committee voted on November 25th to plan the construction of a free-standing elementary school building in order to address the Town's long-term school space needs.

We considered all of the different options shared previously by the School Committee and we felt compelled by the current status of classroom conversions that took place to accommodate enrollment and after reviewing the projections that a new elementary school should be the planned focus.

It is also important to highlight that we are in good company. We are now the third appointed or elected committee that has looked at the overcrowding issue in the Milton Public Schools and that have all independently arrived at the same conclusion. Specifically the School

Committee voted to accept the recommendation of the facilities advisory committee and voted unanimously on May 1, 2019 to recommend to the School Building Committee that the construction of a free-standing elementary school is the preferred educational objective of the Milton School Committee.



So where does all of this lead us to - our future (immediate) goals are:

To offer Informational Sessions after the holidays to share our detailed analysis of the information and to solicit initial feedback and questions and to also create a vehicle (for example, website and social media outlets) to deliver all the information and updates the School Building Committee has and will continue to generate as we move forward.

We intend to prepare an Article for consideration by Select Board and Warrant Committee that will request funds to embark on Feasibility Study, Select/Hire (required) Owner's Project Manager (OPM) and Initial Design Development

Prepare Statement of Interest for MSBA which is due in April 2020

Fully Engage on Site Selection Process – We know we need to build a school and now we have to find a site.

Thank you for your
time!

Hope to see you at
Town Meeting in
May 2020!



Thank you for your time and we look forward to seeing you
soon.