

DAVIS SCHOOL SPACE NEEDS TASK FORCE REPORT: ENROLLMENT AND HOUSING UPDATE

March 21, 2017

GOAL

- The Space Needs Task Force seeks School Committee and Town Meeting support for the \$95,000 Davis School Addition Feasibility Study that is in this year's Capital Article.
- The Feasibility Study will generate several conceptual options and associated estimated costs for addressing the pressing space needs described below.

SPACE NEEDS DRIVING FEASIBILITY STUDY REQUEST

- Unable to meet class size guidelines or programmatic needs due to significant enrollment increases
- Three classrooms now located in temporary spaces need permanent space solutions
 - FY14 Modular classrooms and repurposing of music room
 - Undersized modular/ Temporary music room is too small and acoustically unsound
 - Kindergarten classroom requires bathroom
- Additional space needed to bring overcrowded classrooms back to guideline, meet evolving educational needs, and provide for anticipated enrollment growth

	Class Size Guidelines		Actual Mar '17	Actual Rms	Class Avg
	Guide -line	Max			
DAVIS					
Grade K	18	20	194	9	21.6
Grade 1	20	22	200	9	22.2
Grade 2	22	24	208	9	21.1

IDENTIFIED SPACE NEEDS INCLUDE:

- A minimum of four regular classrooms to meet current demand plus two (margin of error)
- One space-intensive special education classroom for the SAIL (Autism) Program
- Adequately sized music room
- Storage space
- Small group/intervention space
- Toilets for additional kindergarten classrooms
- Teacher preparation space
- Meeting space for parent meetings
- Improved internal pedestrian traffic to decrease dismissal time

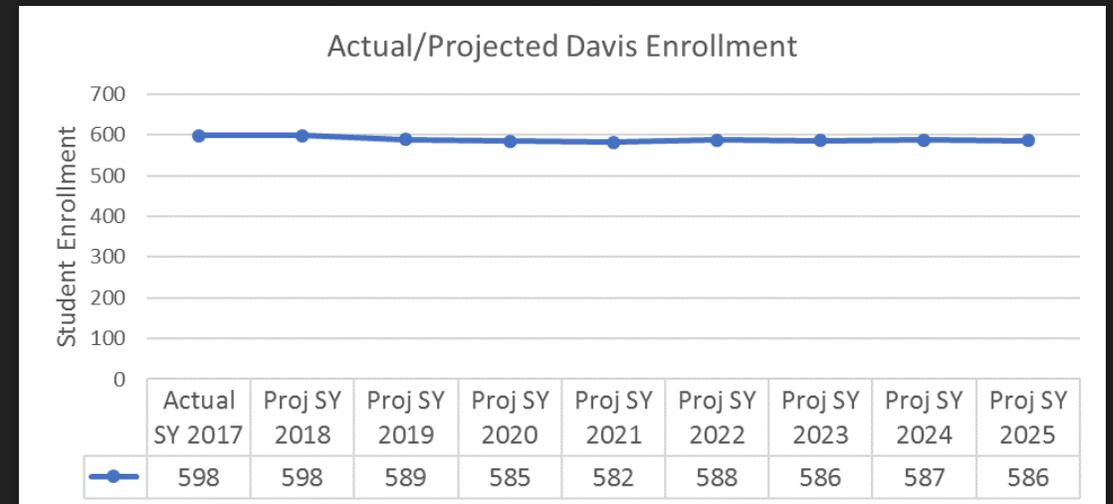
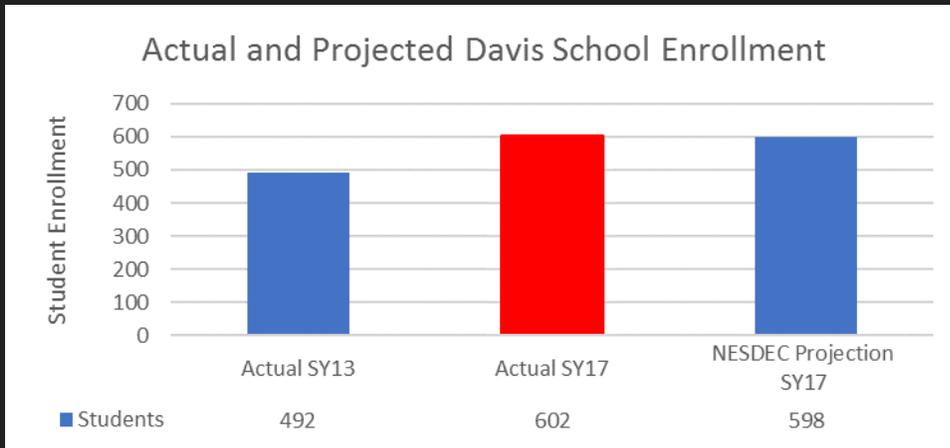
POSTPONEMENT AND ALTERNATIVES TO CONSTRUCTION

- Unlikely MSBA funding
- Additional modular(s) would impede and increase the cost of construction
- Four modular classrooms would not address the range of space needs
- Adding six or seven modular classrooms would:
 - Be exorbitantly costly: \$250k-\$430k plus installation
 - Building outwards would impact playing fields
 - A long connecting hallway would be expensive and uncondusive
 - Additional plumbing for toilets would add considerable costs
 - Operating costs of modular classrooms \$1000 (electricity) vs. \$100 for natural gas
 - Poor investment: 10-12 year life span vs. 50-70 yrs. Brick and mortar

EVIDENCE DEMONSTRATES INCREASED ENROLLMENT WILL BE SUSTAINED AND POTENTIALLY GROW IN FORSEEABLE FUTURE

Increased Davis School enrollment will be sustained through 2025

NESDEC projections prior to this year's increase show relatively steady numbers



- This year's unexpected JGMS enrollment jump (556/534) indicates unpredictably.
- Between 1999, when Davis opened, and today, its enrollment has grown from 486 to 602. The District enrollment has grown from 2086 to 2612.

CONTINUED HOUSING DEVELOPMENT ENROLLMENT IMPACT: MIMIMUM 19 ADDITIONAL STUDENTS

(Excludes increases due to existing homes/dwellings torn down and reconstructed)

BEDFOR TASK FORCE METHODOLOGY

- 80 Davis students/ 667 housing units = 12% of housing units have a student enrolled in K-2
- 162 new units x 12% = 19 student increase in the housing units that are recently completed or actively under development

Davis Students Residing in Recent Major Housing Developments		
Albion Road	30 units	2 students
Avalon Bay	139 units	20 students
Kendall Court	75 units	13 students
Freedom Estates	59 units	9 students
Taylor Pond	200 units	12 students
Thompson Farm	164 units	24 students
Total	667 units	80 students

BILLERICA METHODOLOGY

80 of 261 or 30% of students in recently built housing attend Davis School. Applying this ratio, an estimated 19 (30% of 63) students residing in these new Bedford homes will attend the Davis School.

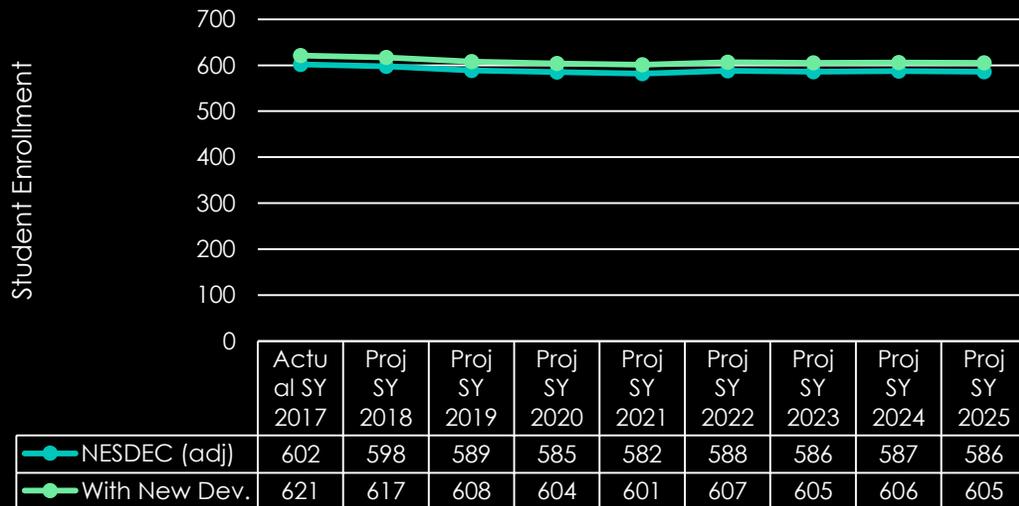
Projected School Aged Children				
	Studio & 1BR	2BR	3+ BR	Total Units
Units	61	10	91	162
Ratio of SAC per unit	-	0.22	0.67	
Projected School Aged Children	-	2	61	63

CONTINUED HOUSING DEVELOPMENT ENROLLMENT IMPACT: MINIMUM 19 ADDITIONAL STUDENTS (Excludes increases due to existing homes/dwellings torn down and reconstructed)

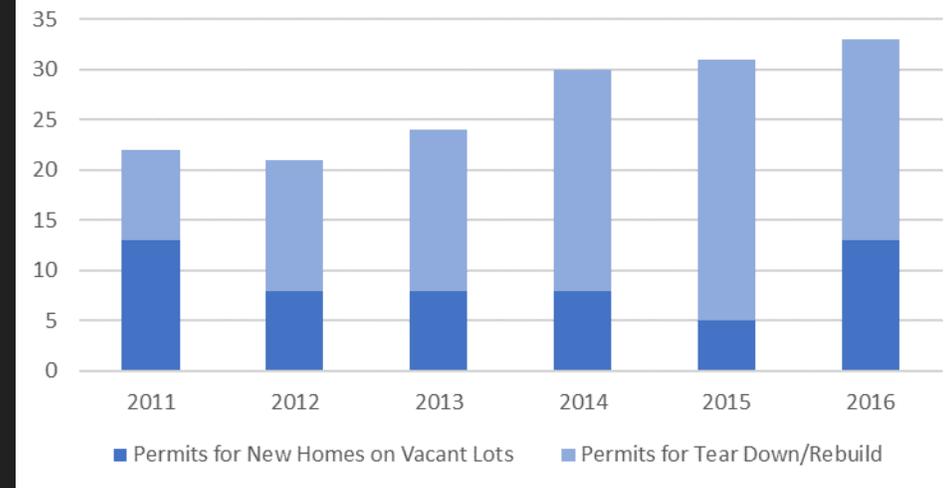
Planned and in-process housing construction will add a minimum of 19 additional Davis students

Strong Likelihood of Additional Families with Children Moving into Tear-down Replacements (largely 3-bedroom)

Actual/Projected Davis Enrollment with New Developments



Permits Issued in Bedford



INCREASING CLASS SIZE OVERAGES

DAVIS	Class Size Guidelines		FY19 W/	
	Guide-line	Max	18 Add Studs	Without Addition
Grade K	18	20	196	21.7
Grade 1	20	22	199	22.1
Grade 2	22	24	208	23.1

FEASIBILITY STUDY FOCUS

- The Space Needs Task Force recommends that the Bedford School Committee authorize the feasibility study for an addition to the Davis School
 - Three options
 - Additional option should explore an expanded Davis School project to include space to relocate the Integrated Pre-School from Bedford High School, which could obviate the need for a future high school addition- this study could be completed without adding to the \$95,000 in the Warrant Article.