



Chelmsford Public Schools
Road Map to Our Future



What are we considering?



The potential construction of a new middle school that will serve ALL Chelmsford Public School students while alleviating overcrowding at multiple levels in the district.

Options to examine:

- New Grade 5 – 6 School – 1:1 Replacement of Parker
- New Grade 5 – 8 School – Combining McCarthy & Parker
- New Grade 4 – 6 School – Grade Level Realignment



A single project that accomplishes the most for the district and town.



Parker Middle School was selected as the priority project – we were able to make a more compelling argument over considering McCarthy Middle School based on capacity and facility conditions.

Current Options Under Consideration

Option: Parker 5th-6th

Parker Site	McCarthy Site	Byam Site	Center Site	Harrington Site	South Row Site
New 5 th -6 th	7 th -8 th	K-4 th	K-4 th	K-4 th	K-4 th

Option: Parker 5th-8th

Parker Site	McCarthy Site	Byam Site	Center Site	Harrington Site	South Row Site
New 5 th -8 th	PK-4 th	K-4 th	K-4 th	K-4 th	K-4 th

Option: Parker 4th-6th

Parker Site	McCarthy Site	Byam Site	Center Site	Harrington Site	South Row Site
New 4 th -6 th	7 th -8 th	K-3 rd	K-3 rd	K-3 rd	K-3 rd



Why are we considering this?

- Current enrollment at the elementary and middle school levels has reached capacity even with the modular classrooms.
- Enrollment projections show a significant increase in student population over the next 10 years – NESDEC Demographic Study.
- Parker Middle School design lacks desired functionality to continue to serve as a long-term education facility for the district.
- Construction of a new middle school to replace Parker will provide ALL Chelmsford Public School students with a new state of the art facility and may alleviate overcrowding at the elementary level.
- Partnering with the MSBA on a new middle school project will provide approximately half (50%) of the approved project costs, lessening the financial cost of a new school construction project to the Town.

Previous MSBA Applications

Year	School	Status
2018	Chelmsford High School	Not Accepted
2019	Chelmsford High School	Not Accepted
2020	Chelmsford High School	Not Accepted
2021	Chelmsford High School	Not Accepted
2022	Parker Middle School	Not Accepted
2023	Parker Middle School	Accepted – Eligibility Invitation



FACILITY AGE CHART

3/2024

Building	Year Built	Age of Building	Modular Classrooms	Notes
Byam Elementary School	1970	54	6	Modular classrooms added summer of 2017.
Center Elementary School	1955	69	4	Building fully renovated in 1999. Modular classrooms added summer of 2017.
Harrington Elementary School	1968	56	6	Modular classrooms added summer of 2017.
South Row Elementary School	1960	64	8	6 modular classrooms added summer of 2017. 2 modular classrooms added summer 1993.
McCarthy Middle School	1957	67	4	Modular classrooms added summer 2003.
Parker Middle School	1965	59	10	Modular classrooms added summer 2003.
Chelmsford High School	1974	50	0	





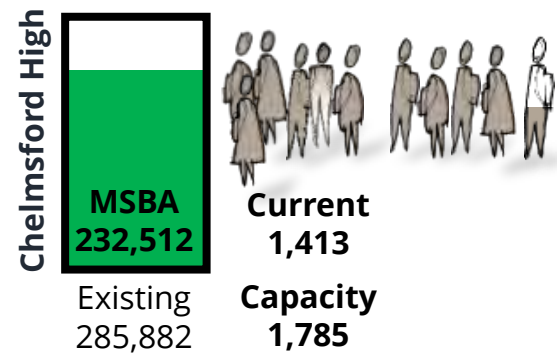
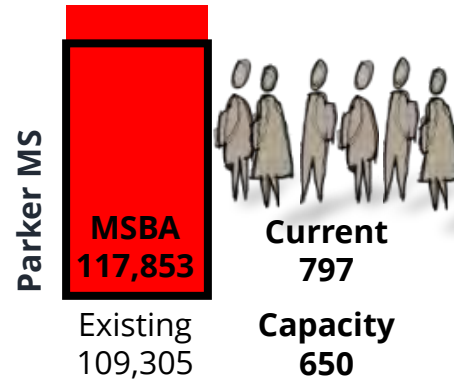
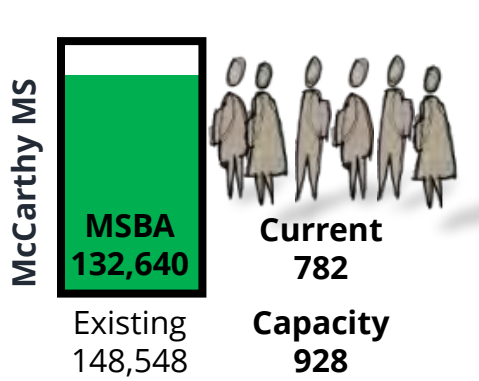
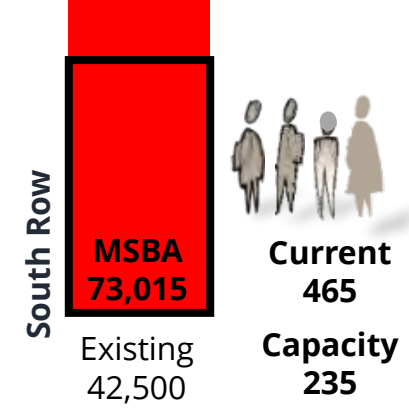
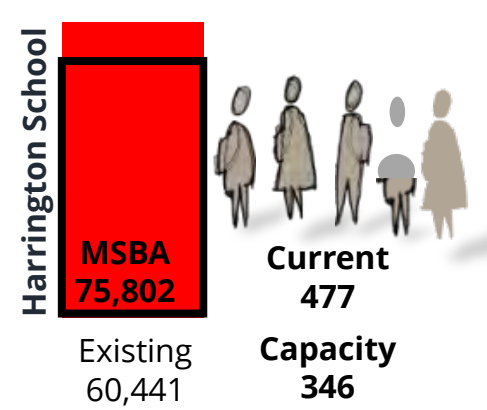
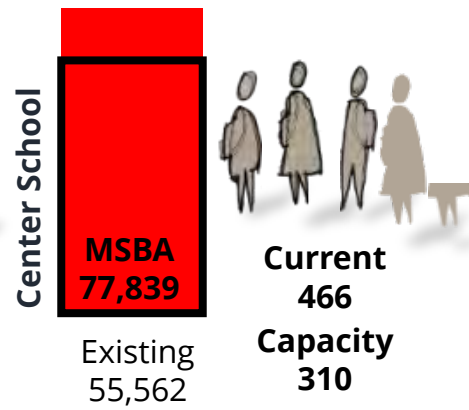
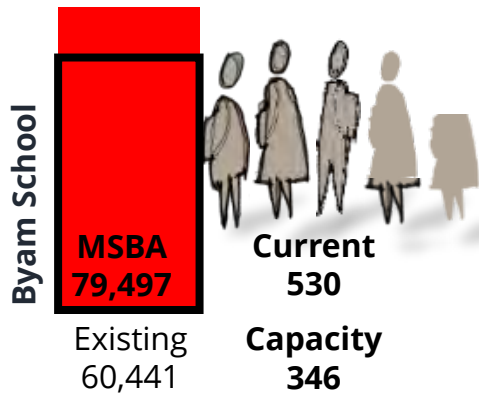
History

2015: The District hired Dore and Whittier Architects (D+W) to assist in developing a long-term master plan to address both facility and capacity needs across the district.

2016: The Master Plan included 16 options designed to resolve the facility needs and overcrowding concerns. Of the sixteen options six were chosen for further study.

2017: The District added modular classrooms to each of the elementary schools to address immediate overcrowding and the addition of full day Kindergarten.

2021: The District requested an updated Master Plan from D+W. New enrollment projections were reviewed. These indicated actual enrollments from 2016-2021 had exceeded the 2016 projections.

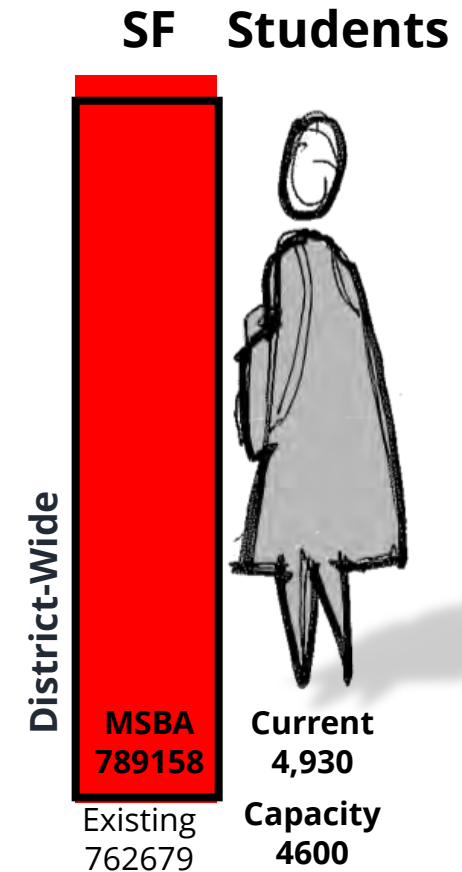
**NOTE:**

Only permanent construction (**not modular classroom buildings**) have been included in the GSQ.

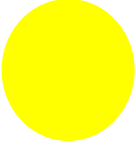


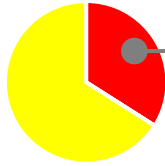




Capacity has been determined by inputting the GSF into the **2016 MSBA Space Summary***.

Westlands PK students and facility have not been included in the District Wide calculations

* This information has not been updated to reflect the current MSBA space summary



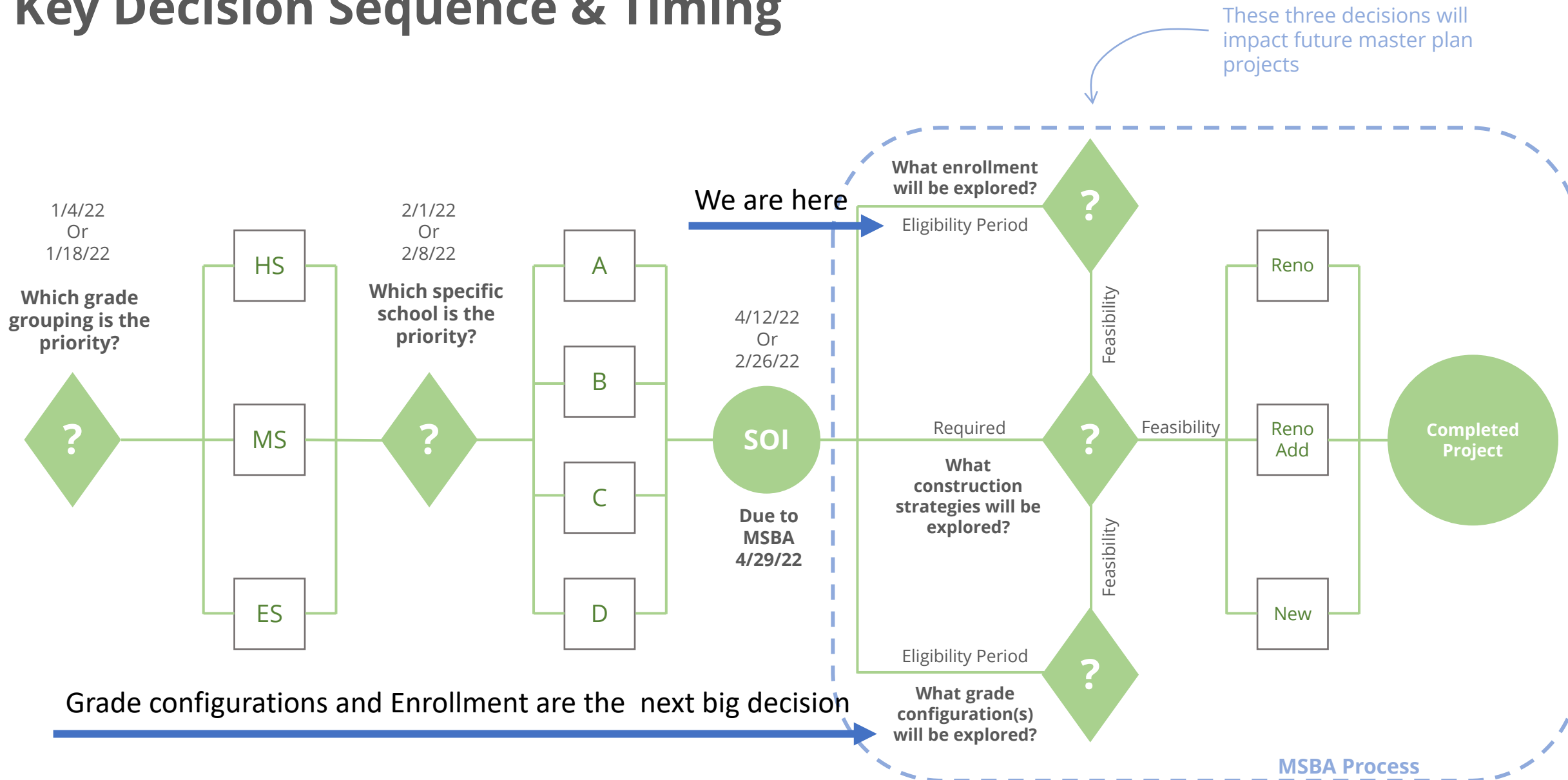


	Current Enrollment (fall 2023)	Capacity by GSF	Capacity by Classroom Count w/o Modulars	Capacity by Classroom Count w/ Modulars	Facility Condition	MSBA Instructional Space Comparative Analysis – Room by Room
Byam ES	530	346	412	527		 34% are under by 10% or more
Center ES	466	310	394	486		 35% are under by 10% or more
Harrington ES	477	346	412	527		 37% are under by 10% or more
South Row ES	465	235	371	463		 89% are under by 10% or more



		Current Enrollment (fall 2023)	Capacity by GSF	Capacity by Classroom Count w/o Modulars	Capacity by Classroom Count w/ Modulars	Facility Condition	MSBA Instructional Space Comparative Analysis – Room by Room
McCarthy	MS	782	928	958	1036		67% are under by 10% or more
Parker	MS	797	650	684	840		53% are under by 10% or more
Chelmsford	HS	1413	1785	1760	N/A		84% are under by 10% or more

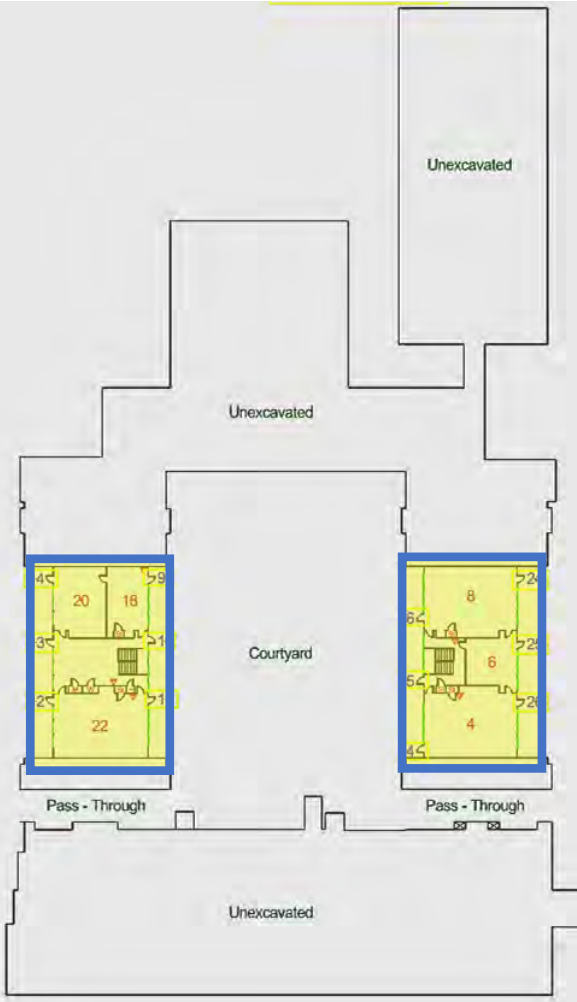
Key Decision Sequence & Timing



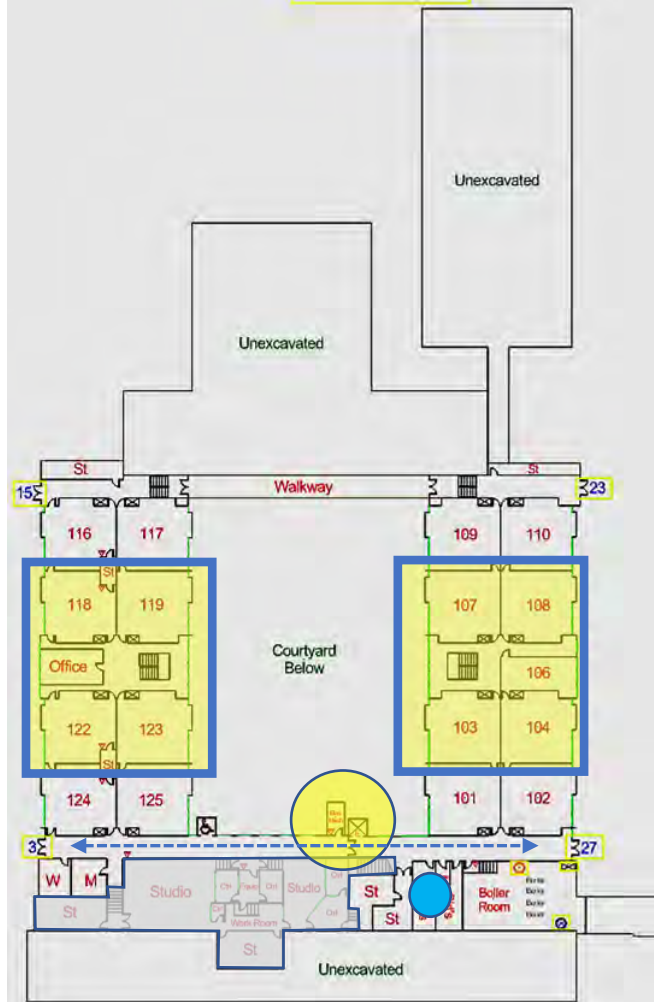


Future Parker Needs

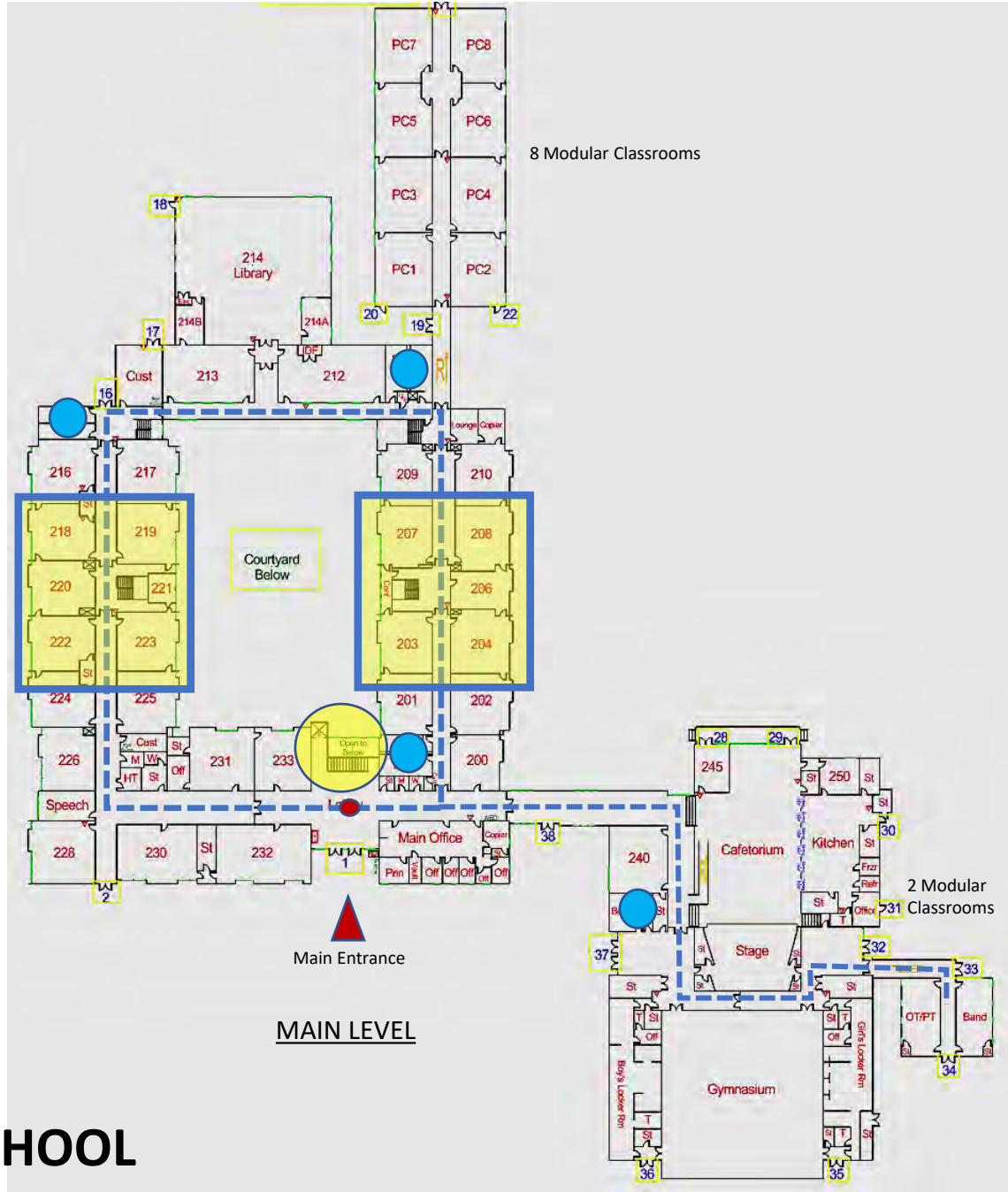
- Replacement of existing modular classrooms
- Exterior and Interior Architectural Elements – ADA Accommodations
- Mechanical, Electrical and Plumbing Upgrades
- Hazardous Material Remediation
- Any plans for significant renovations or additions may trigger multiple code upgrade requirements outside of the proposed area of renovation or addition and could require work to all areas of the existing facility. Code compliance measures to be considered:
 - Structural upgrades triggered by additions and renovations
 - Fire sprinkler system installation required with additions and renovations
 - Handicap accessibility requirements triggered by upgrades



2nd LOWER LEVEL

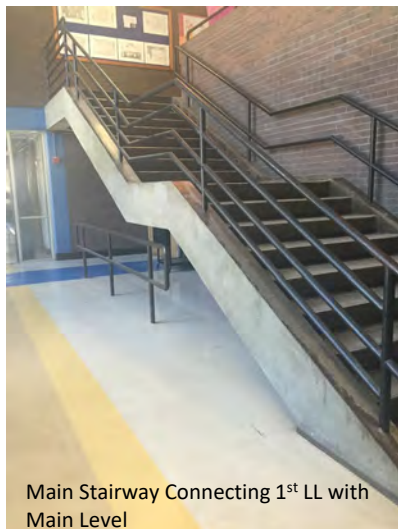


1st LOWER LEVEL



MAIN LEVEL

PARKER MIDDLE SCHOOL



Main Stairway Connecting 1st LL with Main Level



Stairway Connecting All 3 Levels (no headroom under this area)



ADA Access to the Lower Level (no interior access is available)



Student Corridor



General Classrooms (exposed pipes, no acoustical ceiling treatments)



Teaching Space (poor lighting, limited day light, exposed pipes)



Cafeteria and Stage (stage is not accessible from cafeteria space)



Music Classroom (exposed wires, no acoustical ceiling or wall treatments)

PARKER MIDDLE SCHOOL



Science room



Gym



Health Classroom in Modular Classroom Space



Cafeteria



Music Class on the Stage



Gym

PARKER MIDDLE SCHOOL



History

2022: With an eye to the future the District submitted a Statement of Interest (SOI) to the Massachusetts School Board Authority (MSBA) for a middle school project. The SOI requested the feasibility study include multiple grade level configurations and enrollments so the District could determine which was the best fit for the community.

2023: The MSBA voted to invite Chelmsford into the Core Program and eligibility period is scheduled to begin April 1, 2024.

2024: Today the district exceeds even the highest projected enrollment from the 2016 and 2021 forecasts with 5,130 students enrolled in grades PK-12.



Student
Enrollment

Historical Enrollment

School District: Chelmsford, MA

11/19/2023

Historical Enrollment 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
2008	329	2013-14	125	322	342	378	376	395	401	401	387	422	360	421	417	377	0	4999	5124
2009	328	2014-15	133	301	367	347	386	379	375	404	396	391	379	362	423	413	0	4923	5056
2010	320	2015-16	132	300	352	373	350	391	371	386	412	411	337	381	371	420	0	4855	4987
2011	318	2016-17	136	333	345	358	382	361	387	384	389	414	372	347	391	372	< 10 **	4836	4972
2012	370	2017-18	132	368	369	349	379	387	359	400	380	392	372	367	351	389	0	4862	4994
2013	342	2018-19	151	376	382	376	349	379	369	359	397	381	356	368	369	351	0	4812	4963
2014	316	2019-20	166	365	393	405	385	367	387	381	360	400	329	348	371	365	18	4874	5040
2015	345	2020-21	76	350	349	381	391	373	363	383	393	359	360	335	342	373	0	4752	4828
2016	314	2021-22	127	355	414	360	388	401	380	373	399	404	328	349	324	342	0	4817	4944
2017	316	2022-23	201	354	382	419	370	395	390	392	383	402	356	341	351	320	0	4855	5056
2018	343	2023-24	200	375	367	391	424	381	393	404	398	384	360	361	345	347	0	4930	5130

*Birth data provided by Public Health Vital Records Departments in each state.

** < 10 Not reported, to protect subgroups with fewer than 10 students.

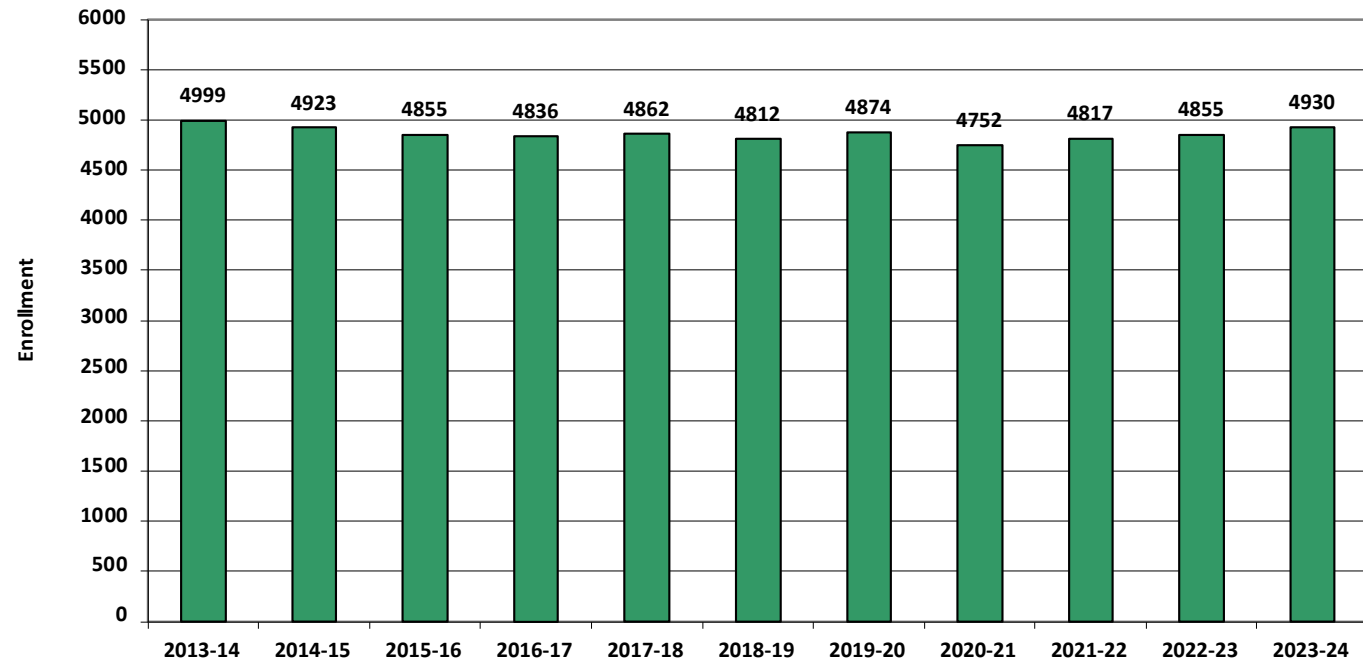
Historical Enrollment in Grade Combinations									
School Year	K-4	PK-4	5-6	7-8	K-8	PK-8	5-8	5-12	9-12
2013-14	1813	1938	802	809	3424	3549	1611	3186	1575
2014-15	1780	1913	779	787	3346	3479	1566	3143	1577
2015-16	1766	1898	757	823	3346	3478	1580	3089	1509
2016-17	1779	1915	771	803	3353	3489	1574	3056	1482
2017-18	1852	1984	759	772	3383	3515	1531	3010	1479
2018-19	1862	2013	728	778	3368	3519	1506	2950	1444
2019-20	1915	2081	768	760	3443	3609	1528	2941	1413
2020-21	1844	1920	746	752	3342	3418	1498	2908	1410
2021-22	1918	2045	753	803	3474	3601	1556	2899	1343
2022-23	1920	2121	782	785	3487	3688	1567	2935	1368
2023-24	1938	2138	797	782	3517	3717	1579	2992	1413

Historical Percentage Changes			
School Year	K-12	Diff.	%
2013-14	4999		
2014-15	4923	-76	-1.5%
2015-16	4855	-68	-1.4%
2016-17	4836	-19	-0.4%
2017-18	4862	26	0.5%
2018-19	4812	-50	-1.0%
2019-20	4874	62	1.3%
2020-21	4752	-122	-2.5%
2021-22	4817	65	1.4%
2022-23	4855	38	0.8%
2023-24	4930	75	1.5%
Change	-69		-1.4%

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NOTE: Over the past ten years, Grades K-12 enrollment slightly declined by 1.4%. Of note, over the past three years K-12 students increased from 4,817 in SY'21-22 to 4,930 students in SY '23-'24, averaging a 1.2% increase.

Grades K-12, School Years 2013-14 to 2023-24



Projected Enrollment

School District: Chelmsford, MA

11/19/2023

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
2018	343		2023-24	200	375	367	391	424	381	393	404	398	384	360	361	345	347	0	4930	5130
2019	334		2024-25	200	367	405	374	398	432	379	403	415	403	344	363	361	342	0	4986	5186
2020	356	(prov.)	2025-26	200	392	396	413	381	406	430	388	414	420	361	347	363	358	0	5069	5269
2021	381	(prov.)	2026-27	201	419	423	404	420	389	404	441	399	419	377	364	347	360	0	5166	5367
2022	356	(prov.)	2027-28	201	392	453	431	411	428	387	414	453	404	376	380	364	344	0	5237	5438
2023	354	(est.)	2028-29	201	389	423	462	439	419	426	397	426	459	362	379	380	361	0	5322	5523
2024	356	(est.)	2029-30	202	392	420	431	470	448	417	437	408	431	412	365	379	377	0	5387	5589
2025	361	(est.)	2030-31	202	397	423	428	439	479	446	427	449	413	387	415	365	376	0	5444	5646
2026	362	(est.)	2031-32	203	398	429	431	435	448	477	457	439	455	370	390	415	362	0	5506	5709
2027	358	(est.)	2032-33	204	393	430	438	439	444	446	489	470	445	408	373	390	412	0	5577	5781
2028	358	(est.)	2033-34	204	394	424	439	446	448	442	457	503	476	399	411	373	387	0	5599	5803

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

*Birth data provided by Public Health Vital Records Departments in each state.

** < 10 Not reported, to protect subgroups with fewer than 10 students.

Projected Enrollment in Grade Combinations*									
School Year	K-4	PK-4	5-6	7-8	K-8	PK-8	5-8	5-12	9-12
2023-24	1938	2138	797	782	3517	3717	1579	2992	1413
2024-25	1976	2176	782	818	3576	3776	1600	3010	1410
2025-26	1988	2188	818	834	3640	3840	1652	3081	1429
2026-27	2055	2256	845	818	3718	3919	1663	3111	1448
2027-28	2115	2316	801	857	3773	3974	1658	3122	1464
2028-29	2132	2333	823	885	3840	4041	1708	3190	1482
2029-30	2161	2363	854	839	3854	4056	1693	3226	1533
2030-31	2166	2368	873	862	3901	4103	1735	3278	1543
2031-32	2141	2344	934	894	3969	4172	1828	3365	1537
2032-33	2144	2348	935	915	3994	4198	1850	3433	1583
2033-34	2151	2355	899	979	4029	4233	1878	3448	1570

Projected Percentage Changes			
School Year	K-12	Diff.	%
2023-24	4930	0	0.0%
2024-25	4986	56	1.1%
2025-26	5069	83	1.7%
2026-27	5166	97	1.9%
2027-28	5237	71	1.4%
2028-29	5322	85	1.6%
2029-30	5387	65	1.2%
2030-31	5444	57	1.1%
2031-32	5506	62	1.1%
2032-33	5577	71	1.3%
2033-34	5599	22	0.4%
Change	669		13.6%

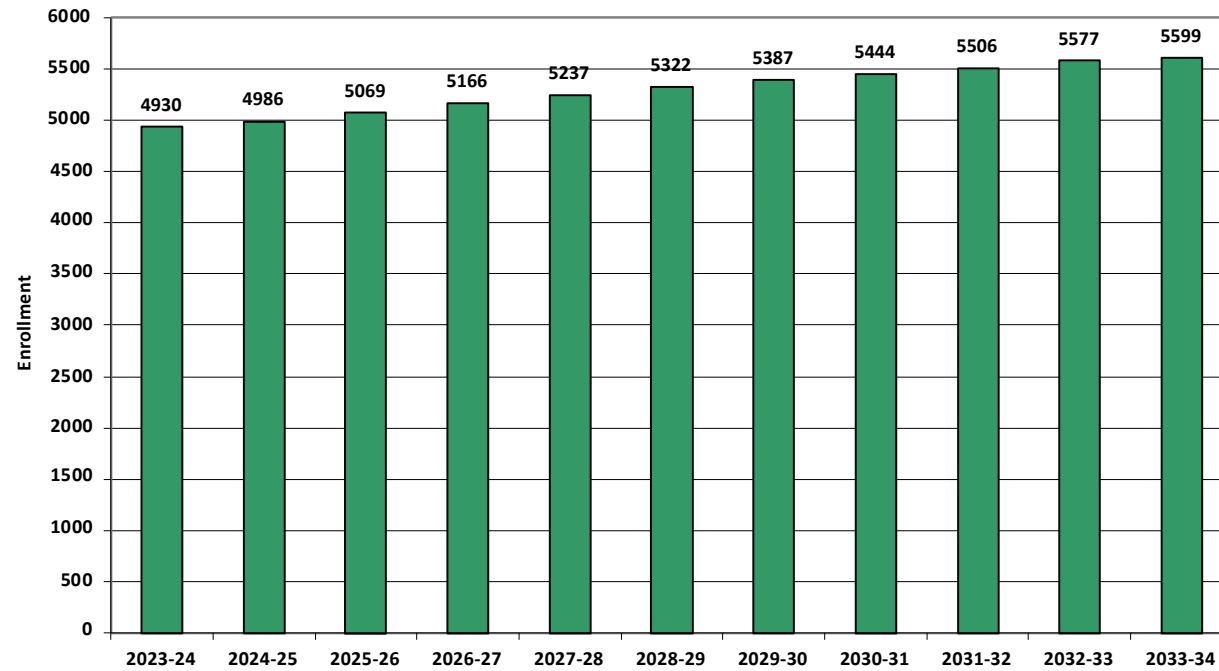
*Projections should be updated annually to reflect changes in in/out-migration of families, real estate sales, residential construction, births, and similar factors.

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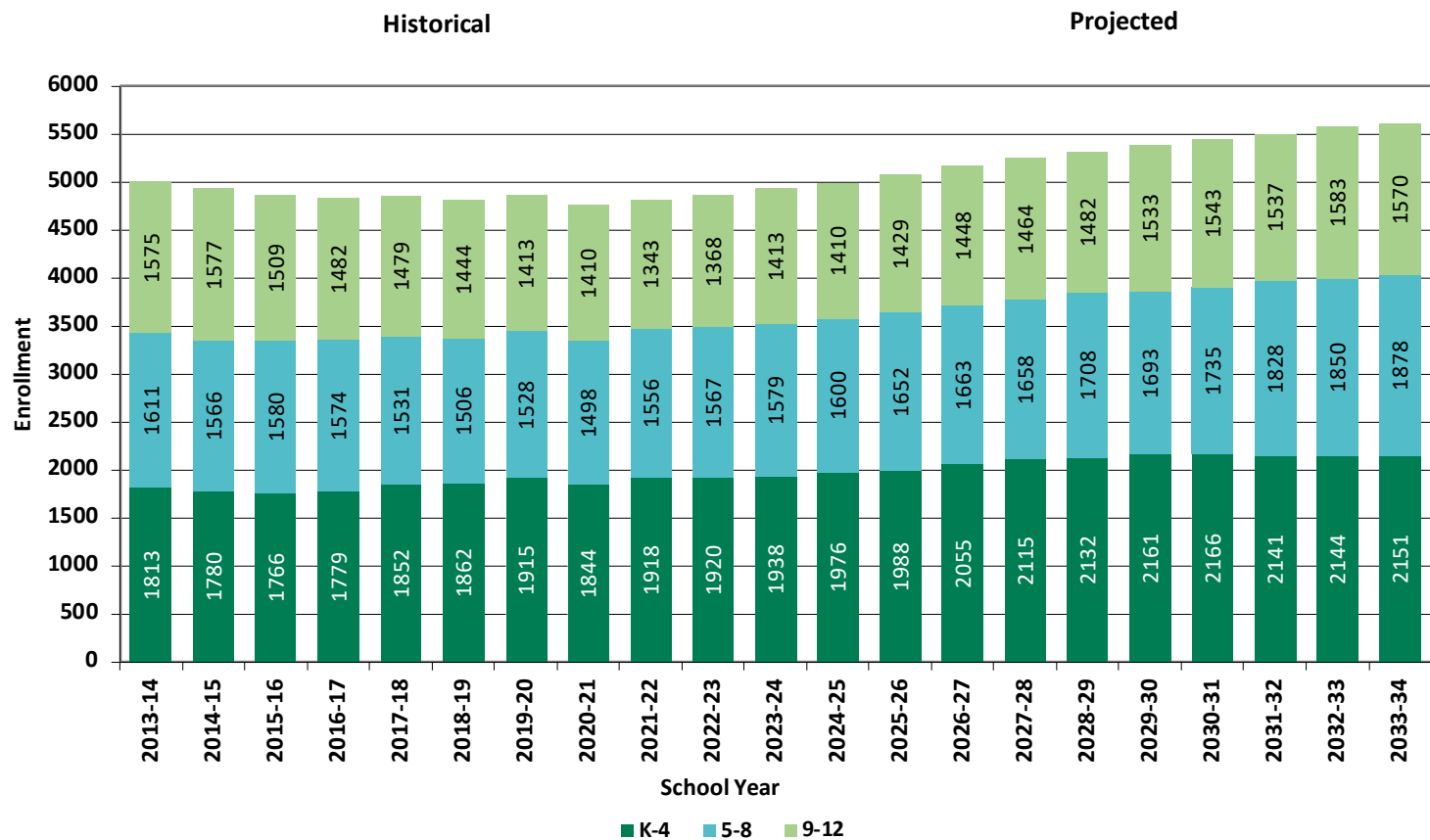
NOTE: Over the next three years, Grades K-12 enrollments are projected to increase by 236 students or 4.7%; by grade span, K-4 enrollments are projected to increase by 117 students, Grades 5-6 are projected to increase by 48 students, Grades 7-8 are projected to increase by 36 students, and Grades 9-12 are projected to increase by 35 students, as students move through the grades.

Projected Enrollment

Grades K-12, School Years 2023-24 to 2033-34



Historical & Projected Enrollments in Grade Combinations



Projected Enrollments in Grade Combinations

10-year Projection



	Base	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34		Increase
Elementary School (K-4)	1938	1976	1988	2055	2115	2132	2161	2166	2141	2144	2151		213
Middle School (5-8)	1579	1600	1652	1663	1658	1708	1693	1735	1828	1850	1878		299
High School (9-12)	1413	1410	1429	1448	1464	1482	1533	1543	1537	1583	1570		157
Total:	4930	4986	5069	5166	5237	5322	5387	5444	5506	5577	5599		669

Projected Enrollments in Grade Combinations

6-year Projection

	Base	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6		
	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30		Increase
Elementary School (K-4)	1938	1976	1988	2055	2115	2132	2161		223
Middle School (5-8)	1579	1600	1652	1663	1658	1708	1693		114
High School(9-12)	1413	1410	1429	1448	1464	1482	1533		120
Total:	4930	4986	5069	5166	5237	5322	5387		457

MSBA Building Process

Steps primarily for:

Districts

Construction Professionals

270 days

We are here

ELIGIBILITY
PERIOD

FORMING THE
PROJECT TEAM

FEASIBILITY
STUDY

SCHEMATIC
DESIGN

FUNDING THE
PROJECT

DETAILED
DESIGN

CONSTRUCTION

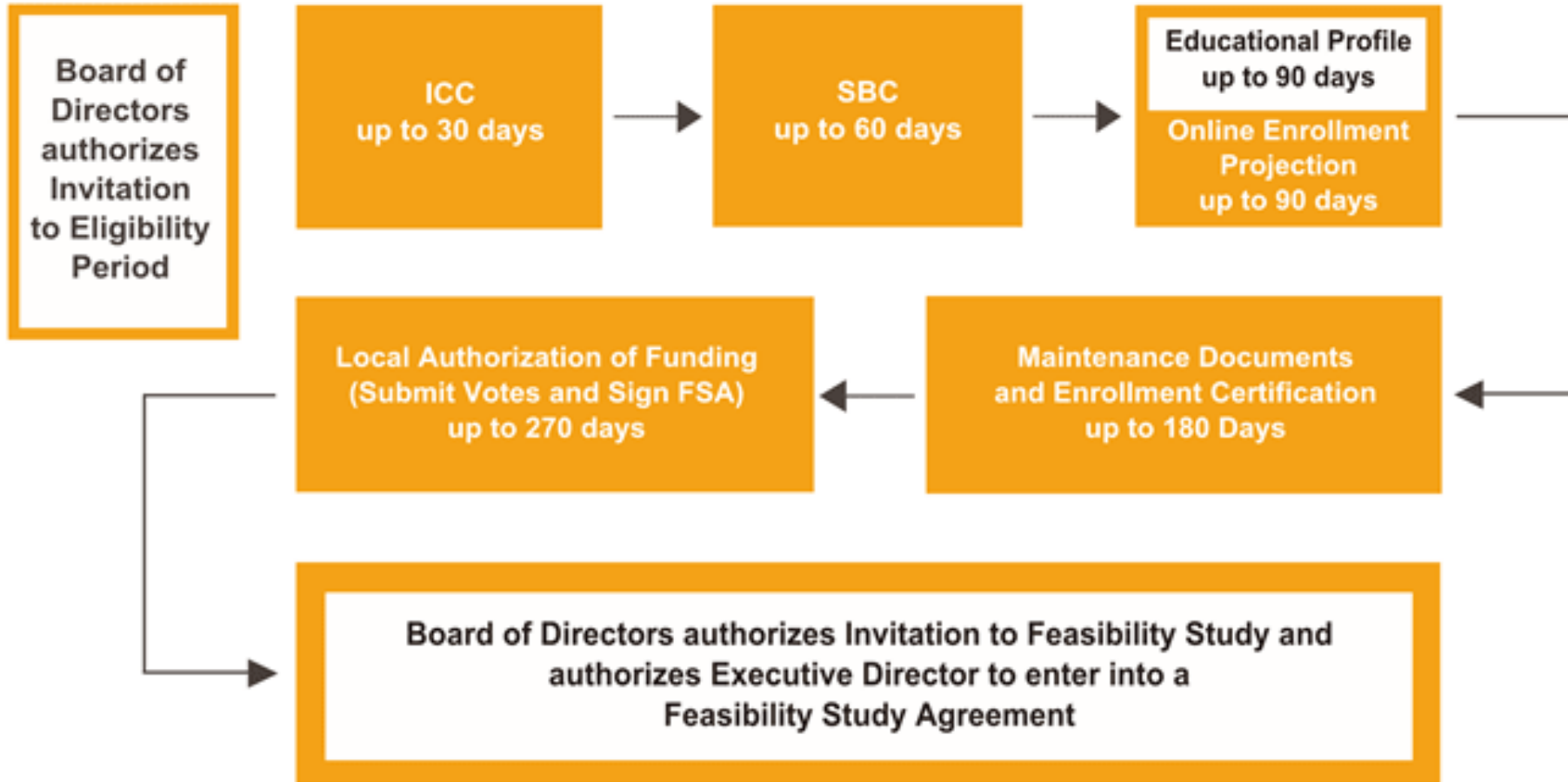
COMPLETING
THE PROJECT

2030/31 New
School Opens

*Image From the MSBA Website

Eligibility Period

Up to 270 Days



Upon Invite to Eligibility Period, Districts complete defined requirements within the timeframes listed above

*Image From the MSBA Website

Eligibility Period Schedule
of Deliverables

Town of Chelmsford
Colonel Moses Parker
Middle School

MSBA Board of Director Meeting – December 13, 2023

Eligibility Period Commences – April 1, 2024

MODULE ONE - Eligibility Period

Deliverable	Days	Due Date and Status
Initial Compliance Certification	30	May 1, 2024 Required
School Building Committee	60	May 31, 2024 Required
Educational Profile Questionnaire	90	July 1, 2024 Required
Online Enrollment Projection	90	July 1, 2024 Required
Enrollment Meeting Held	180	September 27, 2024 Required
Maintenance and Capital Planning Information	180	September 27, 2024 Required
Local Vote Authorization	270	December 27, 2024 Required
Feasibility Study Agreement	270	December 27, 2024 Required
Eligibility Period Concludes – December 27, 2024		

Next Steps



Progress through each of the eight (8) phases of the Eligibility Period to begin April 1 and conclude December 27, 2024.



Request an appropriation at April town meeting to fund the Feasibility Study. \$ 1.8 million is recommended of which approximately half (50%) will be reimbursed by the MSBA. The \$ 1.8 million requested at April town meeting will fund the Feasibility Study and Schematic Design phases of the project, this includes the selection of an Owners Project Manager (OPM) and Designer for the project.



Provide regular updates to town boards (Select Board, School Committee, Finance Committee, Permanent Building Committee, etc.) and Town Meeting Representatives.



Important Dates:

- February 2025 is the earliest date for the MSBA Board of Directors to offer an invitation to Chelmsford to enter a Feasibility Study.



- July 2026 is the earliest date for the MSBA Board of Directors to establish and document the project scope, budget, schedule, and MSBA financial participation in the proposed project. Town approval and funding of the project is required to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the MSBA.



QUESTIONS