

Milford Middle School (Lakeview Property) Committee Meeting

MARCH 12, 2019

Key Takeaways from February Meeting

School Capacities

- Over 85% program capacity in all schools except Morris Early Childhood Center *(not counting some Pre-K students)*
- Current enrollment has grown to 4,260 since current school year September 30th count (4,227)

Enrollment Projections

- City of Milford and University of Delaware showed moderate growth through 2030
- City of Milford explained “boom scenario” which is likely to occur
- Projected school enrollment will grow by 337 students
- Estimates were conservative based on past enrollment and area growth
- No consideration given to growth due to economic changes (i.e. Hospital)



Growth Projections

Table 1. Milford Population Projection Scenarios

Scenario	2010	2020	2030	2040	2050
1 – Recent Growth Boom Continues	9559	11,662	14,228	17,359	21,179
2 – Historic 30-Year Growth Rate	9559	11,160	13,029	15,211	17,758
3 – Growth Follows Kent County Projections	9559	10,655	11,369	11,940	12,383
4 – Growth Follows Sussex County Projections	9559	11,127	12,064	12,547	12,867



Housing Pipeline

Table 6. Existing and Planned Milford Residential Units

Unit Types	Census	2010–Present	Approved to build	Total Existing or Proposed	% at build out
Single-Family Detached	2,701	191	1596	4,488	44.5%
Single-Family Attached	201	42	1274	1,517	15.0%
Duplex	183	20	146	349	3.5%
Multiple-Dwelling Units	892	12	2770	3,674	36.4%
Manufactured, Mobile	65	0	0	65	0.6%
Total Housing Units	4,042	265	5786	10,093	

Source: 2010 American Community Survey and City of Milford

School Construction Process

Dictated by Delaware Code and Regulation

- Title 14 – Education
- Title 29 – State Government

Certificate of Necessity

- Reviewed by DDOE to determine necessity of construction projects
- Ranked by Priority
 - Priority 1 – capacity and future enrollment issues
 - Priority 2 – life, health, and safety
 - Priority 3 – aesthetics and programmatic changes
- Construction formula dictates cost per square foot for new construction

School Construction Process Cont'd

- No funds allocated for PreK or Adult Education
- State funding only applies to K-12 facilities
- Current construction funding split State 74% Local 26%

Other Key Takeaways

Zoning

- Parcel is zoned R-1

Historical Preservation

- Plaque held by State Department of Historical and Cultural Affairs and replaced when project is complete

Environmental Evaluation

- Asbestos abatement is necessary

Milford Middle School Feasibility Study

Architectural Recommendations:

- Renovate the original 1929 building and the large gym with associated classrooms
- Replace existing windows and wall infill with new thermal windows
- Replace all interior finishes
- Reconfigure interior spaces to support the new program requirements
- Replace all exterior and interior doors
- Refurnish or replace the existing elevator

Milford Middle School Feasibility Study

Architectural Recommendations:

- Install ramps, stairlifts or platforms at level changes to create accessible paths of travel throughout the building
- Develop a fire separation strategy between the existing and new building that will meet the 2012 IBC code requirements
- Construct new building spaces to support the new program requirements
- Repair the roof over the 1929 section and gymnasium

Milford Middle School Feasibility Study

System Recommendations:

- Replace existing systems with new, efficient, state-of-the-art code compliant systems:
 - HVAC
 - Electrical
 - Lighting
 - Fire alarms
 - Plumbing
- Install new automatic sprinkler and fire protection system to meet current building and fire codes

Milford Middle School Feasibility Study

Site Improvement Recommendations:

- Address stormwater facilities for the entire site
- Redevelop vehicular circulation
- Replace sanitary sewer piping, water service and gas piping
- Replace electrical service with new lines and a transformer

Milford Middle School Feasibility Study

Core Findings:

- Site is ideally suited for an elementary or middle school facility
- Reuse of the 1929 original high school section and large gymnasium, combined with new building additions, is viable option
- Selectively demolishing building areas that are not historically significant and replacing/reconfiguring them with new additions would be able to create a school facility preserving important features of Milford's past while providing a 21st century learning environment





MILFORD SCHOOL







Milford Middle School Renovation

- Delaware DOE generally recommends that if renovating an existing school costs more than 50% of the cost of constructing a new replacement school, then the district should construct a new school
- Recently, DDOE has made exceptions where the entire school, or portions of the school, are historically significant
- Current MSD construction funding split State 74% Local 26%

Cost Estimates

Renovation 800 Student Elementary:

- Square Feet: 111,230
- Cost per Sq. Ft.: \$379.23
- Estimated 2021 Cost: \$46,505,995

- Estimated State Share: \$34,414,436
- Estimated Local Share: \$12,091,559

Renovation 900 Student Elementary:

- Square Feet: 118,359
- Cost per Sq. Ft.: \$374.28
- Estimated 2021 Cost: \$48,839,813

- Estimated State Share: \$36,141,462
- Estimated Local Share: \$12,698,351

Cost Estimates

Renovation 800 Student Middle:

- Square Feet: 114,543
- Cost per Sq. Ft.: \$379.66
- Estimated 2021 Cost: \$47,944,630

- Estimated State Share: \$35,479,026
- Estimated Local Share: \$12,465,604

Renovation 900 Student Middle:

- Square Feet: 122,865
- Cost per Sq. Ft.: \$374.06
- Estimated 2021 Cost: \$50,669,001

- Estimated State Share: \$37,495,061
- Estimated Local Share: \$13,173,940

Escalation Estimates*

800 Student Elementary School:

- Estimated 2021 Cost: \$46,505,995
- Estimated 2022 Cost: \$48,831,295
- Estimated 2023 Cost: \$51,272,860

900 Student Elementary School:

- Estimated 2021 Cost: \$48,839,813
- Estimated 2022 Cost: \$51,281,804
- Estimated 2023 Cost: \$53,845,894

** Assumes 5% Growth in Costs Each Year*

Escalation Estimates*

800 Student Middle School:

- Estimated 2021 Cost: \$47,944,630
- Estimated 2022 Cost: \$50,341,862
- Estimated 2023 Cost: \$52,858,955

900 Student Middle School:

- Estimated 2021 Cost: \$50,669,002
- Estimated 2022 Cost: \$53,202,452
- Estimated 2023 Cost: \$55,862,575

** Assumes 5% Growth in Costs Each Year*

Public Input

Committee Discussion

Thank You for Your Attendance

NEXT MEETING – APRIL 2, 2019