

# Milford Middle School (Lakeview Property) Committee Meeting

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FEBRUARY 26, 2019

# School Capacities and Enrollments

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	<b>Building Capacity</b>	<b>Program Capacity 85%</b>	<b>9/30/18 2018-2019 Enrollments</b>	<b>Difference between 85% and enrollment</b>
MHS	1219	1036	1101	65
MCA	1000	850	974	124
Ross	671	570	668	98
Misphillion	547	465	553	88
Banneker	488	415	537	122
Morris	500	425	394	(31)
Total	4425	3762	4227	465

- Delaware Dept. of Education considers a school at capacity when it reaches 85% of its program capacity
- Current enrollment has grown to 4260 students as of 2/15/19
- Morris Early Childhood Center figures do not include “Typical Peers” for the Pre K program (Approximately 21 students)

**Figure 3.5  
Milford School District Enrollment  
Projections 2020-2030**

<b>GRADE</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
<b>PK</b>	64	64	64	64	64	64	64	64	64	64	64
<b>K</b>	361	361	353	323	372	374	376	378	380	382	384
<b>1</b>	325	367	367	359	328	378	380	382	384	386	388
<b>2</b>	314	320	361	361	353	323	372	374	376	378	380
<b>3</b>	353	320	326	368	368	360	329	379	381	383	385
<b>4</b>	341	348	315	321	362	362	354	324	373	375	377
<b>5</b>	358	354	361	327	333	376	376	368	337	388	390
<b>6</b>	391	349	345	352	319	325	367	367	359	328	378
<b>7</b>	299	392	350	346	353	319	326	368	368	359	329
<b>8</b>	360	299	392	351	346	354	320	326	368	368	360
<b>9</b>	293	332	276	363	324	320	327	296	301	340	340
<b>10</b>	281	267	303	252	331	296	292	298	270	275	311
<b>11</b>	251	259	246	279	232	305	272	269	275	249	254
<b>12</b>	233	227	234	222	252	210	275	246	243	248	224
<b>Total</b>	<b>4224</b>	<b>4259</b>	<b>4293</b>	<b>4288</b>	<b>4337</b>	<b>4366</b>	<b>4430</b>	<b>4439</b>	<b>4479</b>	<b>4523</b>	<b>4564</b>

**Figure 3.7**  
**Milford School District Feeder Enrollment**  
**Projections 2020-2030**

<b>GRADE</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
<b>MECC</b>	425	425	417	387	436	438	440	442	444	446	448
<b>BES</b>	511	517	523	525	527	544	547	552	560	577	580
<b>MES</b>	544	550	557	559	562	579	583	588	596	615	618
<b>RES</b>	636	642	650	652	655	676	681	687	695	718	722
<b>MCA</b>	1050	1040	1087	1049	1018	998	1013	1061	1095	1055	1067
<b>MHS</b>	1058	1085	1059	1116	1139	1131	1166	1109	1089	1112	1129
<b>Total</b>	<b>4224</b>	<b>4259</b>	<b>4293</b>	<b>4288</b>	<b>4337</b>	<b>4366</b>	<b>4430</b>	<b>4439</b>	<b>4479</b>	<b>4523</b>	<b>4564</b>

# City of Milford Growth Report

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ROB PIERCE, PLANNING & ECONOMIC DEVELOPMENT DIRECTOR

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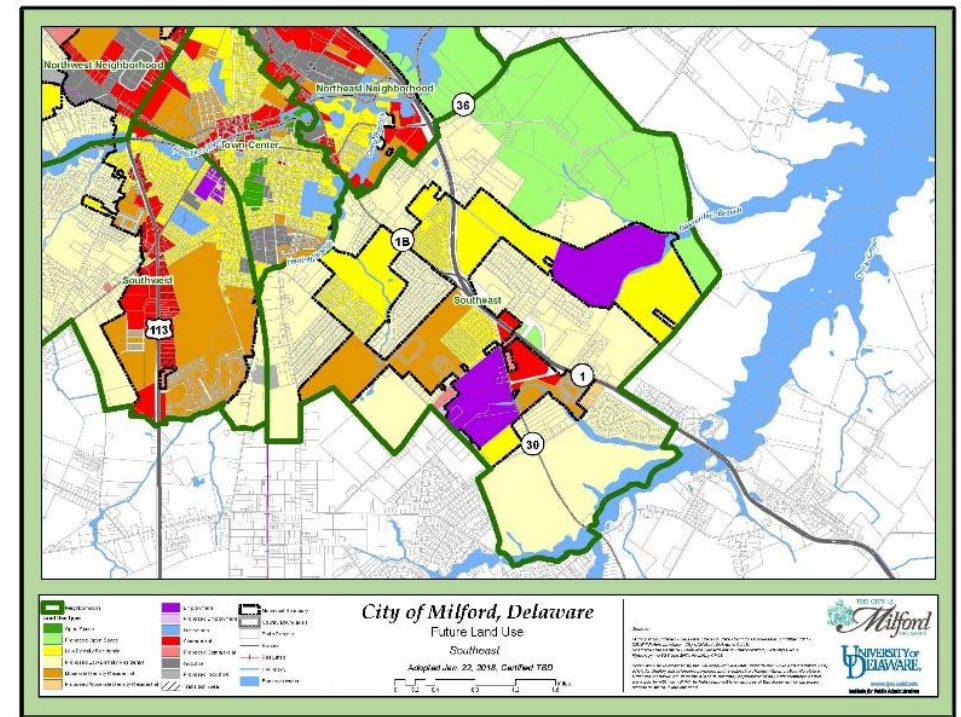
# 2018 Comprehensive Plan

Adopted January 22, 2018



# 2018 Comprehensive Plan Update

- ▶ City Council adopted the 2018 Comprehensive Plan Update in January 2018.
- ▶ Provides information on Community Character, Government Services & Infrastructure, Housing, Transportation, Economic Development, Natural Resources, Parks & Open Space, Land Use and Growth Management.
- ▶ Outlines goals and objectives related to the above topics.





# Population Trends

*Table 1. Population and Housing Units, 1940–2010*

Year	Population				Housing Units			
	Milford	Kent County	Sussex County	Delaware	Milford	Kent County	Sussex County	Delaware
1940	4,214	34,441	52,502	266,505	1,425	10,362	17,617	75,567
1950	5,179	37,870	61,336	318,085	1,914	12,242	21,870	97,013
1960	5,795	65,651	73,195	446,292	2,039	19,915	29,122	143,725
1970	5,314	81,892	80,356	548,104	1,961	25,242	34,287	180,233
1980	5,366	98,219	98,004	594,338	2,290	35,354	54,694	238,611
1990	6,040	110,993	113,229	666,168	2,601	42,106	74,253	289,919
2000	6,732	126,697	156,638	783,600	2,897	50,481	93,070	343,072
2010	9,559	162,310	197,145	897,934	4,126	65,338	123,036	405,885

*Source: U.S. Census Bureau, Census Data from 1940 through 2010*





# Growth Projections

- ▶ Recent Growth Boom
- ▶ Historic 30-year
- ▶ Delaware Population Consortium Kent County Projections
- ▶ Delaware Population Consortium Sussex County Projections



# Growth Projections

*Table 1. Milford Population Projection Scenarios*

<b>Scenario</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>	<b>2040</b>	<b>2050</b>
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



# Population Growth New Residential Construction Permits Past 5 Years

Year	Permits Issued	Estimated Persons
2014	33	80
2015	57	140
2016	32	80
2017	105	260
2018	129	320

\*Assuming 2.5 persons per household



# Growth Projections

*Table 1. Milford Population Projection Scenarios*

<b>Scenario</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>	<b>2040</b>	<b>2050</b>
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# Age Distribution Change

*Table 8. Milford Age Distribution Change, 2000–2010*

Age	2000		2010		Change	
	Number	%	Number	%	Number	%
Under 5 Years	469	7%	743	7.8%	274	+58.4%
5 to 19 Years	1,534	22.8%	1,807	18.9%	273	+17.8%
20 to 59 Years	3,315	49.2%	4,749	49.7%	1,434	+43.3%
60 Years and Over	1,414	21%	2,260	23.6%	846	+59.8%
<b>Totals</b>	<b>6,732</b>	<b>100%</b>	<b>9,559</b>	<b>100%</b>	<b>2,827</b>	<b>+42%</b>

*Source: U.S. Census Bureau, 2000 and 2010 Censuses*



# 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%
<b>Total Housing Units</b>	<b>4,042</b>	<b>265</b>	<b>5786</b>	<b>10,093</b>	

*Source: 2010 American Community Survey and City of Milford*

# Contact Information & Document Links

City of Milford  
Rob Pierce - Planning & Development Director  
180 Vickers Drive  
302-424-8396  
rpierce@milford-de.gov



- ❖ 2018 Comprehensive Plan Update  
[www.cityofmilford.com/81/Comprehensive-Plan](http://www.cityofmilford.com/81/Comprehensive-Plan)



# School Construction Funding Process

James Pennewell, Education Associate –  
Capital Project Management,  
Delaware Department of Education



**Delaware**  
Department of Education





# Introduction

- James Pennewell, Education Associate at the Delaware Department of Education
- Primary areas of responsibility
  - Major Capital Projects
  - Minor Capital Projects
  - DOE Capital Budget (Bond Bill)
  - Custodial Program



# References

- Delaware Code Sections:
  - 14: Education
  - 29: State Government
- Delaware Administrative Code:
  - Title 14: Education
    - Chapter 400: Construction
- School Construction Technical Assistance Manual



# Certificate of Necessity

- A Certificate of Necessity (CN) is the legal document that allows a requesting district to go to referendum for a Major Capital Project
- Sets scope and cost limits
- Requires DOE Approval
- Good for 12 months from date of issuance
- Based on the department's Capital Budget request



# Construction Formula

- The Department has an allotted dollar per square foot formula for an Elementary, Middle, and High School
  - Elementary School = \$371/SF
  - Middle School = \$396.20/SF
    - Includes intermediate schools (grades 5 and 6)
  - High School = \$422.80/SF
    - Rates are periodically reviewed and adjusted
    - Rates include documented extraordinary site conditions
- State Funding only applies to K-12 facilities
- No state funding for Pre-K or Adult Education Facilities



# Construction Formula (cont.)

- State provides funding for 60% - 80% of construction costs for all 19 districts with an approved CN, with the local share being 20% - 40%
- State/Local split is reviewed annually
- Milford FY 19 cost share is:
  - State = 74%
  - Local = 26%
- Local share comes from the district tax base; however, can be offset by additional sources such as gifts and impact fees



# Construction Formula (cont.)

- Facility Condition Index
  - Tool used as a comparison of renovations vs. new construction
  - Example: \$50 million to renovate to standards / \$100 million to build new / = FCI .50
  - Typically an FCI of .50 is the threshold to determine new construction over renovation
    - This is analyzed on a per project basis



# Construction Formula (cont.)

- Parcel Sizes:
  - Elementary School: 10 acre base + one acre for every 100 students
  - Middle School: 20 acre base + one acre per 100 students
  - High School: 30 acre base + one acre for every 100 students
  - Combined Site: Use formula of highest grade level
  - New parcels must go through Preliminary Land Use Service (PLUS) and be approved by the Office of State Planning Coordination



# Major Capital Process

- What is a Major Capital Project?
  - Projects having a cost of \$750,000 or more
- What is the role of DOE?
  - Review, analyze, and prioritize requests by districts
  - Establish scope and cost of project (in conjunction with requesting district)
  - Approve/Deny CN requests
  - Craft Capital Budget Request and submit to Office of Management and Budget (OMB)





# Major Capital Process (cont.)

- Timeline

- Complete, board approved CN Requests due by August 31<sup>st</sup> at 4:30PM
  - CN Application
  - Supporting documentation from building professional (i.e. architect)
  - Board-approved minutes (draft ok)
- September is used for analysis and site visits
  - Receive clarifying information and corrections
- CN decisions occur in mid-October
  - Timing is to get the department's Capital Budget request to OMB



# Major Capital Process (cont.)

- Major Capital Project Priority Legend
  - Priority 1: Projects that address current capacity and future enrollment issues
    - DOE uses program capacity (student) with a current threshold of 85%
  - Priority 2: Projects that address Life, Health, and Safety
  - Priority 3: Aesthetics and Programmatic projects



# Major Capital Projects (cont.)

- Due to the growth of the student population in the State of Delaware along with limitations of the Delaware's bonding capacity, the Department has over the last few years approved only Priority 1 projects
- Delaware's bonding capacity is just over \$200 million
- Education typically accounts for 60%-75% of the bond bill



# Questions?



# City Zoning Regulations

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GARRETT GRIER, CHAIR – TECHNICAL ASSISTANCE SUBGROUP

# Historical Preservation

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GLEN STEVENSON, SUPERVISOR OF BUILDINGS AND GROUNDS  
MILFORD SCHOOL DISTRICT

# Environmental Evaluation

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GLEN STEVENSON, SUPERVISOR OF BUILDINGS AND GROUNDS  
MILFORD SCHOOL DISTRICT

# Site and Structural Evaluation

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TIM SKIBICKI, TETRA TECH

MICHAEL BERNINGER, TETRA TECH





Thank you for attending

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