



Milford Middle School (Lakeview Property) Project

APRIL 19, 2021



Certificate of Necessity



- Dictated by Delaware Code and Regulation
- Reviewed by DDOE to determine necessity
- Ranked by Priority
 - Priority 1 – capacity and future enrollment issues
- Construction formula dictates costs
- DDOE approved MSD Certificate of Necessity in November 2020



Milford Middle School Project Proposal

- Revitalizes the current Milford Middle School site
- Salvages the historic 1929 structure, demolishes additions
- New structures added to reconfigure school to best meet the needs of the 21st century learning environment
- Aligns with Recommendations from Feasibility Study by Tetra Tech and the Milford Middle School (Lakeview Property) Committee

LEGEND - FIRST FLOOR

-  PROPOSED EXISTING TO REMAIN (26,224 SF)
-  PROPOSED AREA OF DEMOLITION (52,027 SF)





Milford School District Growth

- All schools over 85% program capacity except Morris
- Current enrollment has grown to 4,324 during current school year
 - 2020 PreK-12th = 4,301
 - 2024 Projection PreK-12th = 4,597
- Projected school enrollment demonstrates continued growth
- Unit growth continued during pandemic
- Programmatic growth – need for space



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



Guiding Principles for Grade Level Configuration Recommendation

- Keep the educational needs of students at the forefront
- Consider data and findings from Technical Assistance research & reports
- Holistically examine school facilities within the district
- Focus on best serving the district-community for the future
- Remain within the scope of what is needed to ensure fairness to taxpayers

*** Certificate of Necessity is for a 5th-6th Grade School**



The Future: Grade Level Configurations

- PreK - K
 - Morris Early Childhood Center

- Grades 1 – 4
 - Benjamin Banneker Elementary
 - Lulu M. Ross Elementary
 - Mispillion Elementary

- Grades 5 – 6
 - Milford Middle School Site

- Grades 7 – 8
 - Milford Central Academy

- Grades 9 – 12
 - Milford High School



Community Aspects of the Project

- Utilizes and revitalizes existing District resources and property
- Provides opportunity to re-evaluate current facilities and seek increased efficiencies and best use of space district-wide
- Creates open recreational space, large recreational gymnasium and auditorium
- Provides classroom space in center of city for educational and workforce development partnerships
- Dedicated *Milford 11* historical plaque would remain at the school site



Local Impact of a Project

Cost Estimates for 1,000 Student Middle School Renovation:

- Square Feet: 132,910
- Estimated Cost: \$57,270,453*

- Estimated State Share (74%): \$42,380,185
- Estimated Local Share (26%): \$14,890,318

****Approximate 5% Escalation in Costs Each Subsequent Year***



Local Impact of a Project

➤ Cost Timeline

- Year 1 – Site Development and Design (12%)
- Year 2 – Construction (72%)
- Year 3 – Final preparation, furniture, technology (16%)

➤ At conclusion of the project, debt service begins to decline over time

➤ Current bond obligation expiring in 2023



Next Steps

- Meet with MMS (Lakeview Avenue) Committee for input on timing of referendum
 - Next Fall at the earliest
- Board decision and vote for when to hold a public referendum
- Communicate referendum with community and hold open community meetings
- Hold public referendum for the project
- If referendum approved by district-community, project would commence in Fall 2022
 - Phased cost impact over three years beginning in FY22
- **Maintain Transparency Throughout Process**





