Milford Public Schools

District-Wide Facilities Master Plan



PERKINS EASTMAN
Human by Design

December 8, 2026

Agenda

Introductions

Approach

Current Conditions

Scenario Testing

Next Steps



Team



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MILFORD PUBLIC SCHOOLS

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STRUCTURAL ENGINEERING

PACS
COST ESTIMATING

Watson & Yates
FINANCIAL ANALYST













40
years of K-12 experience

600+
projects for K-12 schools

50+
Facility Master Plans

World's
2 highest scoring LEED-S projects









Stamford Office

8 PRACTICE AREAS

HIGHER ED

SENIOR LIVING

K-12

RESIDENTIAL

MIXED USE

GOVERNMENT

HEALTHCARE

WORKPLACE

40 STAFF

17 LEED CERTIFIED















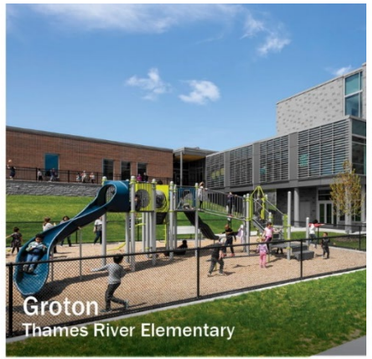




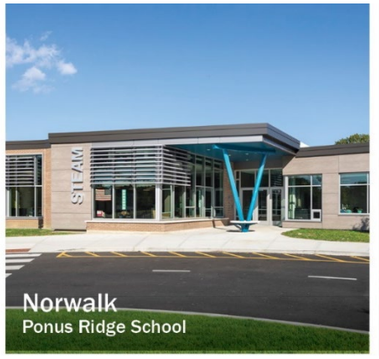














Recent Facility Planning Experience

BOSTON PUBLIC SCHOOLS

SVUSD
Sonoma Valley Unified School District

Hesperia Unified School District

DISTRICT OF COLUMBIA PUBLIC SCHOOLS

BURBANK UNIFIED SCHOOL DISTRICT
Equity and Excellence

IRVINE UNIFIED SCHOOL DISTRICT

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

EL MONTE CITY SCHOOL DISTRICT

PGCPS

REDWOOD CITY SCHOOL DISTRICT

EAST SIDE HIGH SCHOOL DISTRICT
Silicon Valley

SUSD
Stockton Unified School District
Since 1852

POMONA UNIFIED SCHOOL DISTRICT
WWW.PUSD.ORG

GROSSMONT UNION HIGH SCHOOL DISTRICT
EST 1920

HUNTINGTON BEACH UNION HIGH SCHOOL DISTRICT
EDUCATION SERVICE
EST. 1903

Downey Unified
SCHOOL DISTRICT

COLORADO SPRINGS D11 SCHOOLS

CHINO VALLEY UNIFIED SCHOOL DISTRICT

BONITA UNIFIED SCHOOL DISTRICT

CONEJO VALLEY UNIFIED SCHOOL DISTRICT
CVUSD
Committed to Excellence

MPS
MILWAUKEE PUBLIC SCHOOLS

BALTIMORE CITY PUBLIC SCHOOLS

KIPP DC

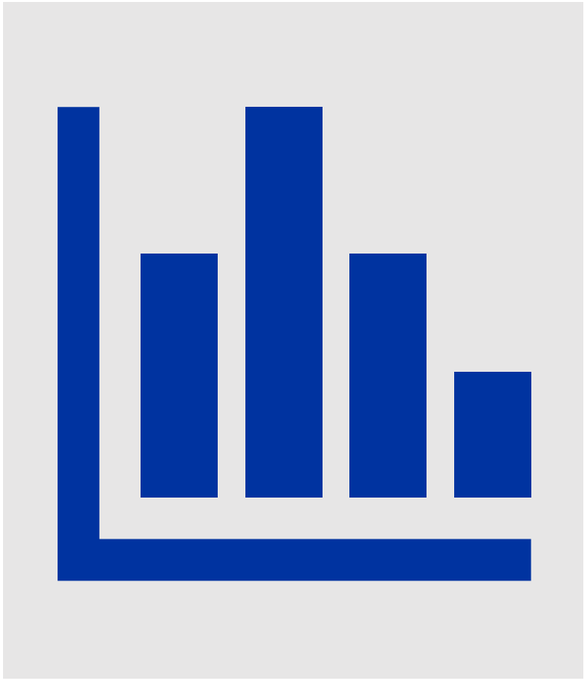
Fairfax County PUBLIC SCHOOLS
ENGAGE • INSPIRE • THRIVE

KIPP TEXAS PUBLIC SCHOOLS

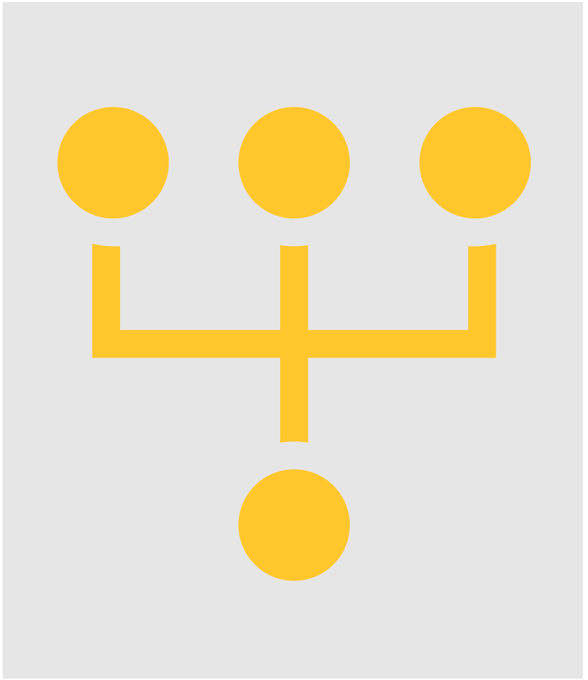
NEW HAVEN PUBLIC SCHOOLS


Approach

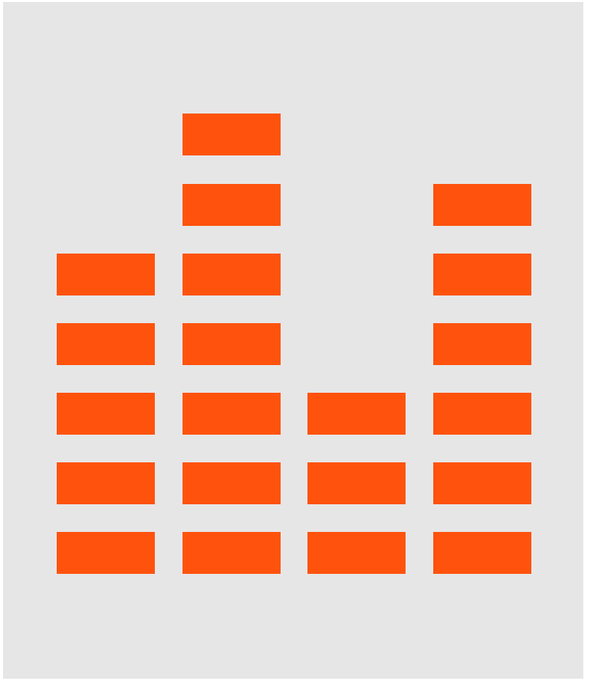
Process



Understand Current Conditions



Explore Options



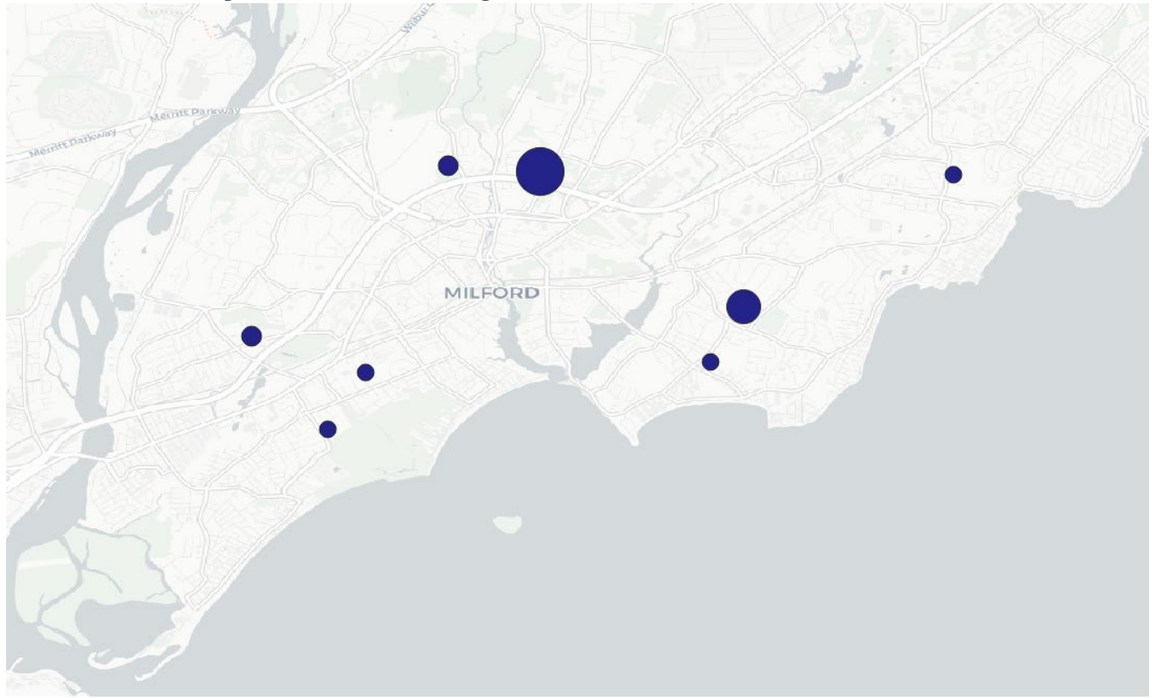
Model Impacts

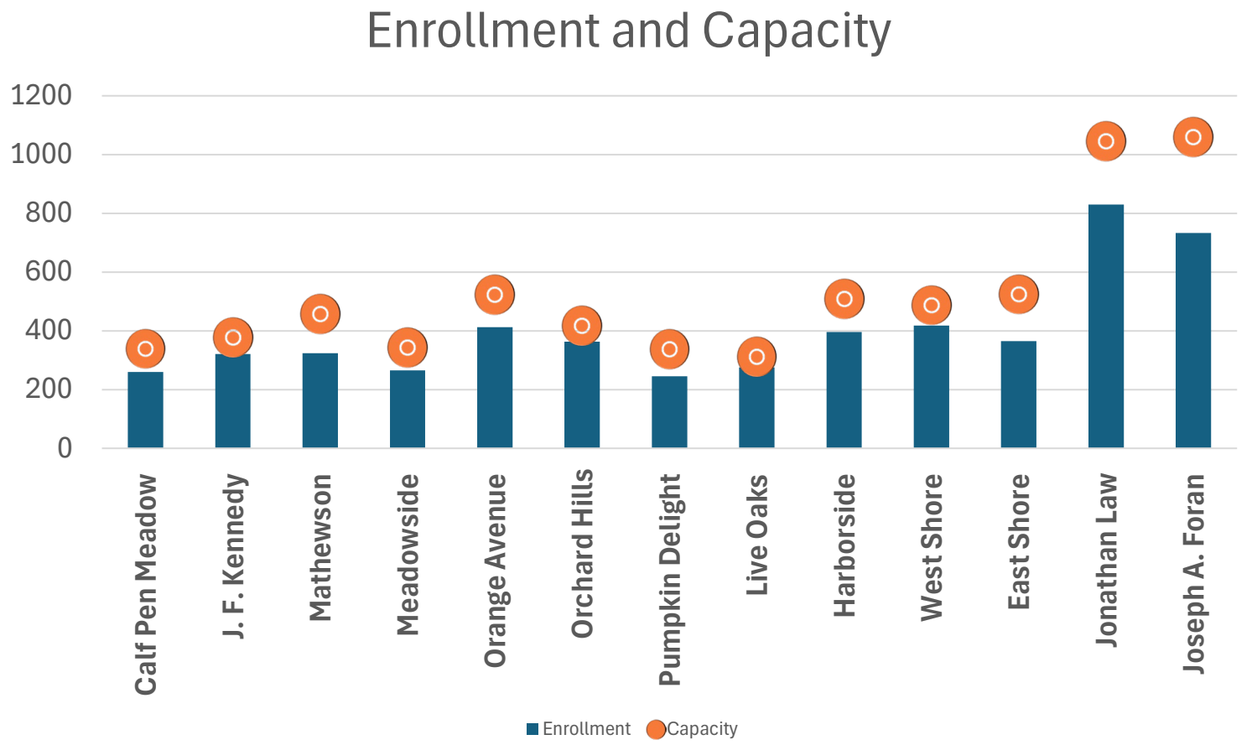


Develop Recommendations

Current Conditions: Enrollment and Utilization Analysis

Elementary Locations by School Size





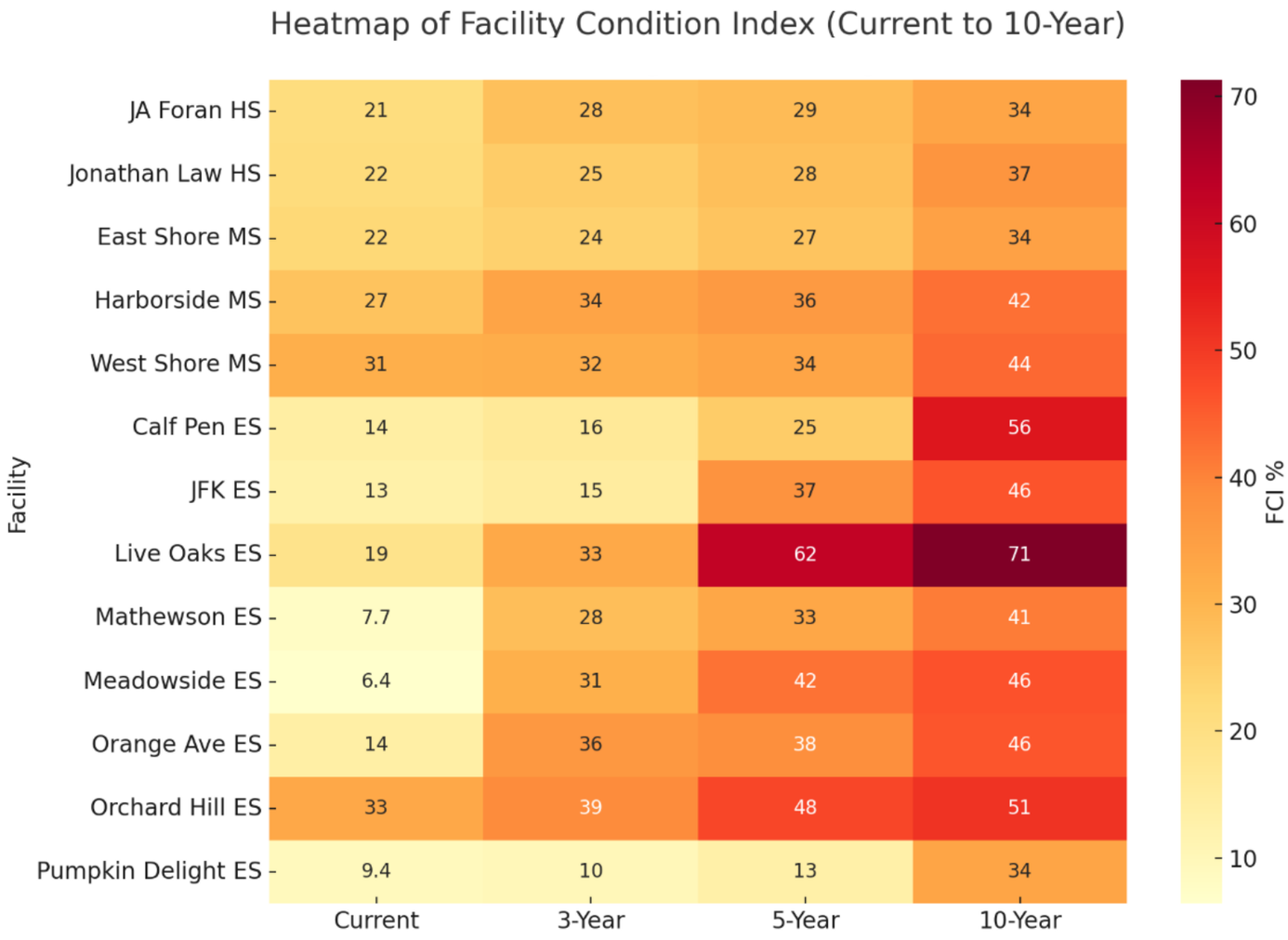
As we explore enrollment and programs, are looking at:

- Enrollment trends
- Student travel distances
- Attendance area capture rates
- Spatial relationships between schools
- Student demographics
- Programmatic offerings

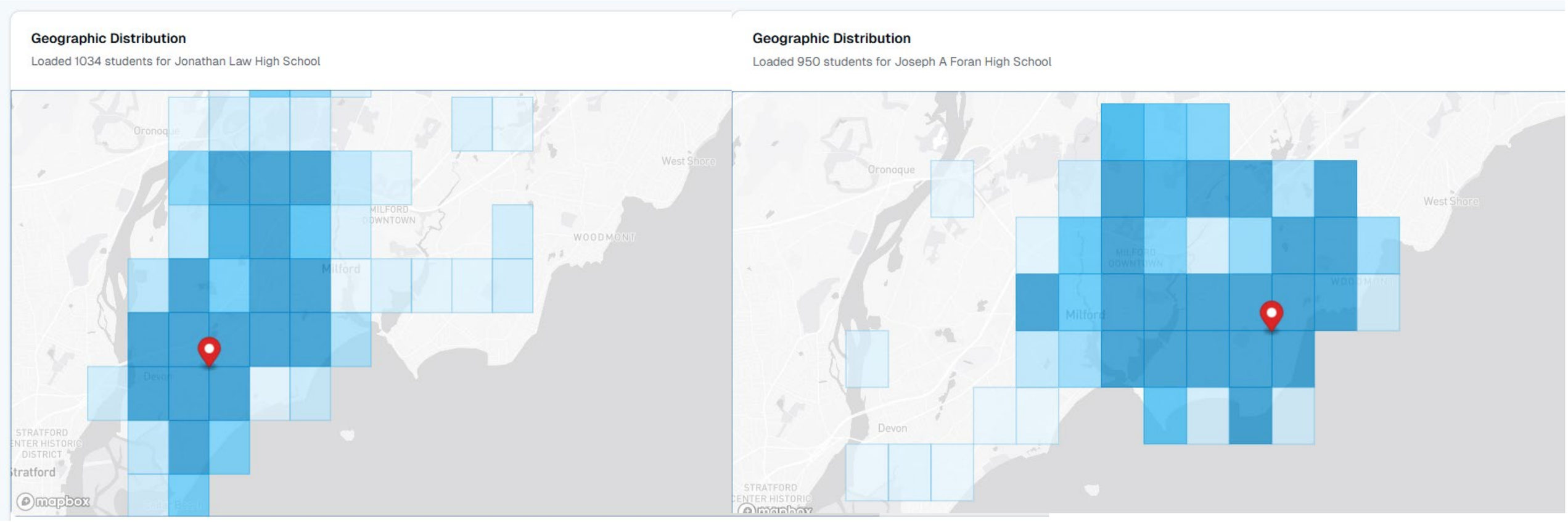
Current Conditions: Facility Condition Assessment Data

With previously completed facility conditions assessments we are evaluating:

- Building-level conditions
- System-level conditions
- Projected needs into the future
- Capital cost impacts
- How building conditions data factor into future decision-making scenarios and impact analysis.

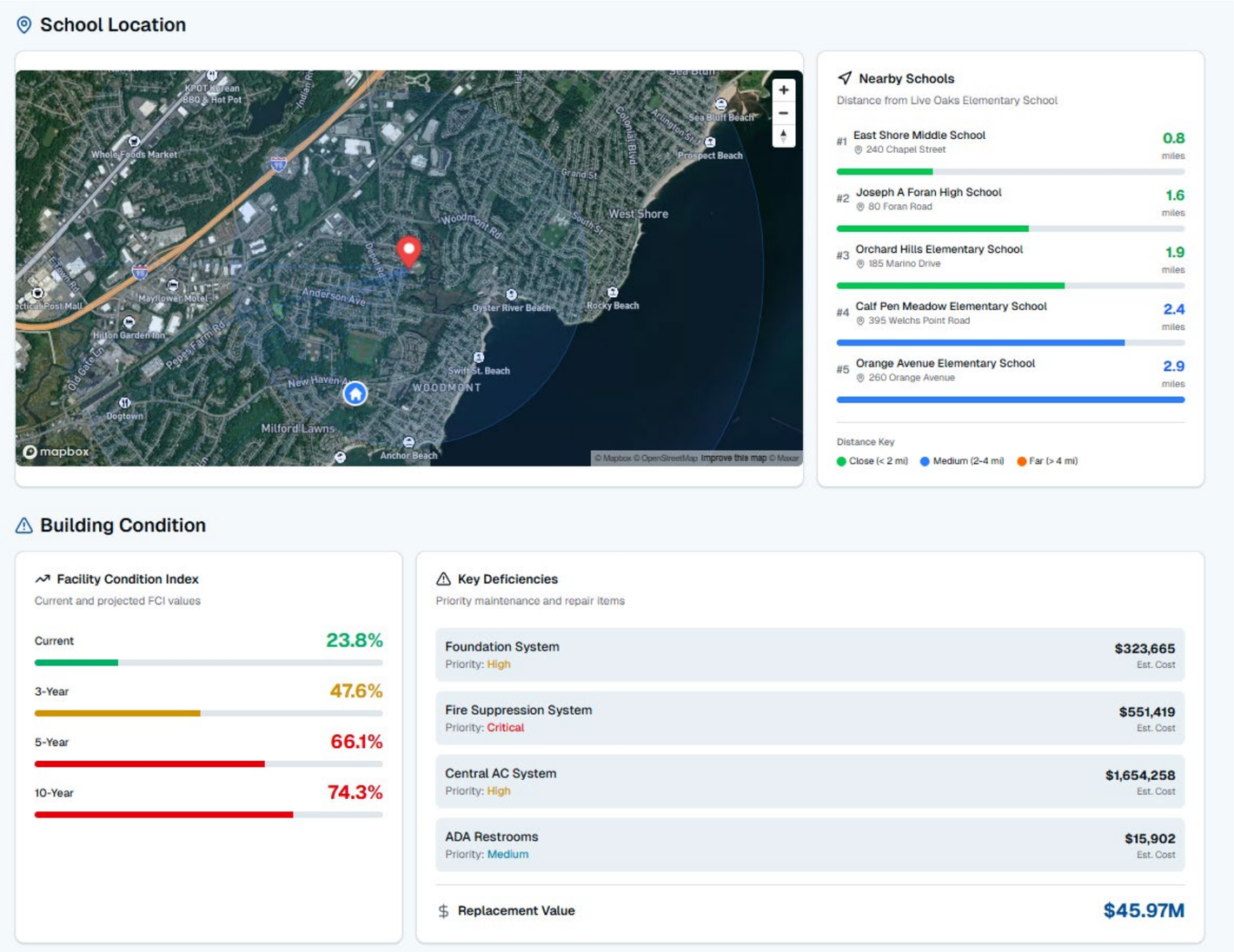


Current Conditions: Understanding Where Students Live



Current Conditions: Building a Comprehensive Profile

- As a foundational step, we are building comprehensive school profile pages.
- These profile pages will bring together all of the school-specific data from the facility conditions assessments, demographic studies, program information and other relevant data into one place.
- Unifying the data will help us find the through lines between the data sets.
- Public-facing dashboard will be released in January.



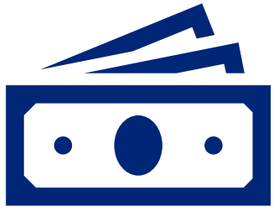
Scenario Testing: Factors to Consider



Does the property have adequate space to meet program needs?



Is the land suitable for school construction?



What are the costs? Acquisition, demolition, remediation, construction.



Are there any zoning considerations or factors that need to be considered?



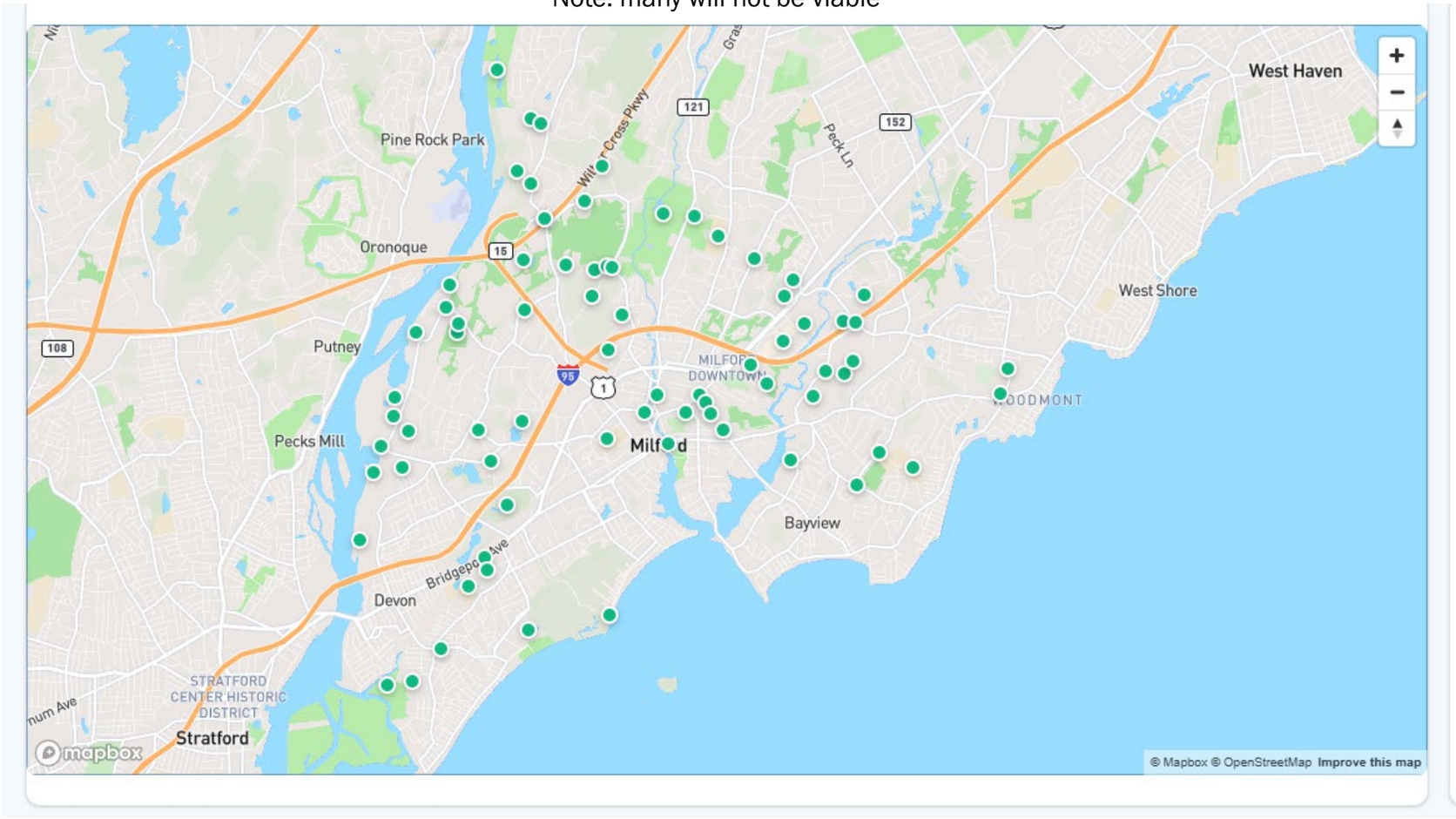
What are the travel impacts and is it viable for all students and families?

Scenario Testing: Site Selection

- Conducted an initial meeting with Milford City Planning
- We are conducting a comprehensive review of public and private property across the district to identify potentially viable sites for the exploration of the new high school site.
- We have started with a broad-brush approach and then we will refine the sites based on viability and impact.

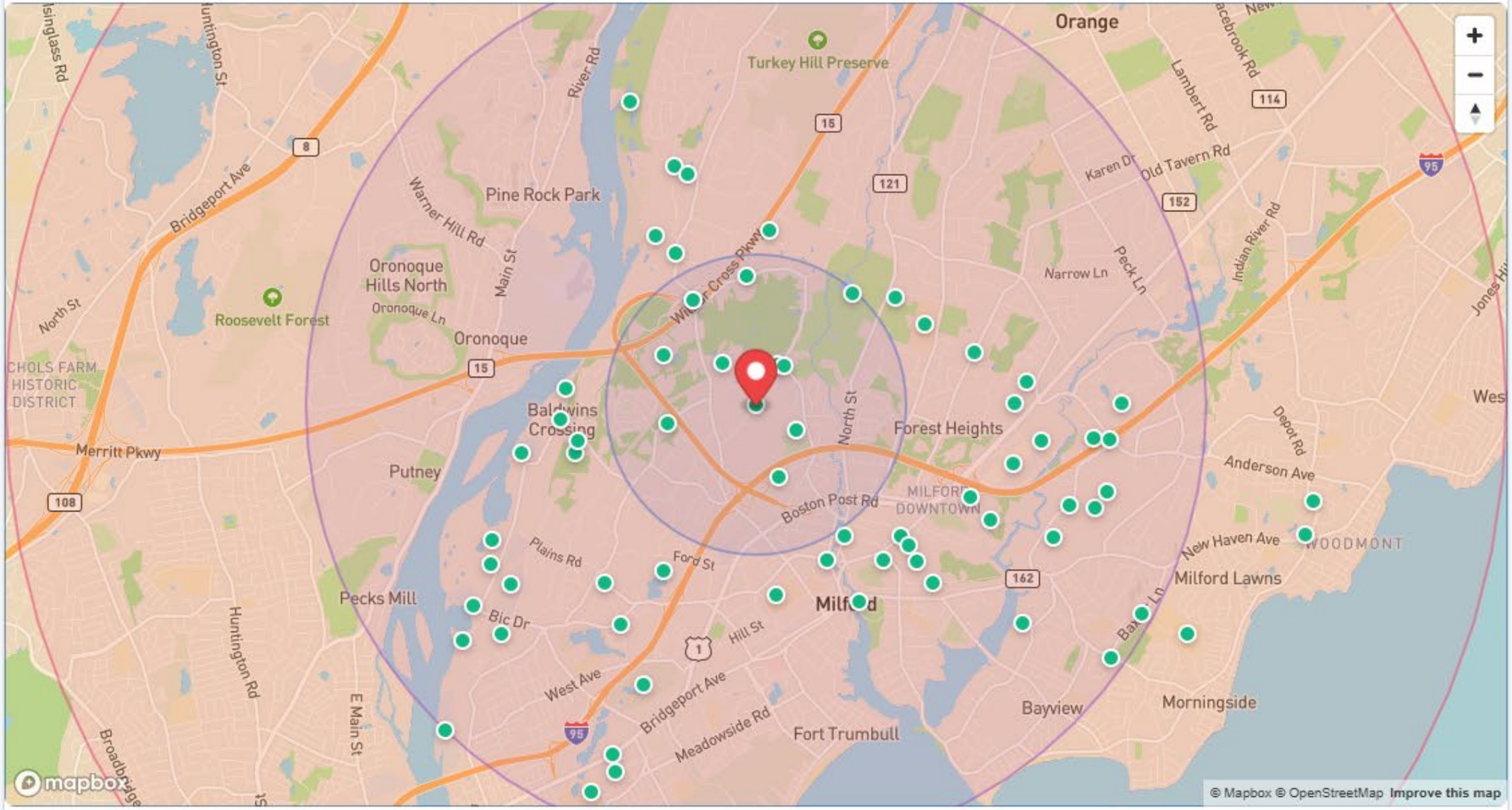
Broad Brush Identification of Large Parcels

Note: many will not be viable



Scenario Testing: Understanding Travel Impacts

HYPOTHETICAL LOCATION



Student Distribution

By distance from selected parcel

0-1 mi	Total: 628
Jonathan Law HS	198
Joseph A Foran HS	50
1-3 mi	Total: 2762
Jonathan Law HS	516
Joseph A Foran HS	547
3-5 mi	Total: 1726
Jonathan Law HS	317
Joseph A Foran HS	350
5-7 mi	Total: 0
Jonathan Law HS	0
Joseph A Foran HS	0
7-10 mi	Total: 13
Jonathan Law HS	1
Joseph A Foran HS	3

Scenario Testing: Grade Based Approach

EDUCATIONAL FOCUS AND ENVIRONMENT

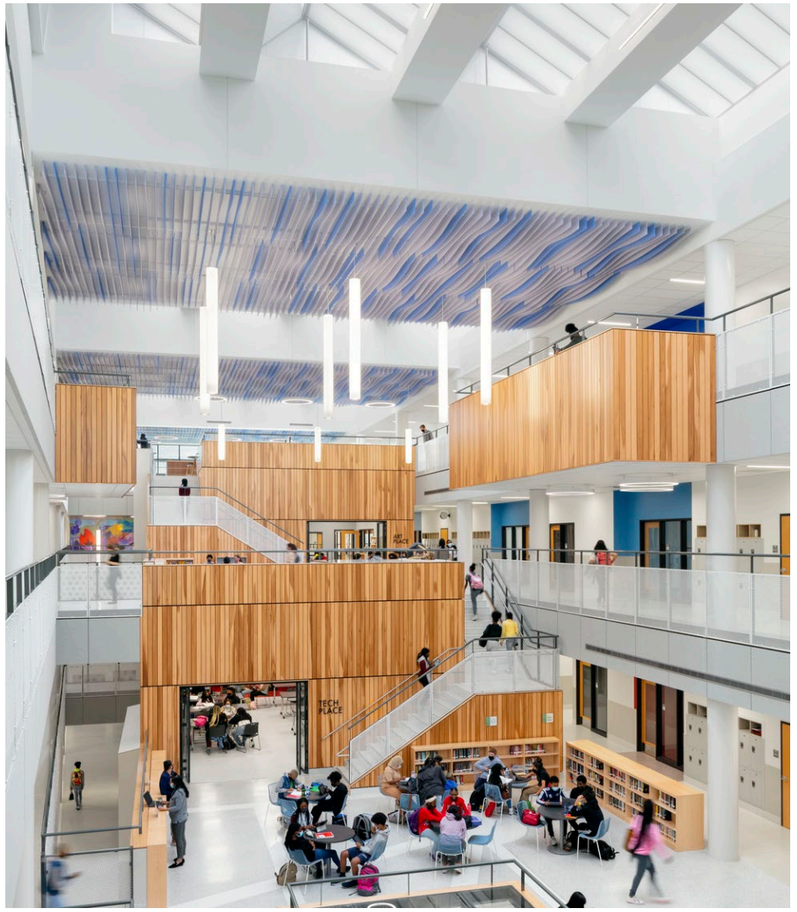
ELEMENTARY SCHOOL
- Flexible Classroom
- Travel to Specials Only



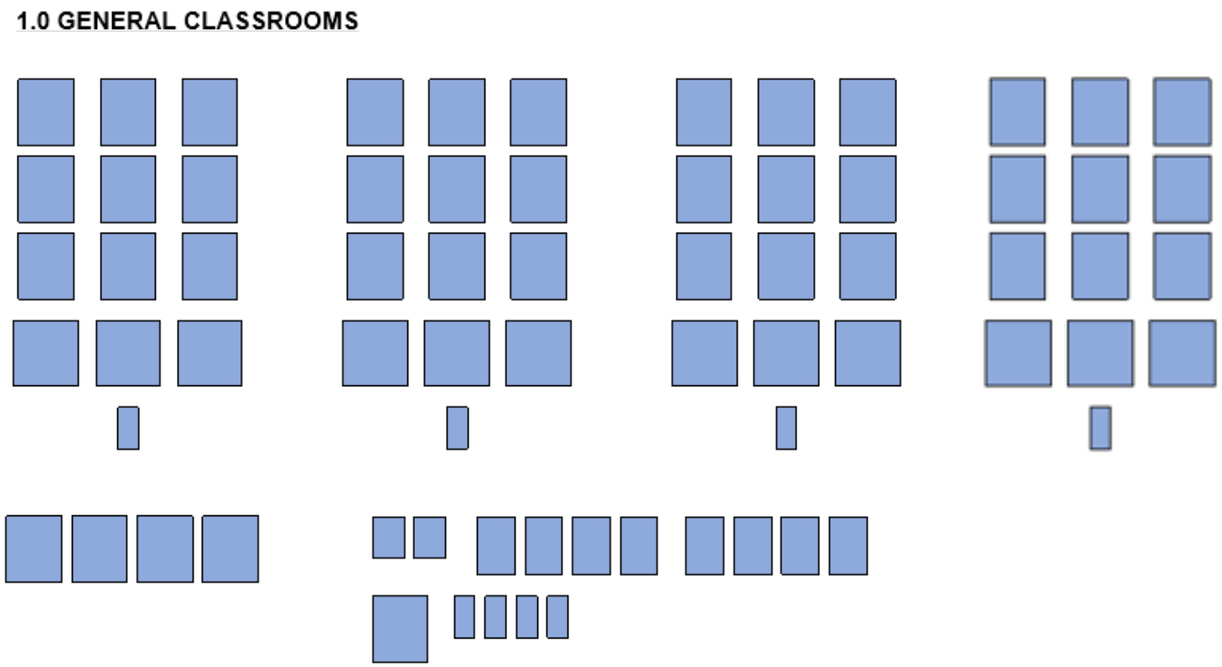
MIDDLE SCHOOL
- Transition to Independence
- Collaboration/Break Out Spaces



HIGH SCHOOL
- Larger Collab Spaces (Multi-Use)
- Specialization/Electives

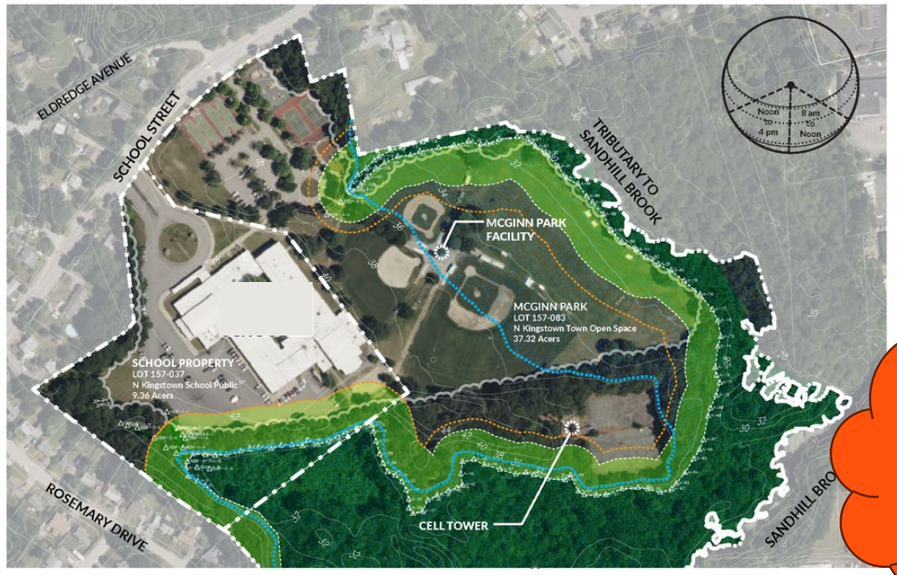


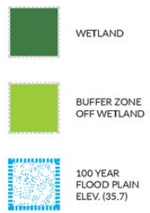
Scenario Testing: Defining the Space & Programmatic Needs



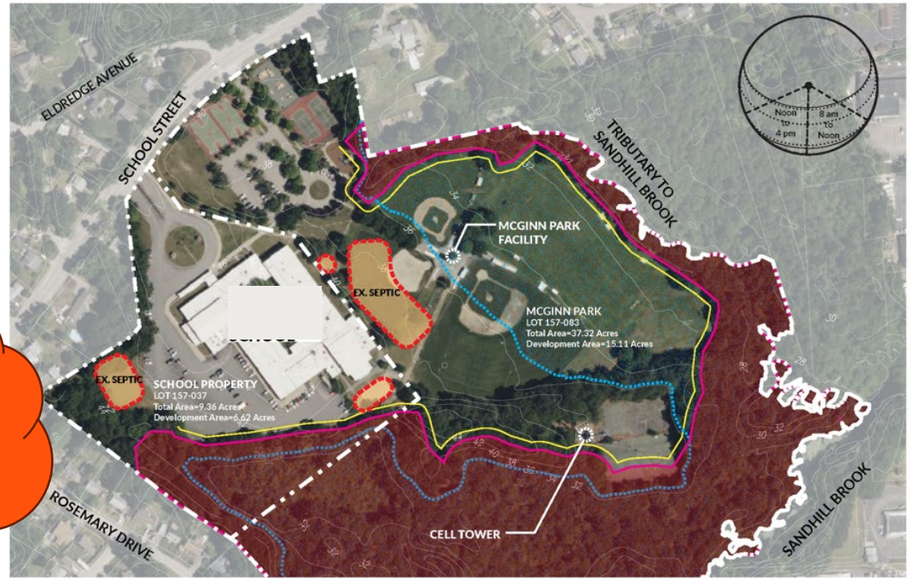
Site Selection Analysis & Planning Concept

1



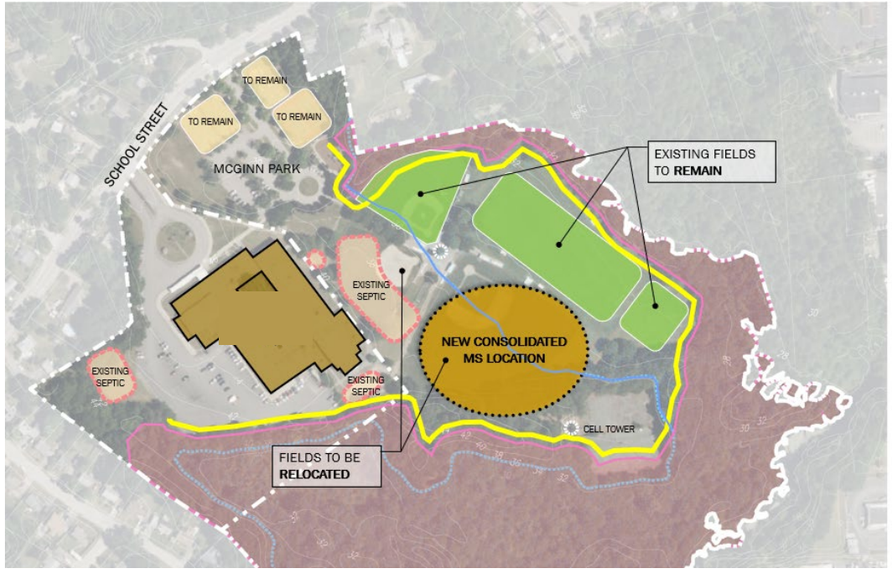


Note: example project not from Milford





3



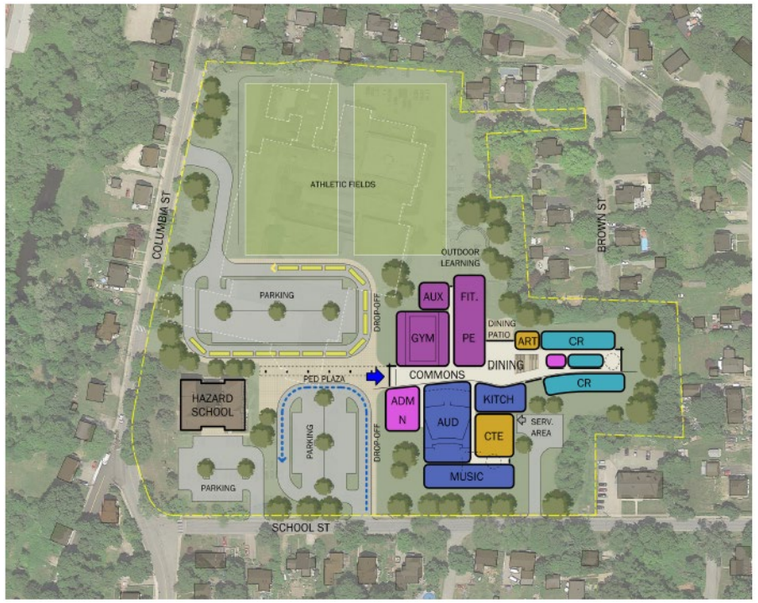


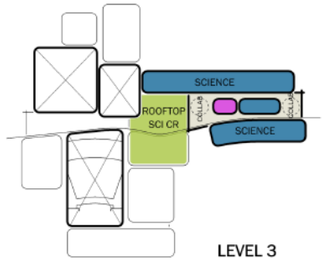
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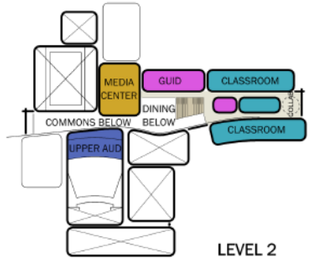


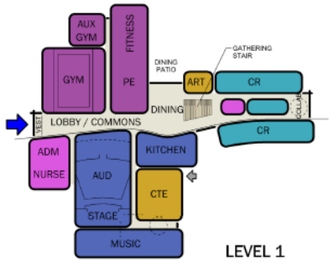


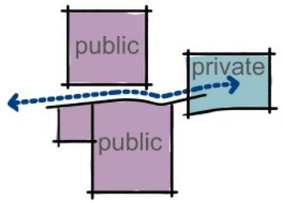
Preferred Site & Unified HS Development





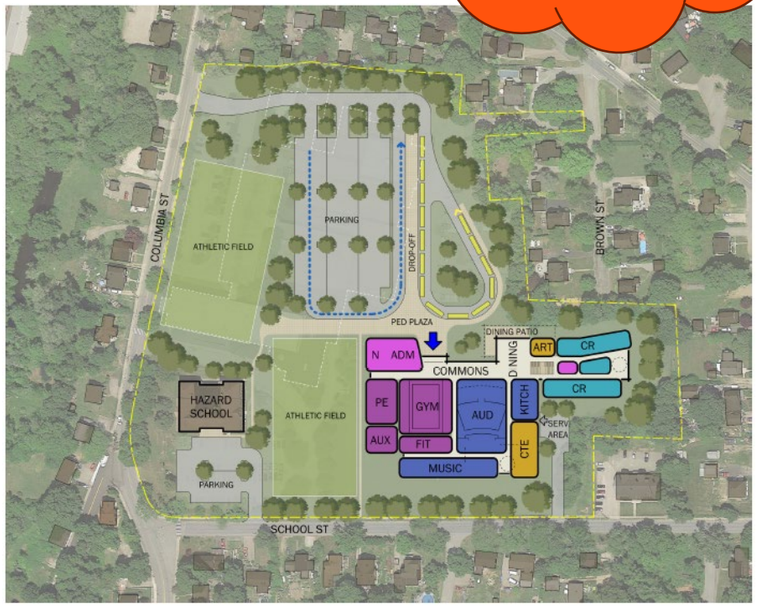


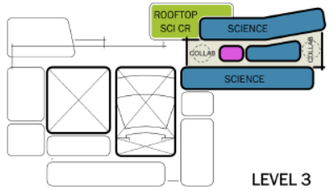


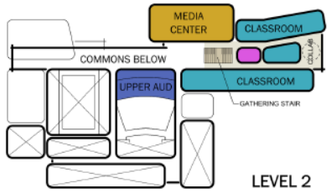


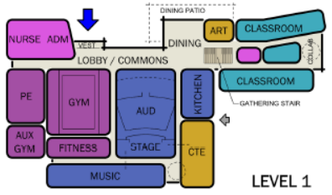
Concept A

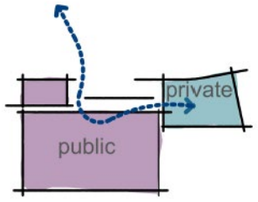
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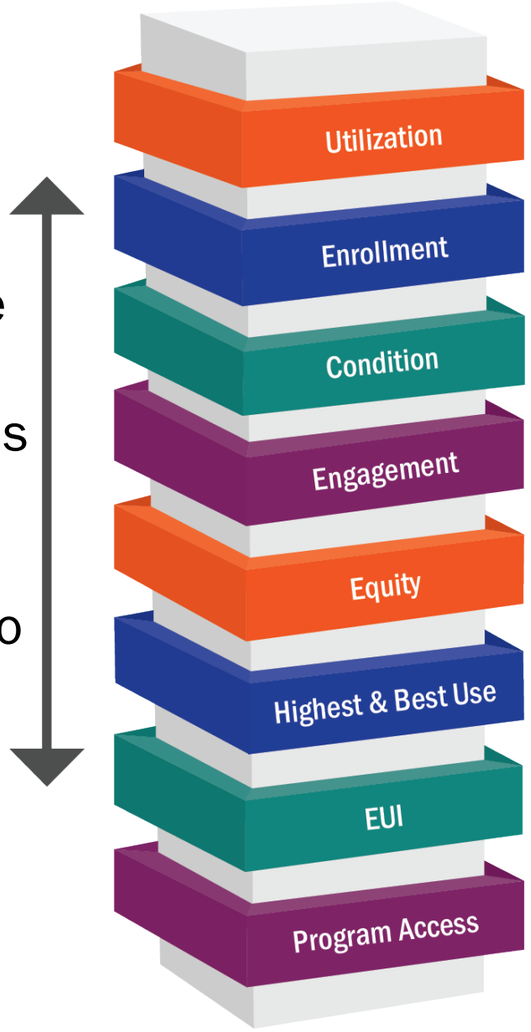


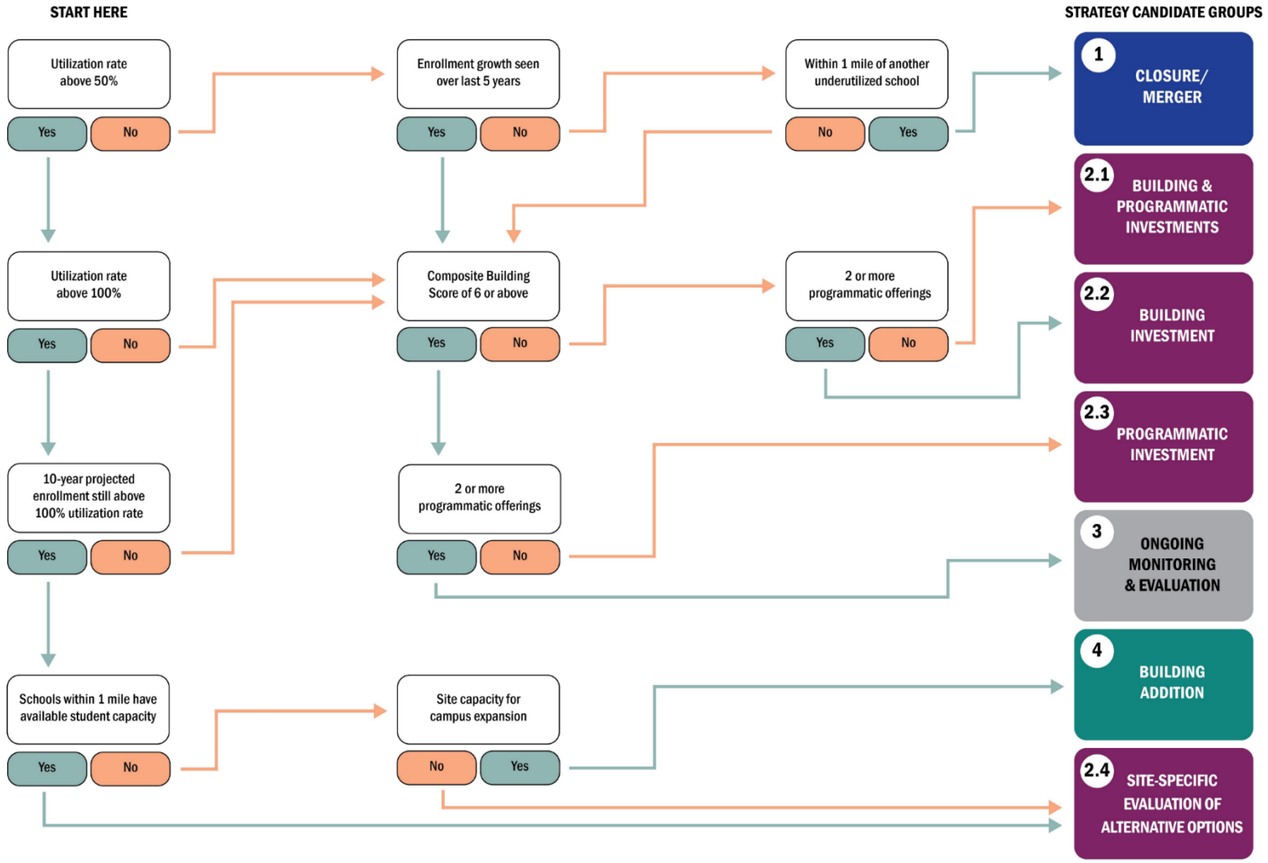


Concept B

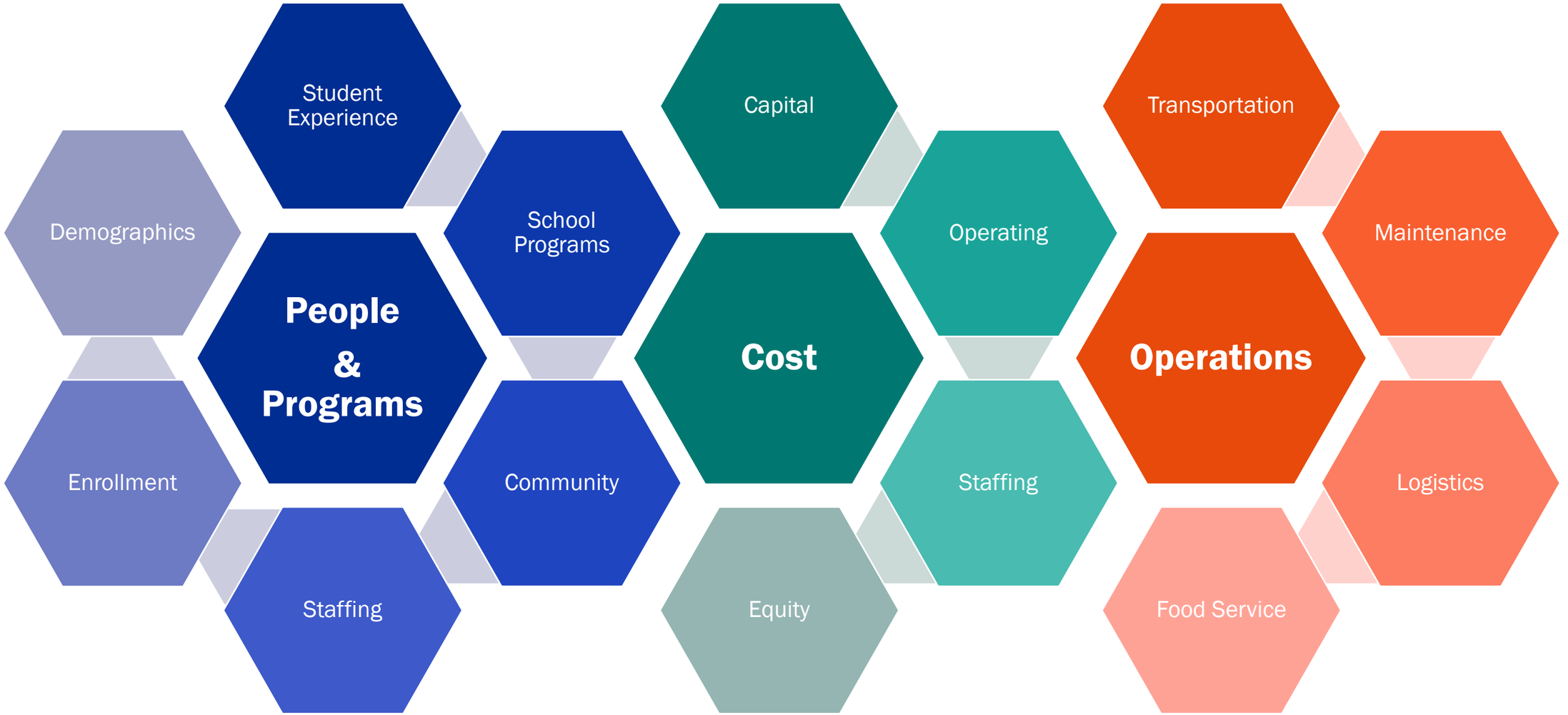
Developing an Integrated Plan

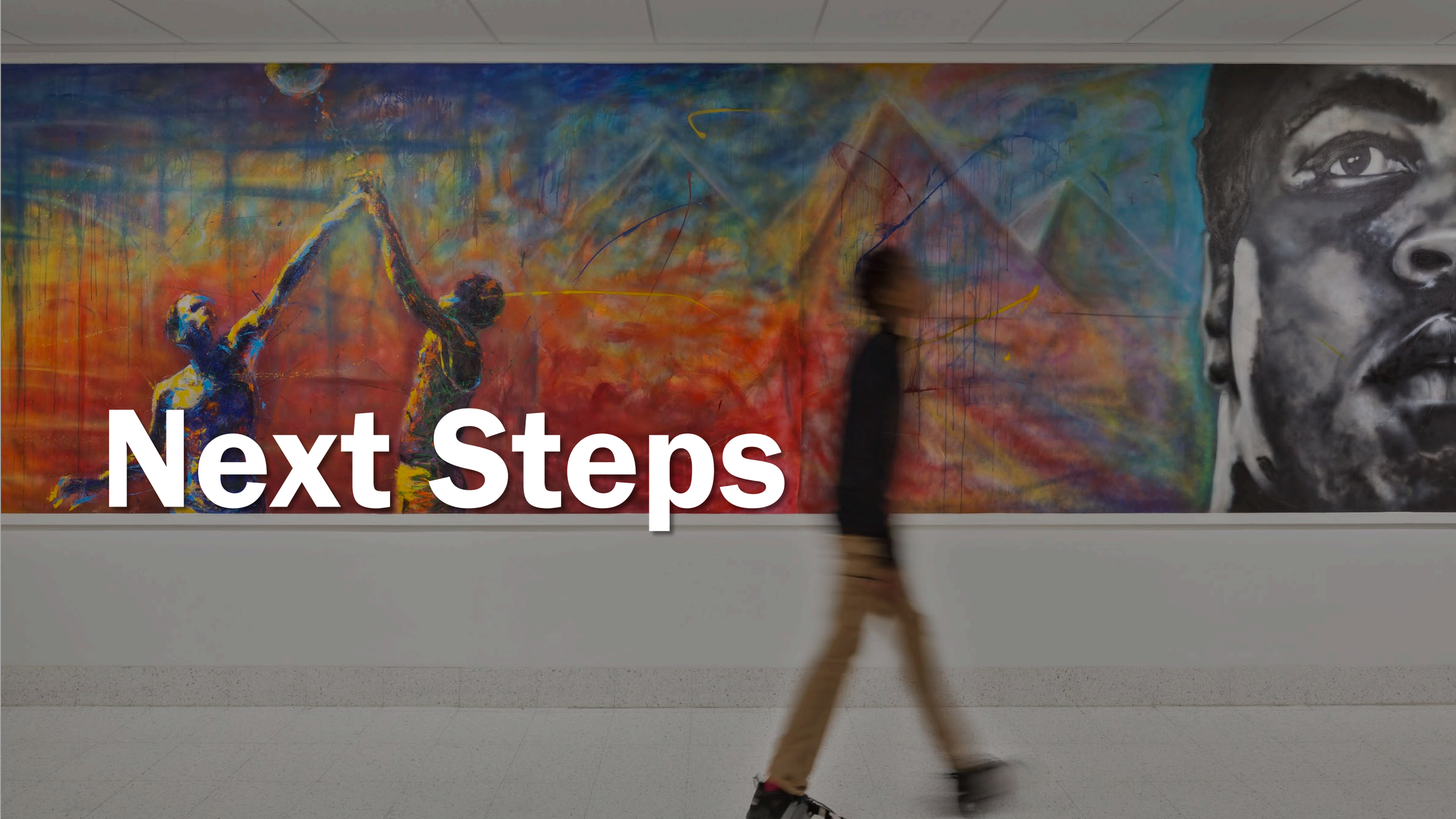
Layering qualitative and quantitative information allows us to see patterns, throughlines, and make connections to inform planning





Facility Master Plan Scenarios and Impacts




Next Steps

Next Steps

December

- Finalize existing conditions analysis
- Continue exploration of potential HS properties.

January

- Launch community survey
- Initial in-person community engagement
- Refine potential HS properties
- Additional Board Engagement

February/March

- Model and test scenarios and create impact analysis
- Develop initial recommendations

