

Milford Public Schools

Long-Range Facilities Master Plan

April 27, 2026 | Implementation & Phasing Scenarios



Agenda

1. Introductions
2. Where we've been
3. Implementation Phasing, Approach & Scenarios
4. Safety & Security Considerations
5. Next steps and Close out



Team



Patrick Davis
Planning Principal



Mark McCarthy
Principal-in-Charge



Michael Berger
Design Principal



Perkins Eastman



Michael Berger
AIA, LEED AP
DESIGN PRINCIPAL



Mark McCarthy
AIA, LEED AP
PRINCIPAL-IN-CHARGE



Patrick Davis
PLANNING PRINCIPAL



Andrew Ostrander AIA
PROJECT MANAGER



Lauren Giamundo AIA
PROJECT ARCHITECT



Hanna Negami PhD
DATA STRATEGIST



Douwe Wieberdink
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DATA STRATEGIST

Consultants



CES
MEP/FP ENGINEERING



Langan
SITE/CIVIL ENGINEERING



DeSimone Consulting Engineers
STRUCTURAL ENGINEERING



PACS
COST ESTIMATING



Watson & Yates
FINANCIAL ANALYST

Scope of Work

BUILDING OFF PREVIOUS PROJECTS THAT EXPLORED BUILDING CONDITIONS, DEMOGRAPHIC PROJECTIONS AND BUILDING CAPACITIES

1

High Schools

- The RFP included scope to explore going from 2 high schools to 1.
- Based on limited site availability, the Board of Education decided to maintain the 2 high school structure.

2

Middle Schools

- The RFP included scope to explore potential for 2 or 3 middle schools. The Board decided to move to a two school Middle School model with new construction investment at East Shore and West Shore.

3

Elementary Schools

- The RFP included scope to explore going from 8 to 6 elementary schools. The plan recommends the future closure of Calf Pen and Meadowside and investment in the remaining 6 schools.

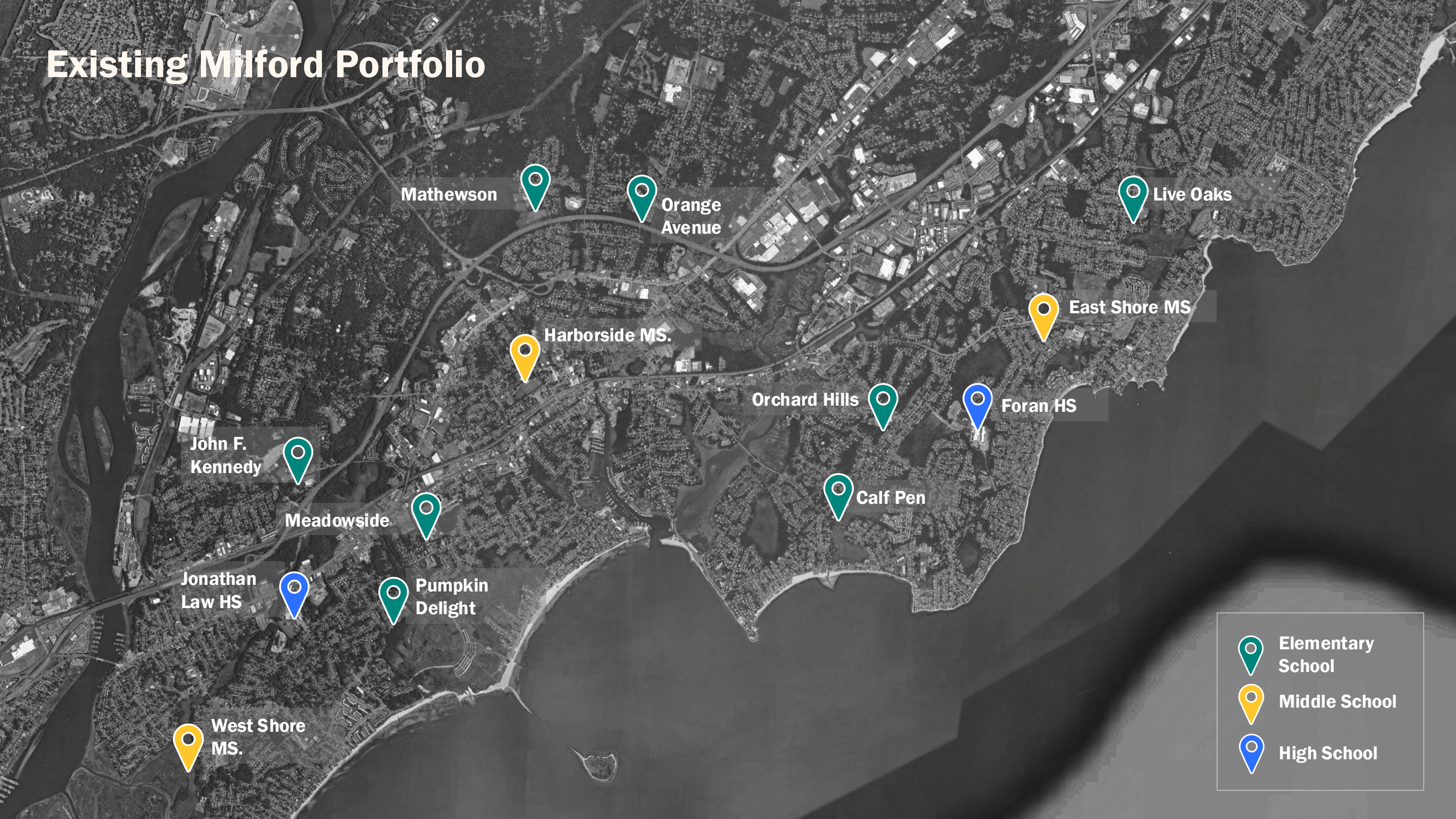
4

Implementation

- Exploration of how Milford can successfully deliver on the investment strategy.



Existing Milford Portfolio



Mathewson

Orange Avenue

Live Oaks

Harborside MS.

East Shore MS

Orchard Hills

Foran HS

John F. Kennedy

Calf Pen

Meadowside

Pumpkin Delight




Jonathan Law HS

West Shore MS.

	Elementary School
	Middle School
	High School

Facilities Condition Index (FCI) across the District

School	Current	3-Year	5-Year	10-Year
Live Oak Elementary School	23.8	47.6	66.1	74.3
Calf Pen Meadow Elementary School	14.7	22.3	51.2	56.1
Pumpkin Delight Elementary School	13.8	14.3	19.8	52.7
Orchard Hills Elementary School	37.3	46.9	48.1	50.8
Meadowside Elementary School	7.1	40.5	41.6	47.4
Jonathan Law High School	28.4	31.7	34.9	46.5
John F Kennedy Elementary School	13.3	35.2	43.6	45.5
Orange Avenue Elementary School	30.6	37.2	38.6	45.3
Joseph A Foran High School	35.1	37.7	38.5	44.2
Harborside Middle School	28.2	34.5	36.9	43.2
West Shore Middle School	31.3	32.1	34.0	43.2
Mathewson Elementary School	7.7	30.6	34.6	40.1
East Shore Middle School	22.4	26.5	27.9	38.8

-  Elementary School
-  Middle School
-  High School

Ranked by highest to lowest 10-year FCI scores

Implementation Phasing



Overview of Implementation Options

- 1 Start with Elementary Schools
 - **2 ES → 2 MS → 4 ES → 2 HS**
- 2 Start with High Schools
 - **2 HS → 2 ES → 2 MS → 4 ES**
- 3 Start with 1 middle schools/1 Elementary school
 - **1 MS/1ES → 1 MS/1ES → 4ES → 2HS**
- 4 Start with Middle schools
 - **2MS → 6ES → 2HS**
- 5 Start with Middle schools (with New Property)
 - **2MS → 6ES → 2HS**

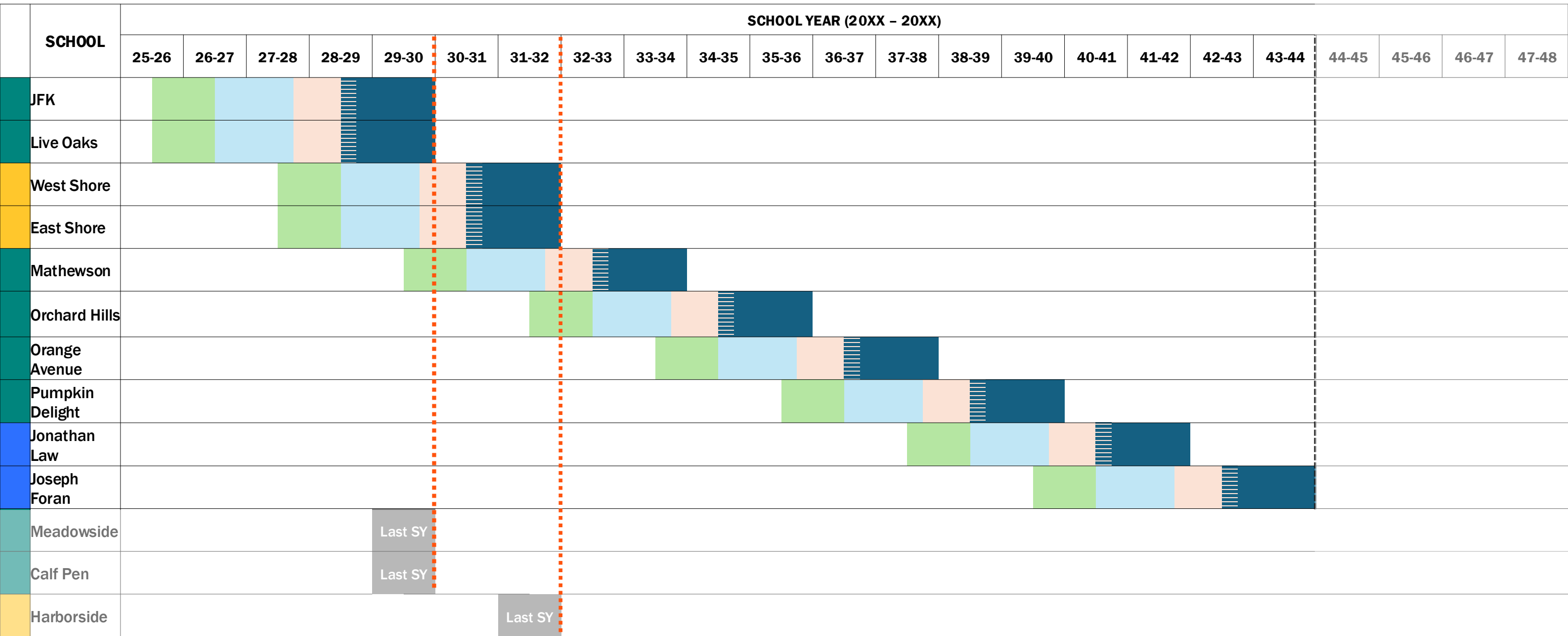


A large, bold, gray number '1' is positioned on the left side of the slide, serving as a visual indicator for the first phase of implementation.

Implementation Phasing 1:
Start with Elementary Schools
2 ES → 2 MS → 4 ES → 2 HS

Implementation Scenario 1

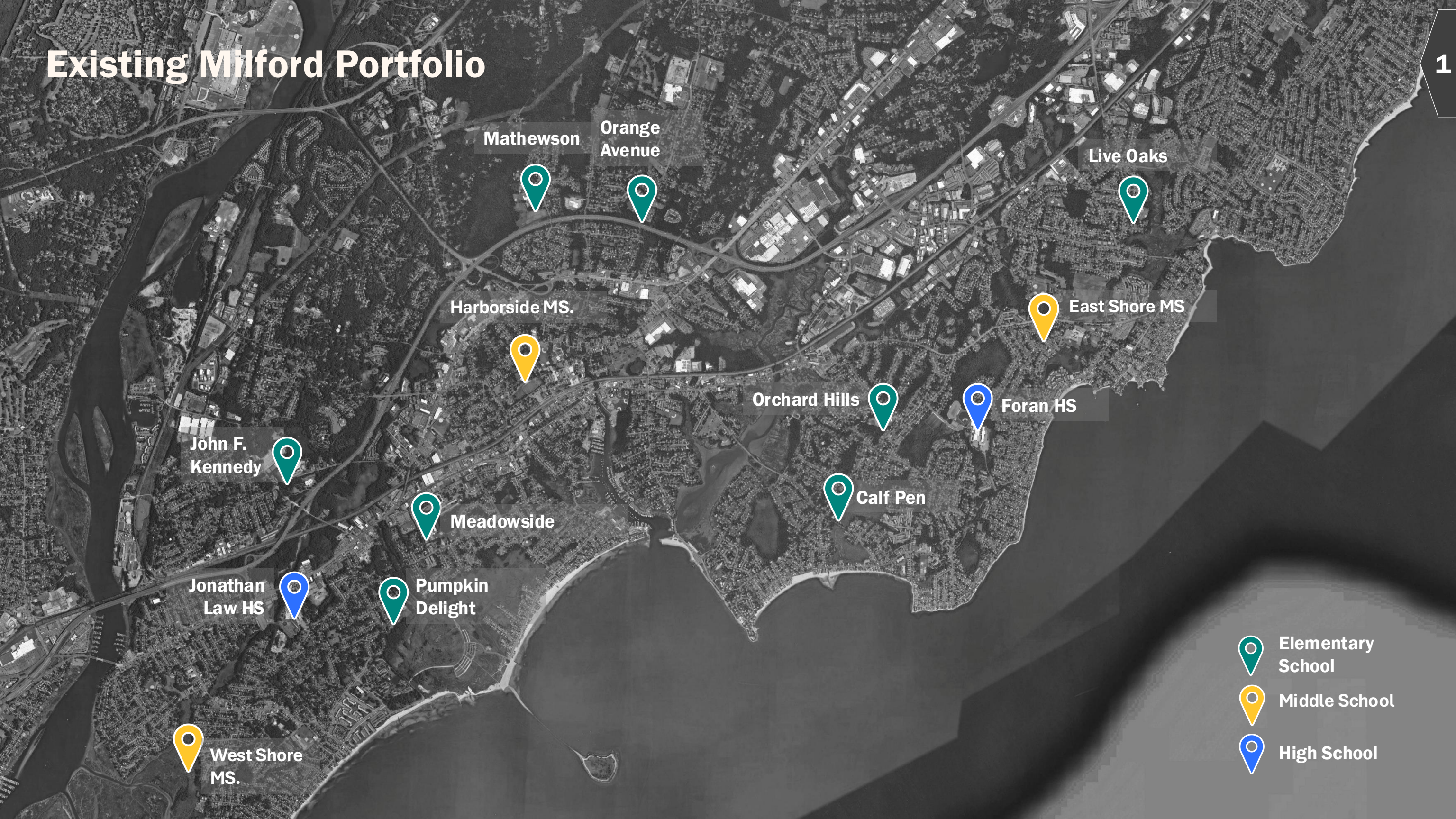
■ Elementary
■ Middle
■ High



PERKINS ————— EASTMAN

Budget development and approval
Procurement, approvals, coordination
Design
Construction

Existing Milford Portfolio



Mathewson

Orange Avenue

Live Oaks

Harborside MS.

East Shore MS

Orchard Hills

Foran HS

John F. Kennedy




Calf Pen

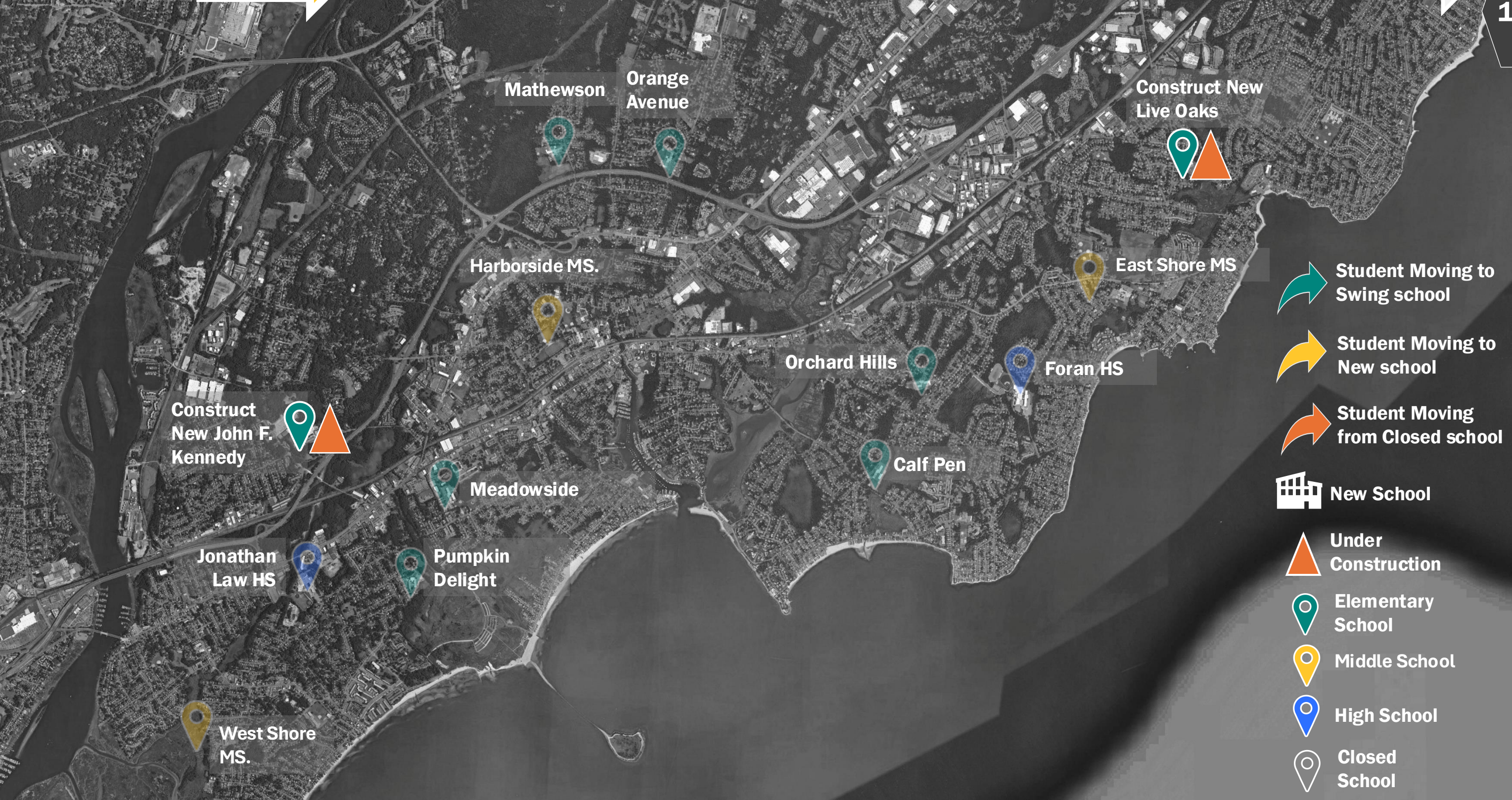
Meadowside

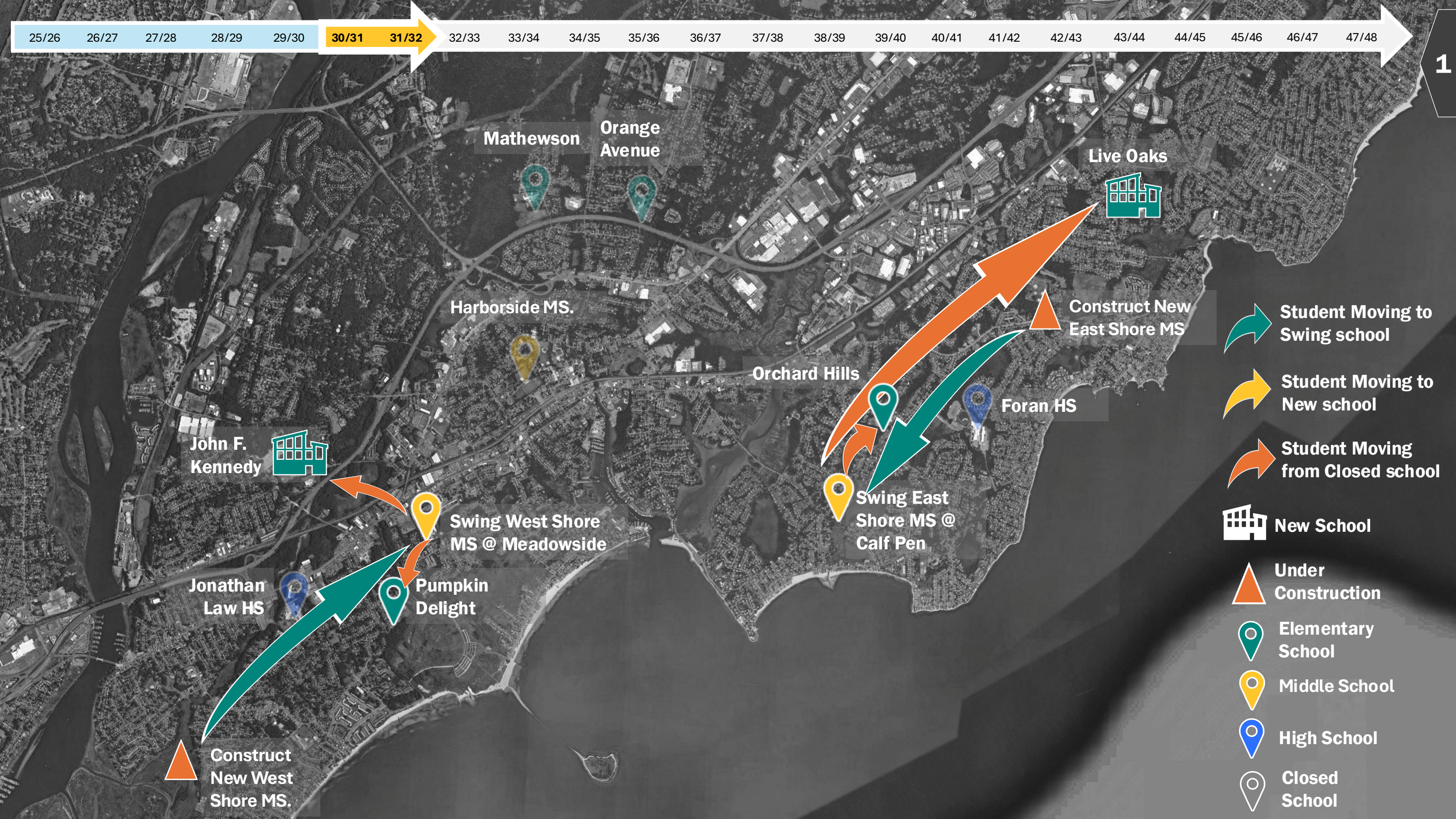
Jonathan Law HS


Pumpkin Delight

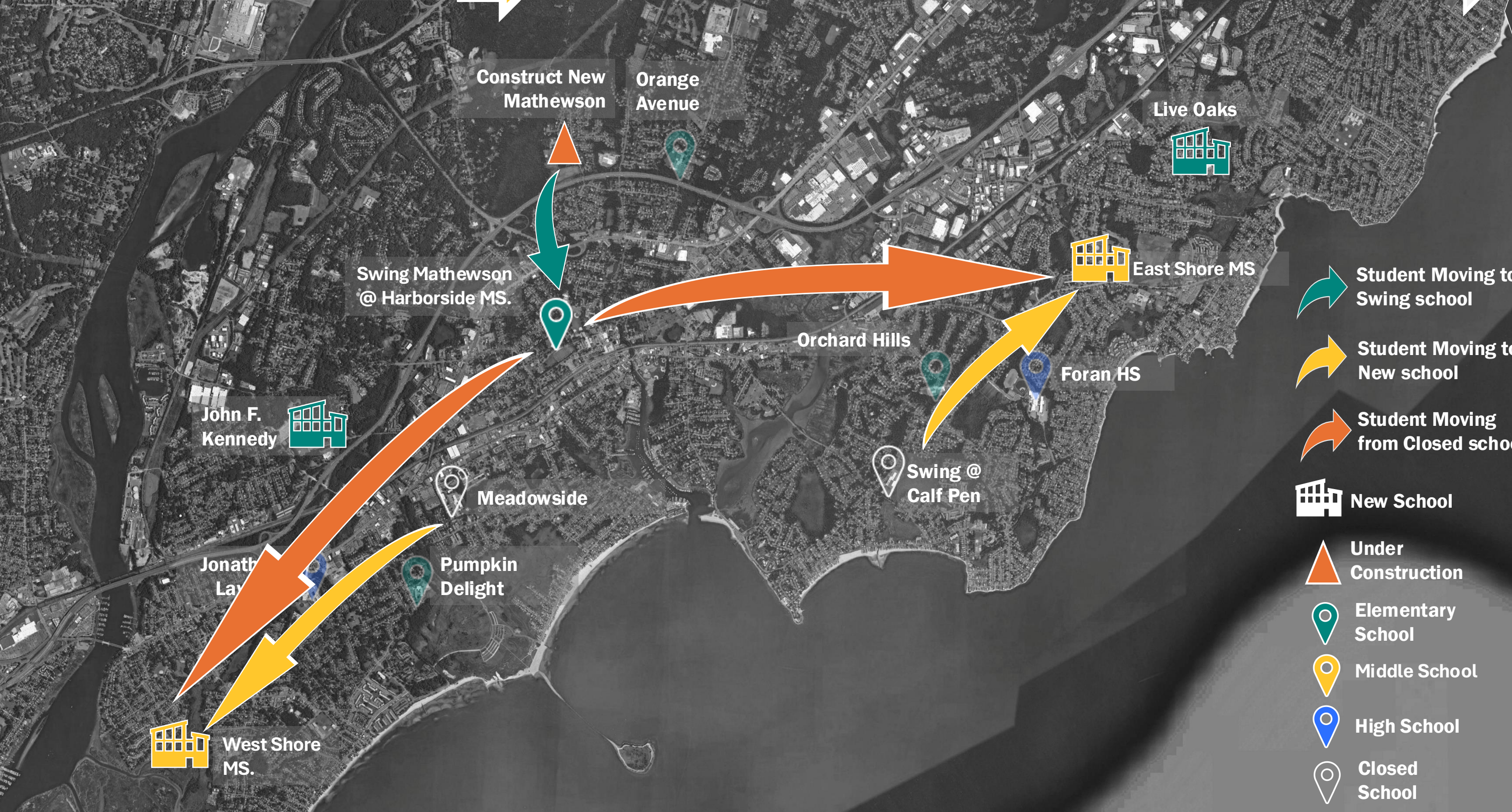
West Shore MS.


-  Elementary School
-  Middle School
-  High School

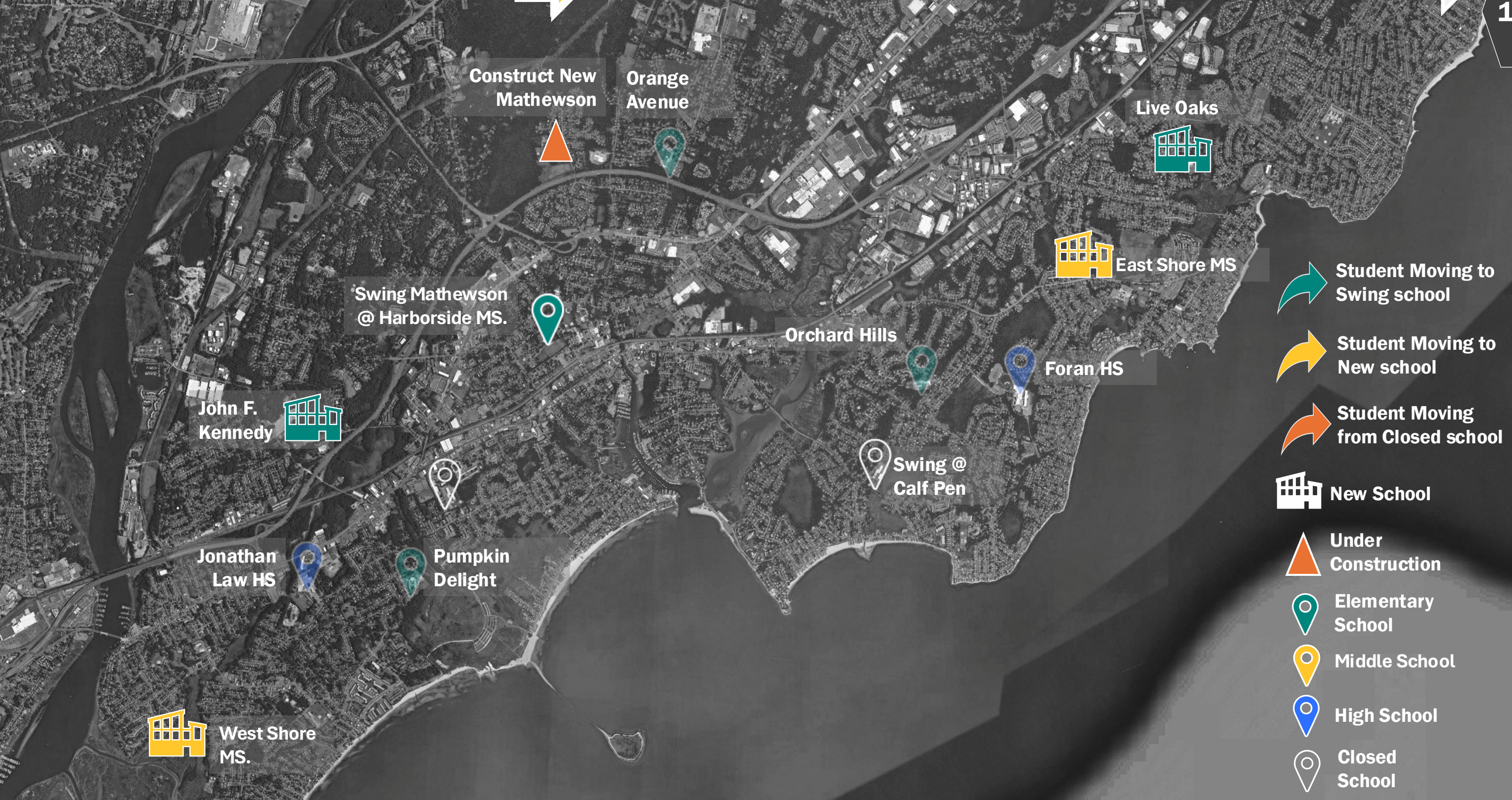




-  Student Moving to Swing school
-  Student Moving to New school
-  Student Moving from Closed school
-  New School
-  Under Construction
-  Elementary School
-  Middle School
-  High School
-  Closed School



-  Student Moving to Swing school
-  Student Moving to New school
-  Student Moving from Closed school
-  New School
-  Under Construction
-  Elementary School
-  Middle School
-  High School
-  Closed School



Construct New Mathewson

Orange Avenue

Live Oaks

East Shore MS

Swing Mathewson @ Harborside MS.

Orchard Hills

Foran HS


John F. Kennedy


Swing @ Calf Pen


Jonathan Law HS

Pumpkin Delight

West Shore MS.


 **Student Moving to Swing school**


 **Student Moving to New school**

 **Student Moving from Closed school**


 **New School**

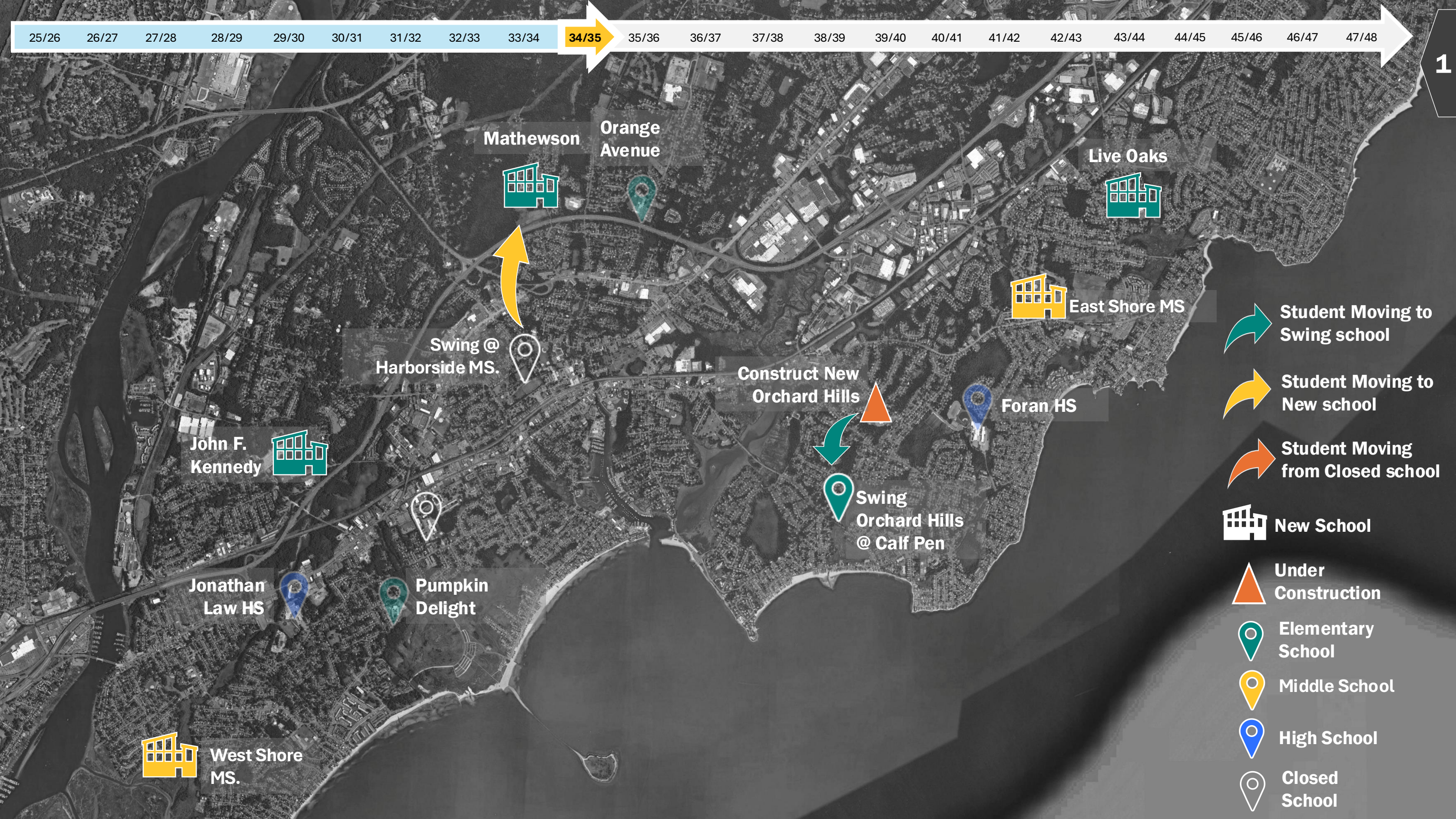
 **Under Construction**

 **Elementary School**

 **Middle School**

 **High School**

 **Closed School**



Mathewson

Orange Avenue

Live Oaks

East Shore MS

Construct New Orchard Hills

Foran HS

Swing Orchard Hills @ Calf Pen

Swing @ Harborside MS.

John F. Kennedy

Jonathan Law HS

Pumpkin Delight

West Shore MS.

Student Moving to Swing school

Student Moving to New school

Student Moving from Closed school

New School

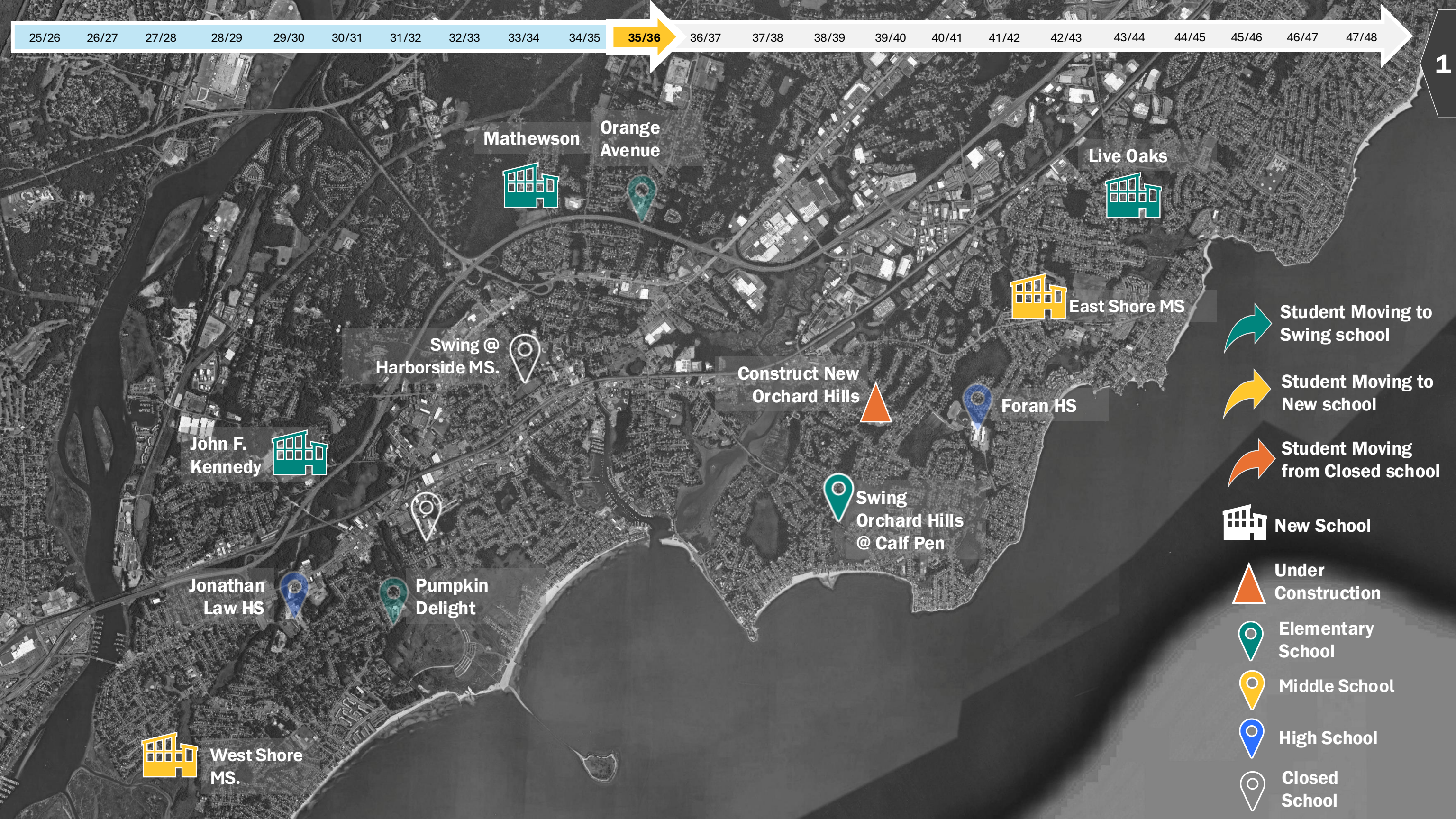
Under Construction

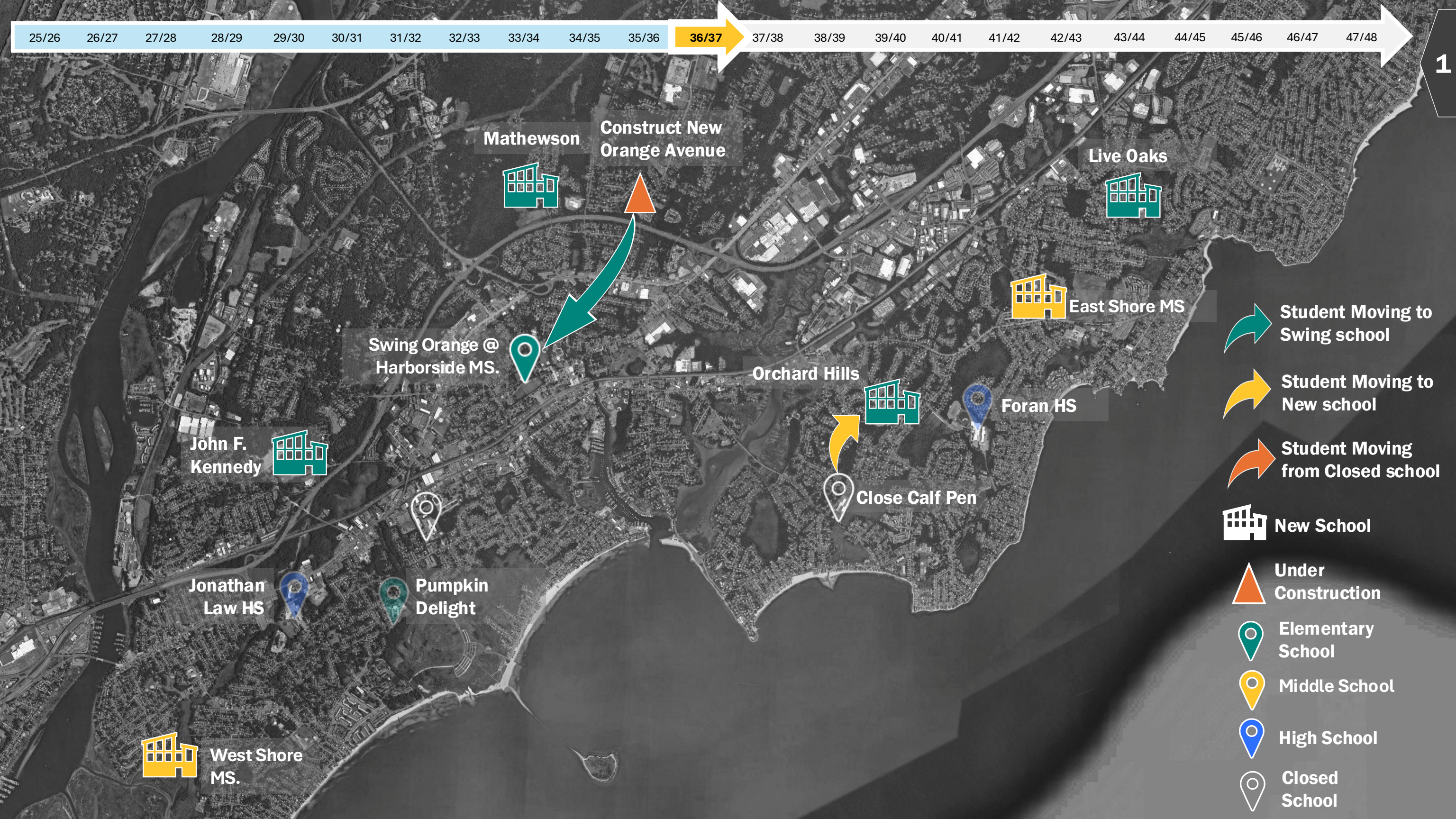
Elementary School

Middle School

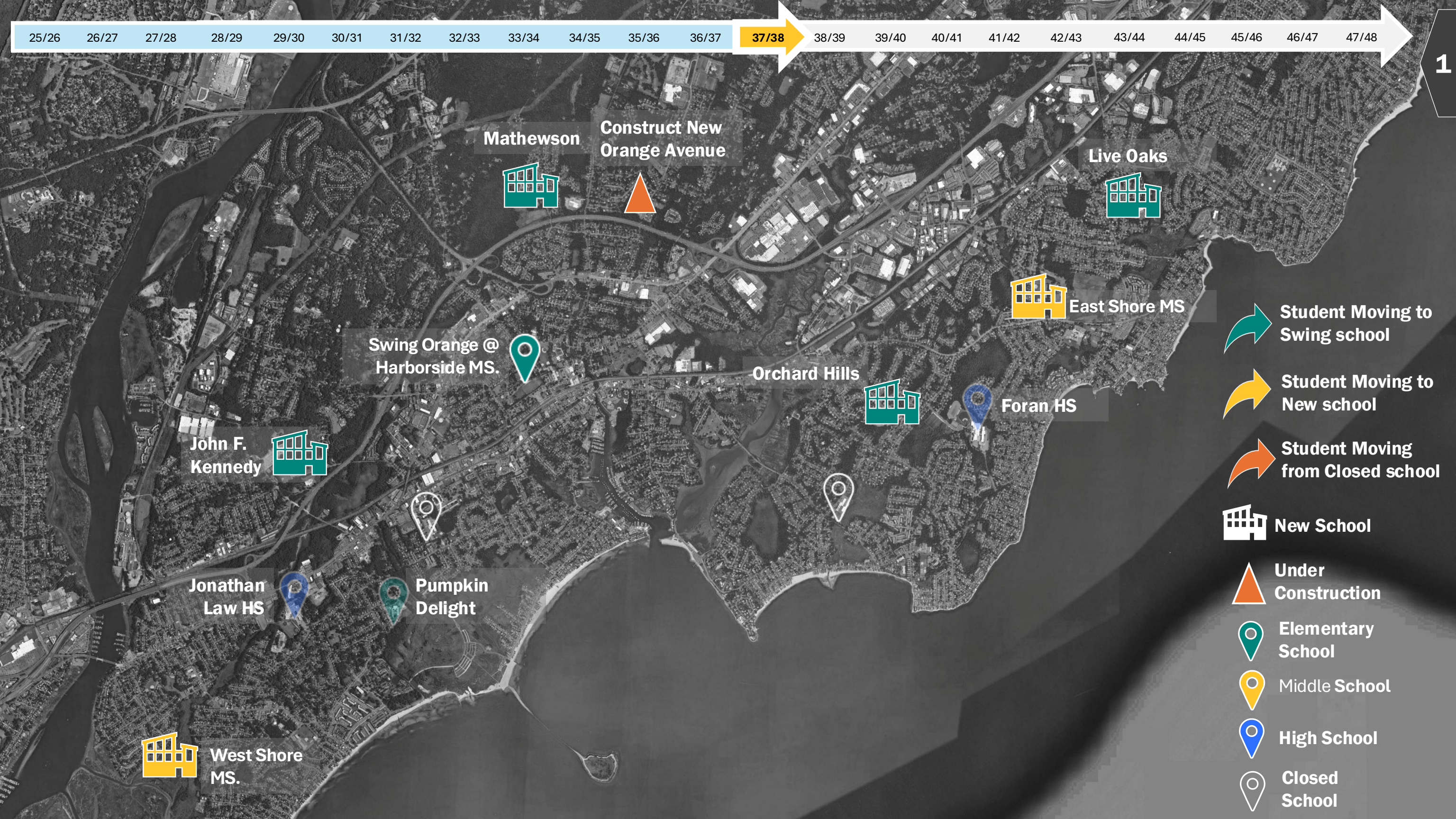
High School

Closed School





-  Student Moving to Swing school
-  Student Moving to New school
-  Student Moving from Closed school
-  New School
-  Under Construction
-  Elementary School
-  Middle School
-  High School
-  Closed School



Mathewson



Construct New Orange Avenue



Live Oaks



East Shore MS

Swing Orange @ Harborside MS.



Orchard Hills



Foran HS



John F. Kennedy



Jonathan Law HS



Pumpkin Delight



West Shore MS.



Student Moving to Swing school



Student Moving to New school



Student Moving from Closed school



New School



Under Construction



Elementary School



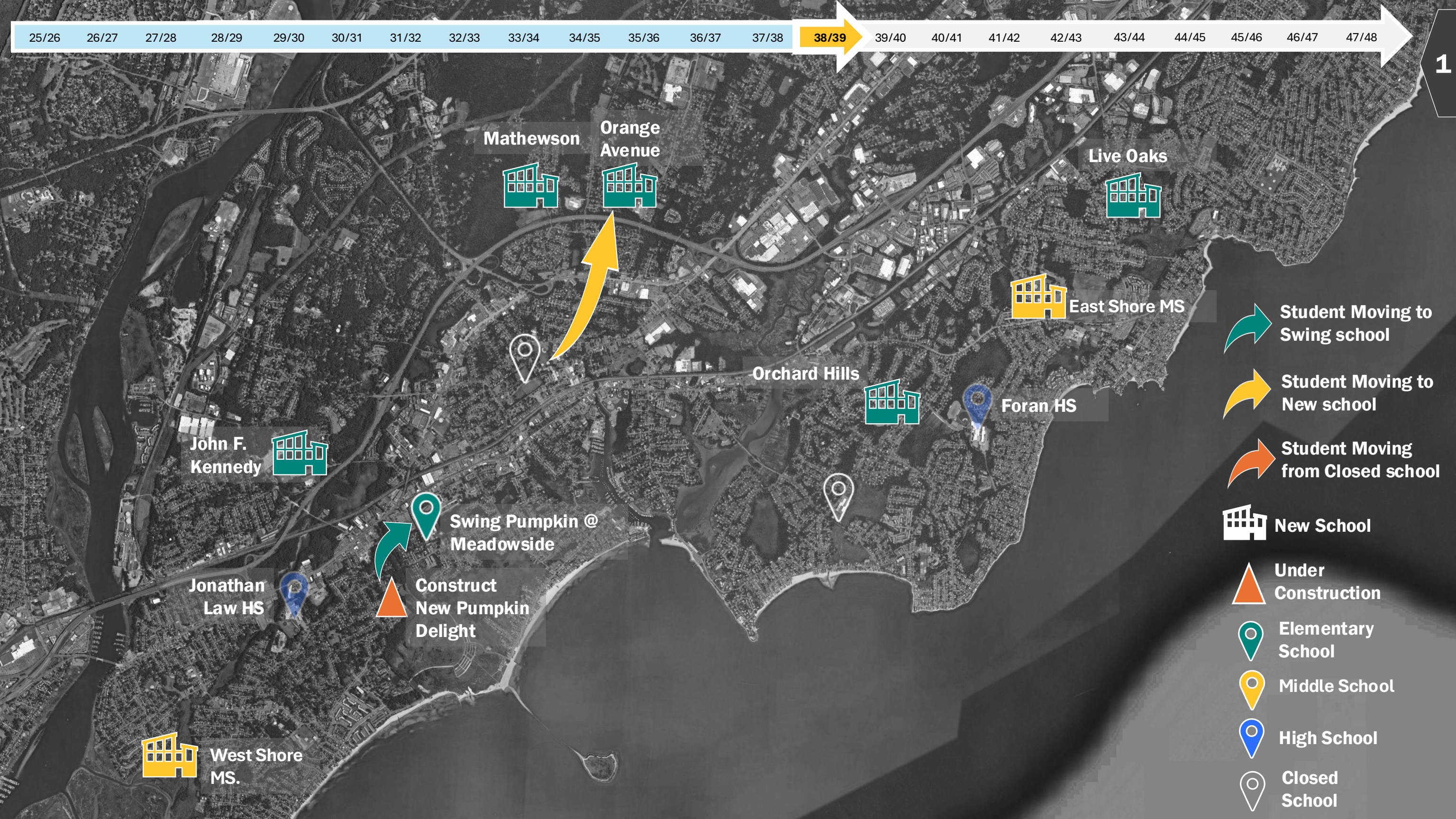
Middle School

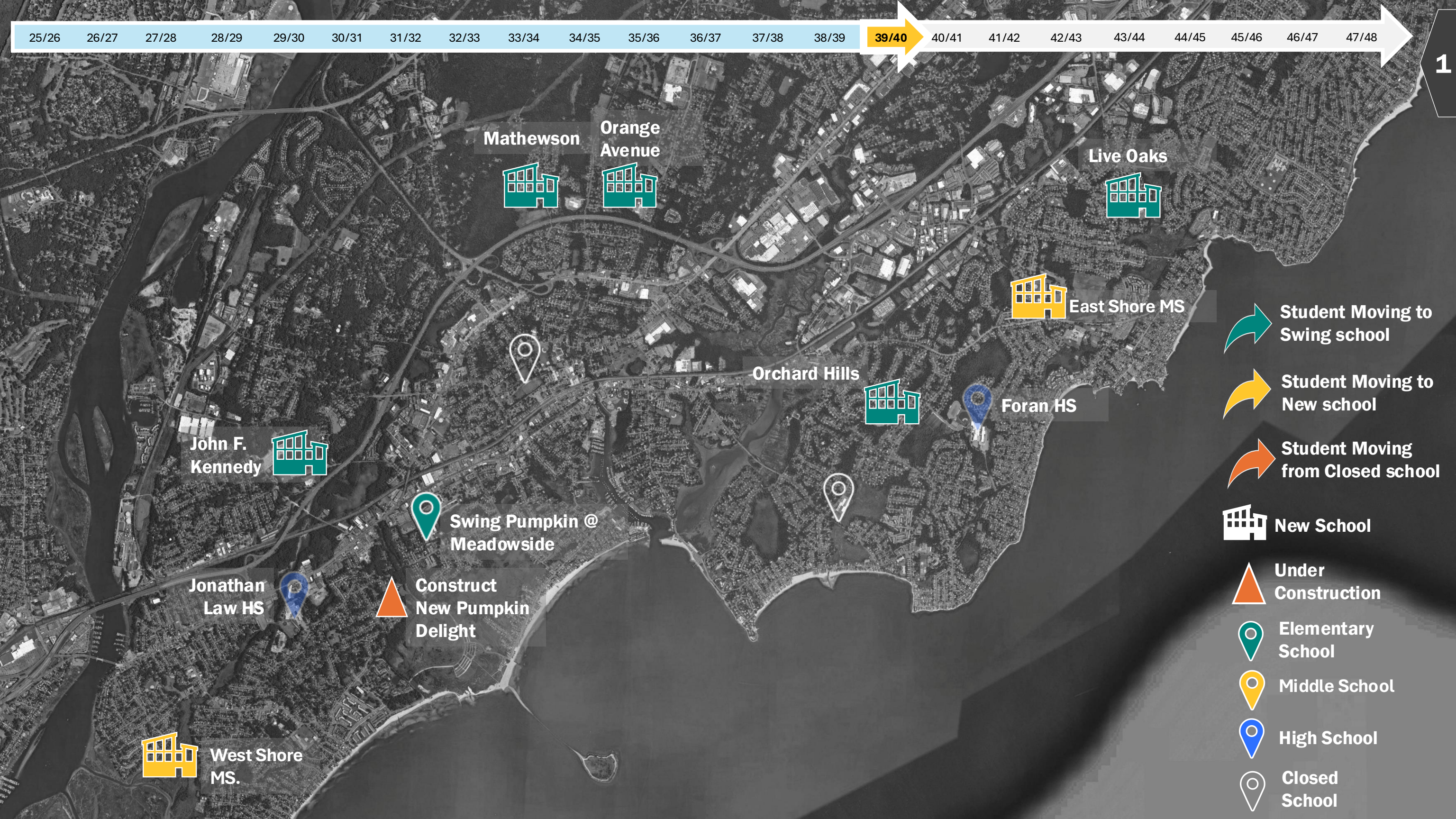


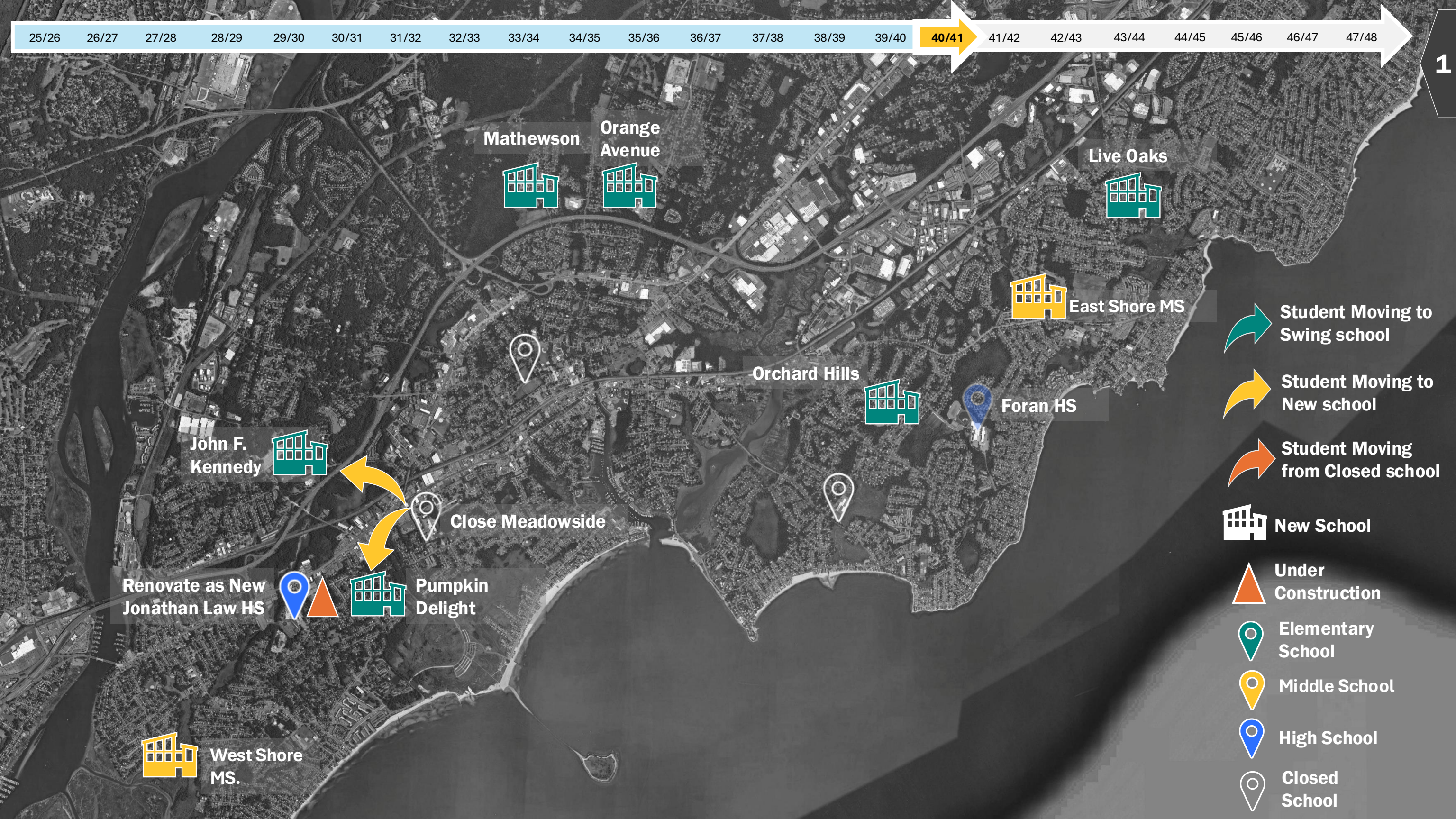
High School



Closed School







Mathewson



Orange Avenue



Live Oaks



East Shore MS

Orchard Hills



Foran HS



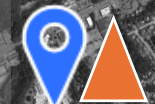
John F. Kennedy



Close Meadowside



Renovate as New Jonathan Law HS



Pumpkin Delight



West Shore MS.

Student Moving to Swing school

Student Moving to New school

Student Moving from Closed school

New School

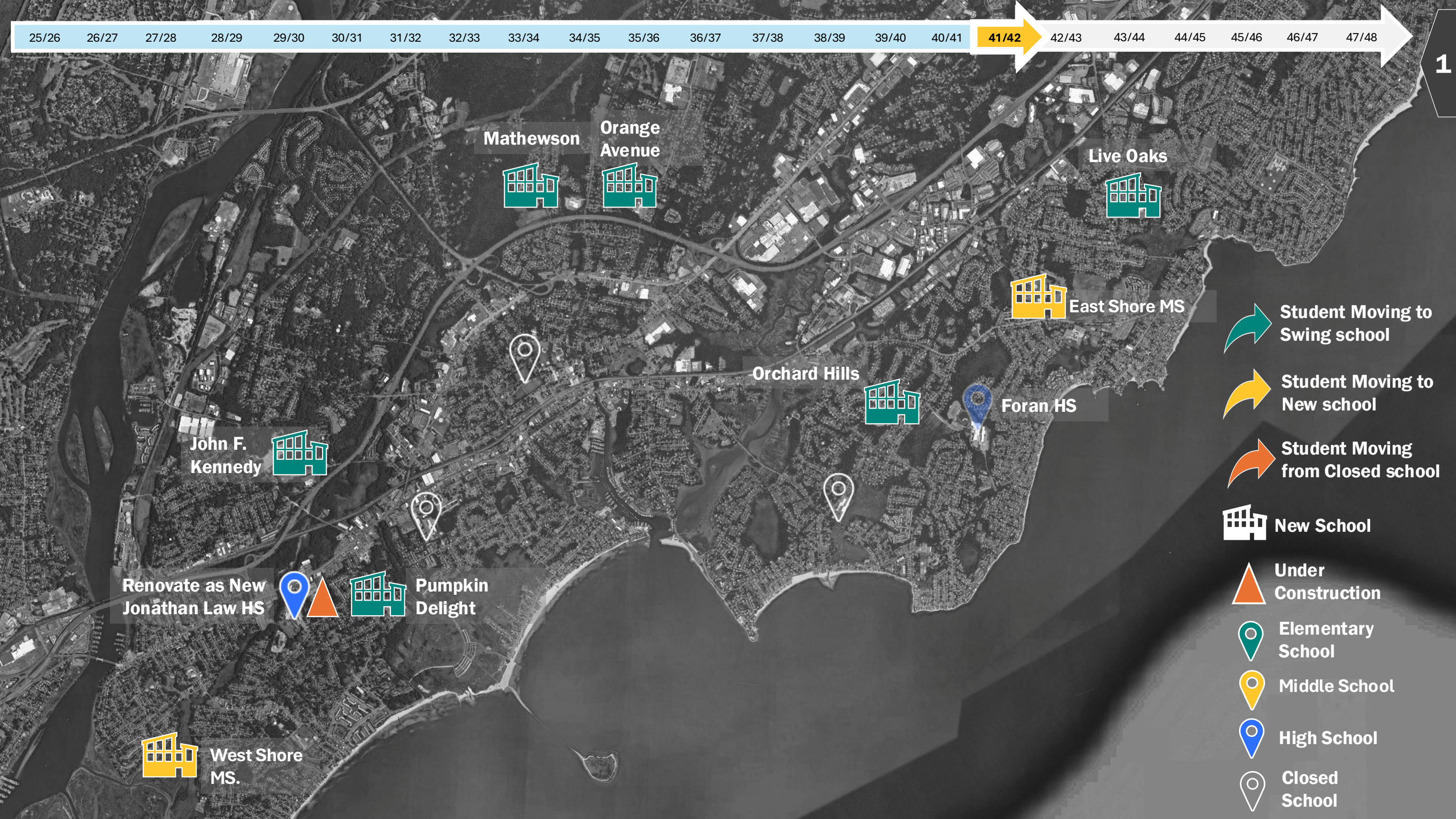
Under Construction

Elementary School

Middle School

High School

Closed School



Mathewson



Orange Avenue



Live Oaks



East Shore MS

Orchard Hills



Foran HS



John F. Kennedy



Renovate as New Jonathan Law HS



Pumpkin Delight



West Shore MS.

Student Moving to Swing school

Student Moving to New school

Student Moving from Closed school

New School

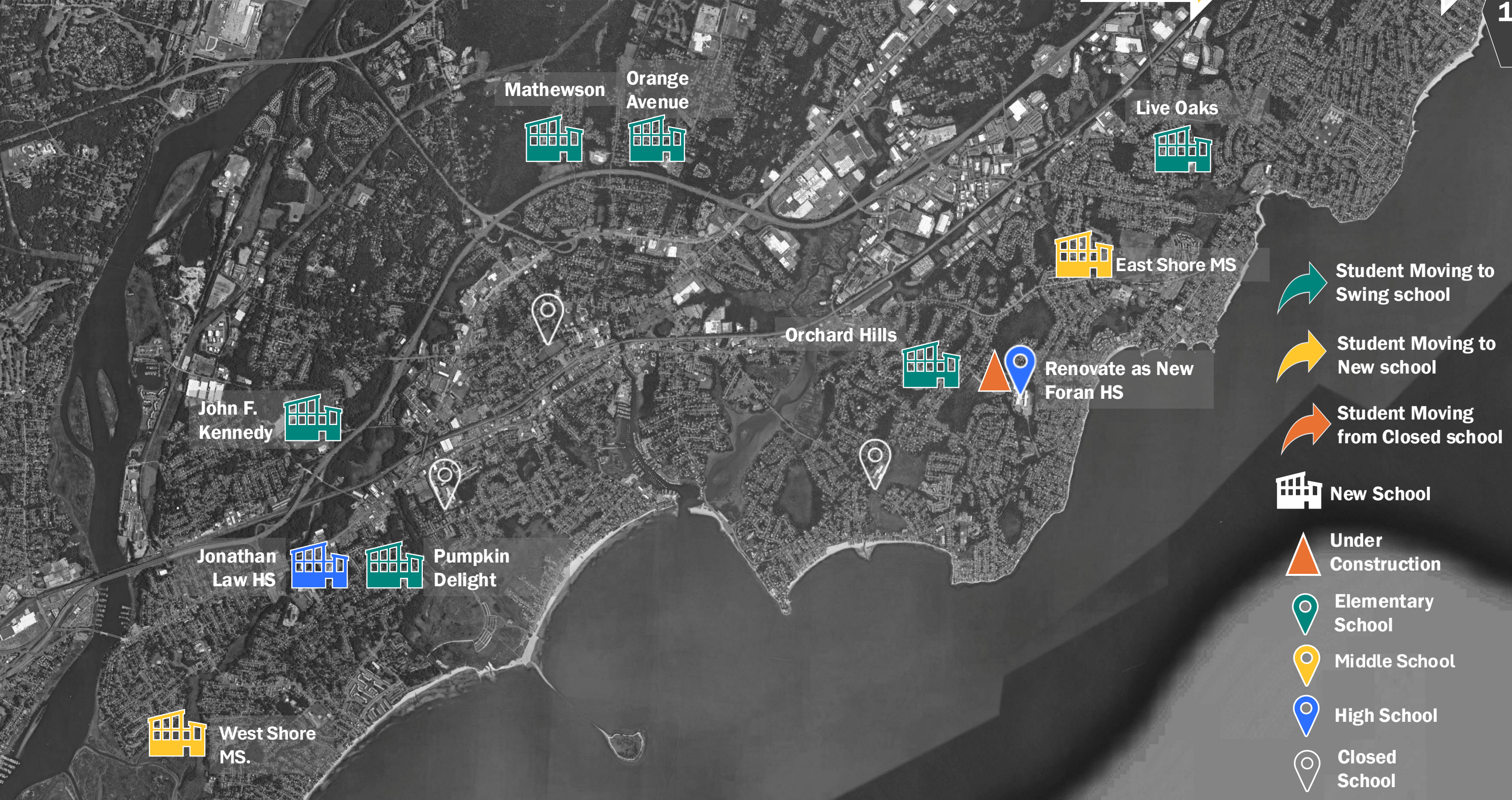
Under Construction

Elementary School

Middle School

High School

Closed School



Mathewson



Orange Avenue



Live Oaks



East Shore MS

Orchard Hills



Renovate as New Foran HS

John F. Kennedy



Jonathan Law HS



Pumpkin Delight



West Shore MS.



Student Moving to Swing school



Student Moving to New school



Student Moving from Closed school



New School



Under Construction



Elementary School



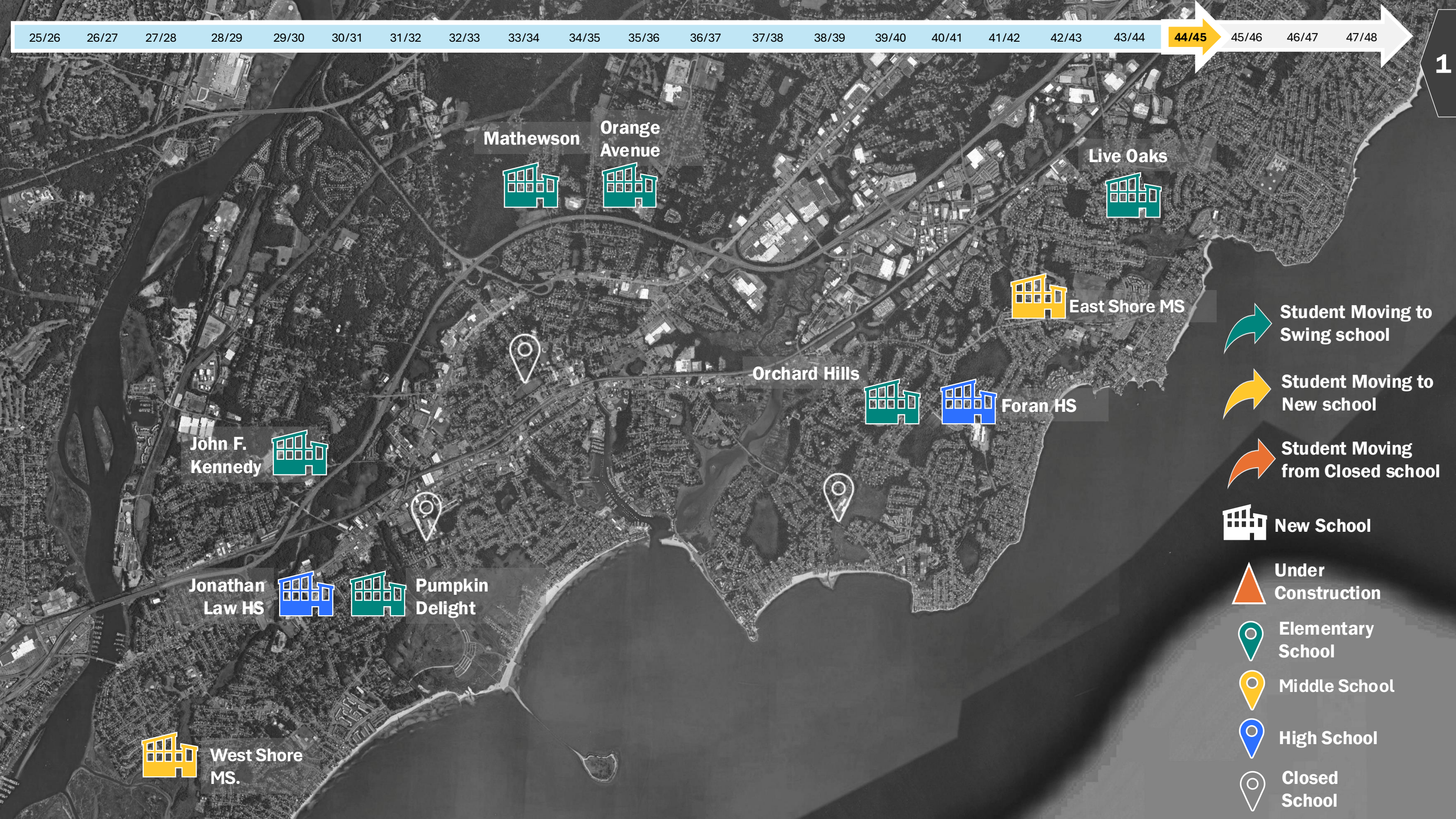
Middle School



High School



Closed School



Mathewson



Orange Avenue



Live Oaks



East Shore MS

Orchard Hills



Foran HS

John F. Kennedy



Jonathan Law HS



Pumpkin Delight



West Shore MS.



Student Moving to Swing school



Student Moving to New school



Student Moving from Closed school



New School



Under Construction



Elementary School



Middle School



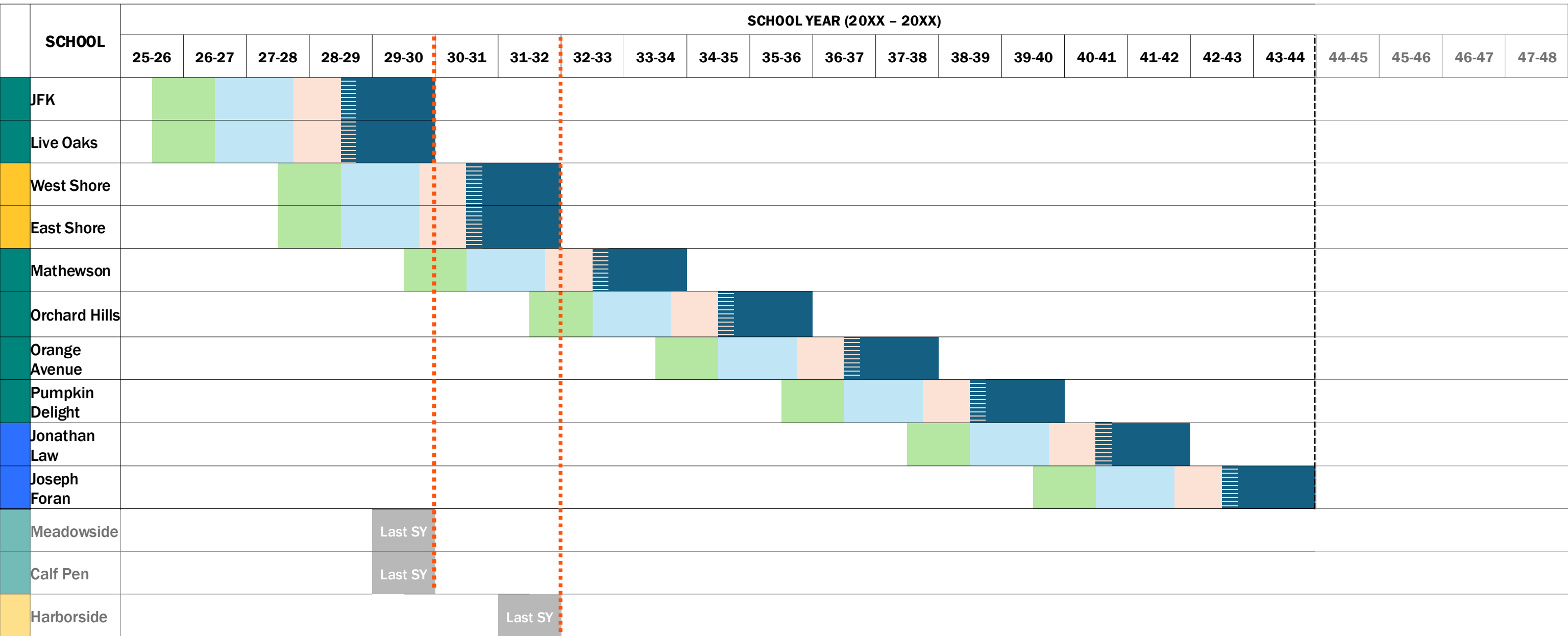
High School



Closed School

Implementation Scenario 1

■ Elementary
■ Middle
■ High



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Budget development and approval
Procurement, approvals, coordination
Design
Construction

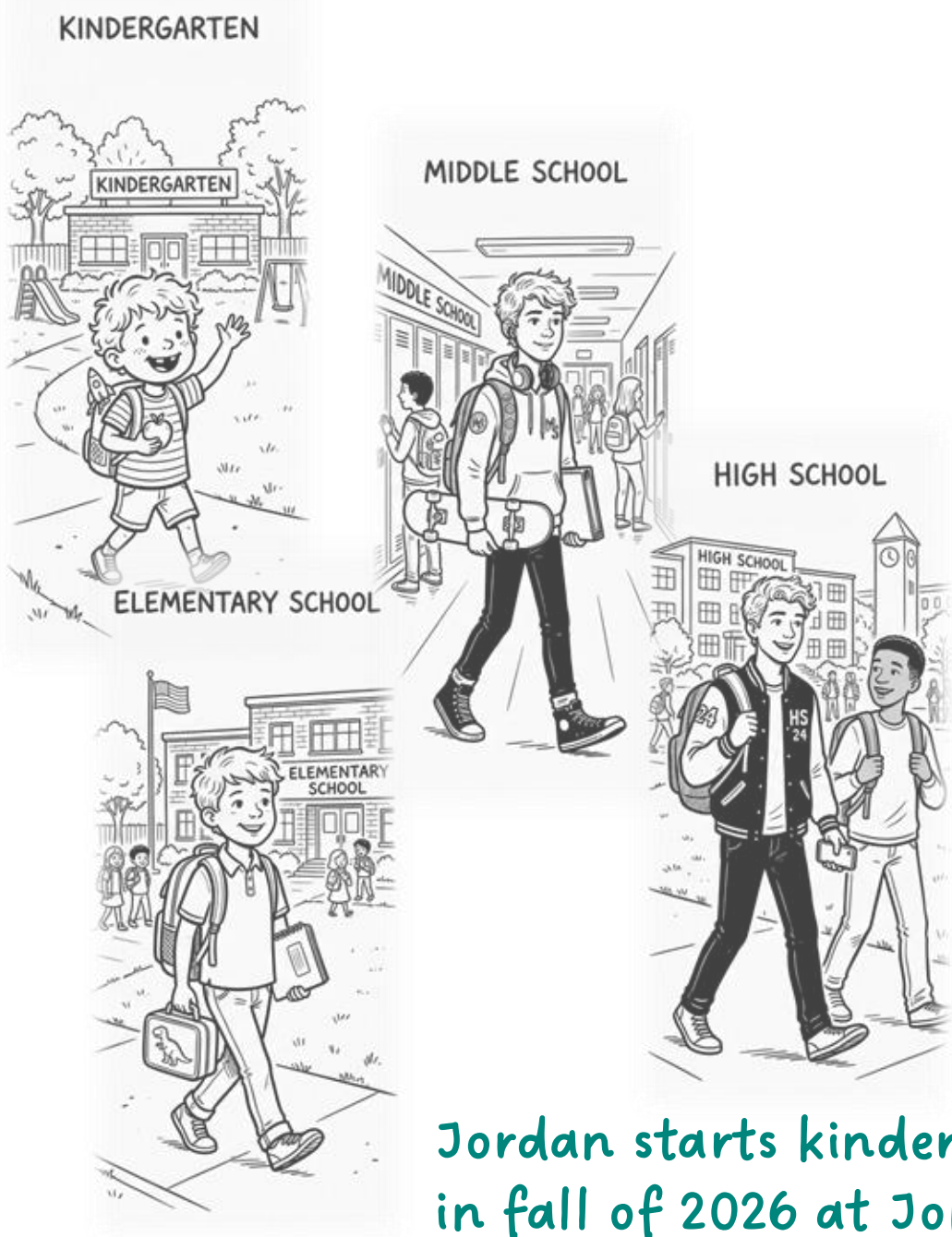
Suggestions and areas of concern raised at 4/20 Community Meeting

- Start with high schools so that students won't have to be in construction or swing space for multiple schools
- Start with Middle School students so that students don't have to be in construction or swing space for multiple schools
- Kindergarten students at Calf Pen and Meadowside that are zoned to Harborside would go to Harborside for 1 year before it closes and then they'd have to move to East Shore or West Shore, which would be in swing space
- Many voiced concern that the city and the district would not be able to deliver on a long-term plan like this

Suggestions and areas of concern raised at 4/20 Community Meeting

- Start with high schools so that students won't have to be in construction or swing space for multiple schools
 - Scenario 2 explores this option
- Start with Middle School students so that students don't have to be in construction or swing space for multiple schools
 - Scenarios 4 and 5 will explore this option
- Kindergarten students at Calf Pen and Meadowside that are zoned to Harborside would go to Harborside for 1 year before it closes and then they'd have to move to East Shore or West Shore, which would be in swing space.
 - Potential solution: through assignment policy, students that would traditionally be assigned to Harborside for 6th grade in SY30-31 would instead remain with their classmates and all of them would move to East Shore or West Shore to start 6th grade.

Meet Jordan and Lina!



Jordan starts kindergarten in fall of 2026 at John F. Kennedy Elementary School

Lina starts first grade in fall of 2026 at John F. Kennedy Elementary School

A Student Journey Timeline

2 ES → 2 MS → 4 ES → 2 HS



What does this plan feel like for one student over time?

Lina is a grade 1 student in 2026 @ JFK

		SCHOOL YEAR (20XX - 20XX)																
Lina	KG	G1	G2	G3	G4	G5	G6	G7	G8	G9	G10	G11	G12					
	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	
Jordan		KG	G1	G2	G3	G4	G5	G6	G7	G8	G9	G10	G11	G12				
JFK																		
West Shore																		
Jonathan Law																		



Jordan is a KG student in 2026 @ JFK

What does this plan feel like for one student over time?



SCHOOL YEAR (20XX - 20XX)

		SCHOOL YEAR (20XX - 20XX)																
	Lina	KG	G1	G2	G3	G4	G5	G6	G7	G8	G9	G10	G11	G12				
		25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42
	Jordan		KG	G1	G2	G3	G4	G5	G6	G7	G8	G9	G10	G11	G12			
JFK																		
West Shore																		
Jonathan Law																		



While Jordan is in grade 2, and Lina is in grade 3, construction begins at JFK. Students continue learning safely, with construction areas fully separated and secured from school operations

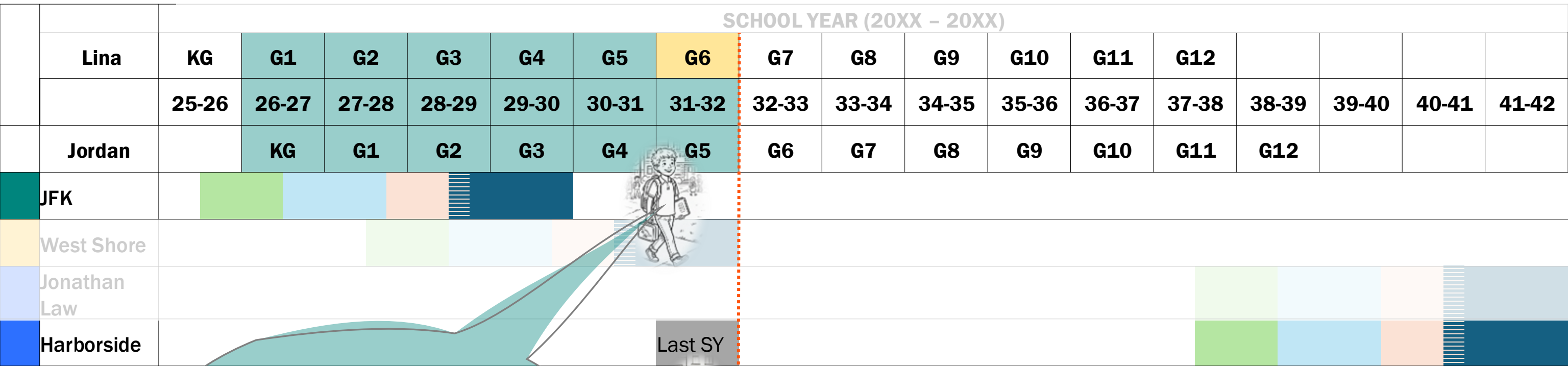
What does this plan feel like for one student over time?

In grade 5, Lina and her classmates move into a new JFK elementary school

		SCHOOL YEAR (20XX - 20XX)																	
Lina	KG	G1	G2	G3	G4	G5	G6	G7	G8	G9	G10	G11	G12						
	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42		
Jordan		KG	G1	G2	G3	G4	G5	G6	G7	G8	G9	G10	G11	G12					
JFK																			
West Shore																			
Jonathan Law																			

While Jordan is in grade 3, construction is complete! Jordan and his classmates move into a new school on a familiar site for GRADE 4 & 5

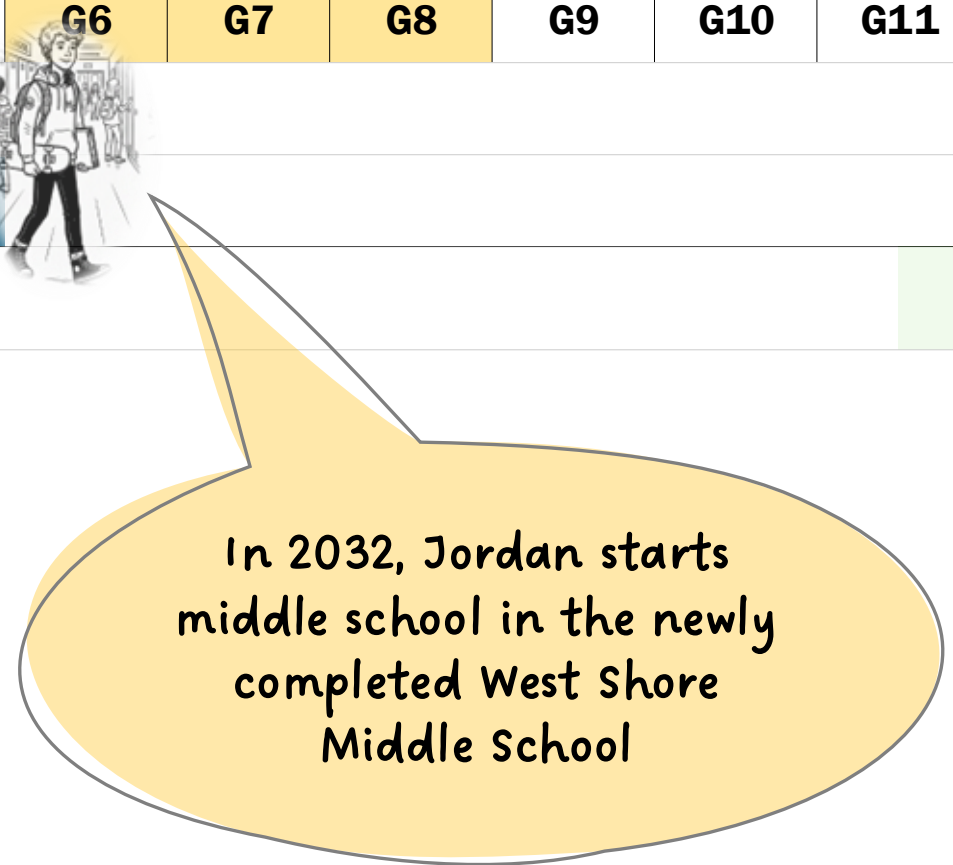
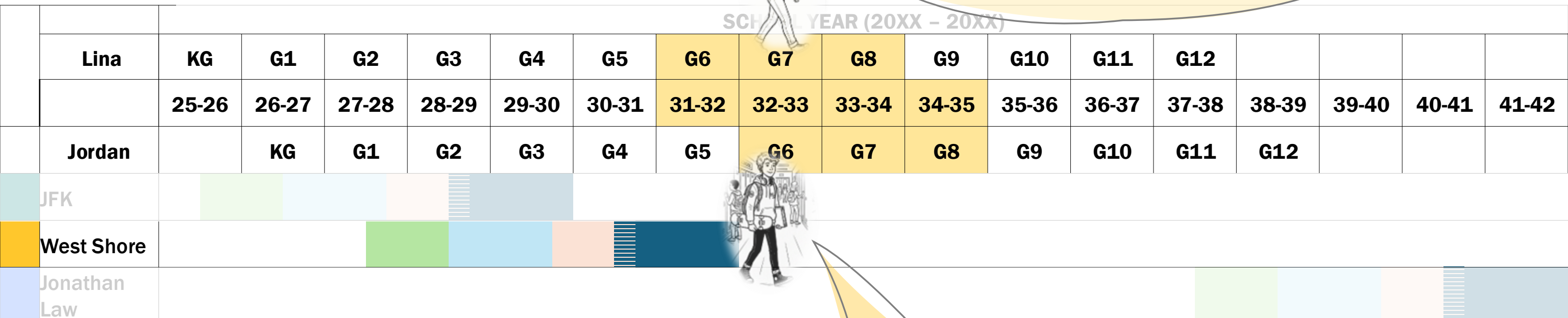
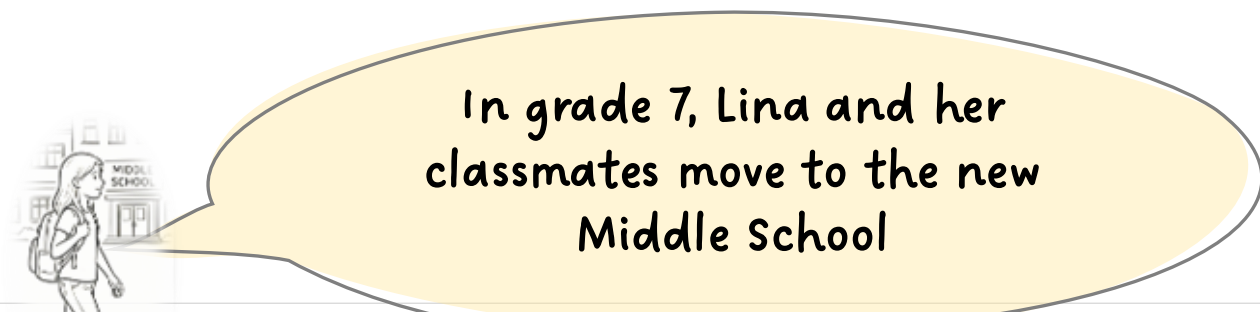
What does this plan feel like for one student over time?



Jordan finishes elementary school at the newly completed JFK Elementary School

In grade 6, Lina and her classmates move to swing space for a year awaiting completion of the new Middle School

What does this plan feel like for one student over time?



What does this plan feel like for one student over time?

In 2034, Lina starts high school and graduates in 2038



SCHOOL YEAR (20XX-20XX)

		SCHOOL YEAR (20XX-20XX)																
	Lina	KG	G1	G2	G3	G4	G5	G6	G7	G8	G9	G10	G11	G12				
		25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42
	Jordan		KG	G1	G2	G3	G4	G5	G6	G7	G8	G9	G10	G11	G12			
JFK																		
West Shore																		
Jonathan Law																		



In 2035, Jordan starts high school and graduates in 2039 before large capital improvements are scheduled to begin

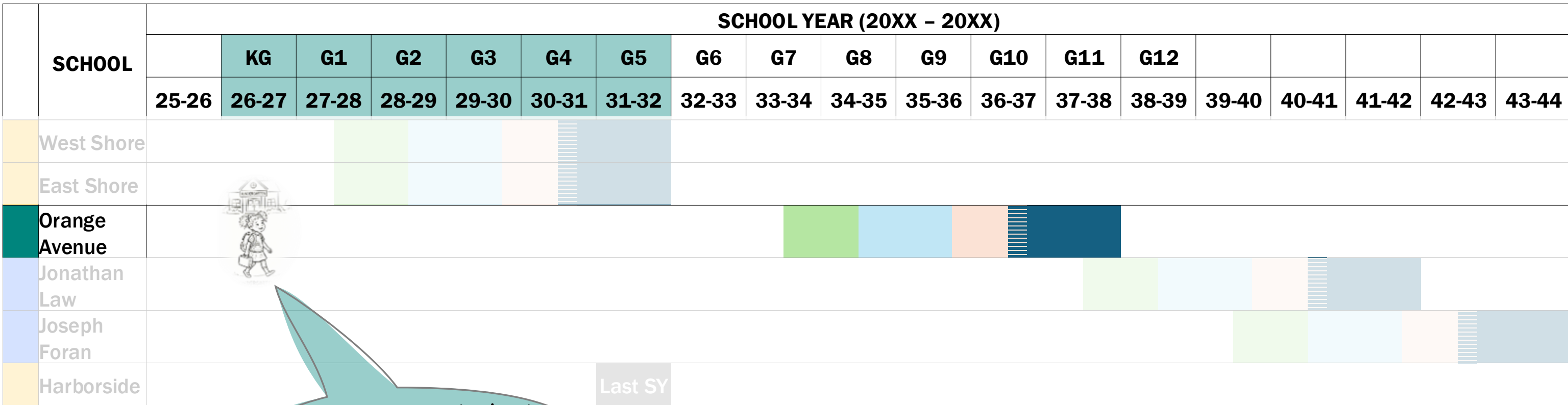


A Student Journey Timeline

2 ES → 2 MS → 4 ES → 2 HS

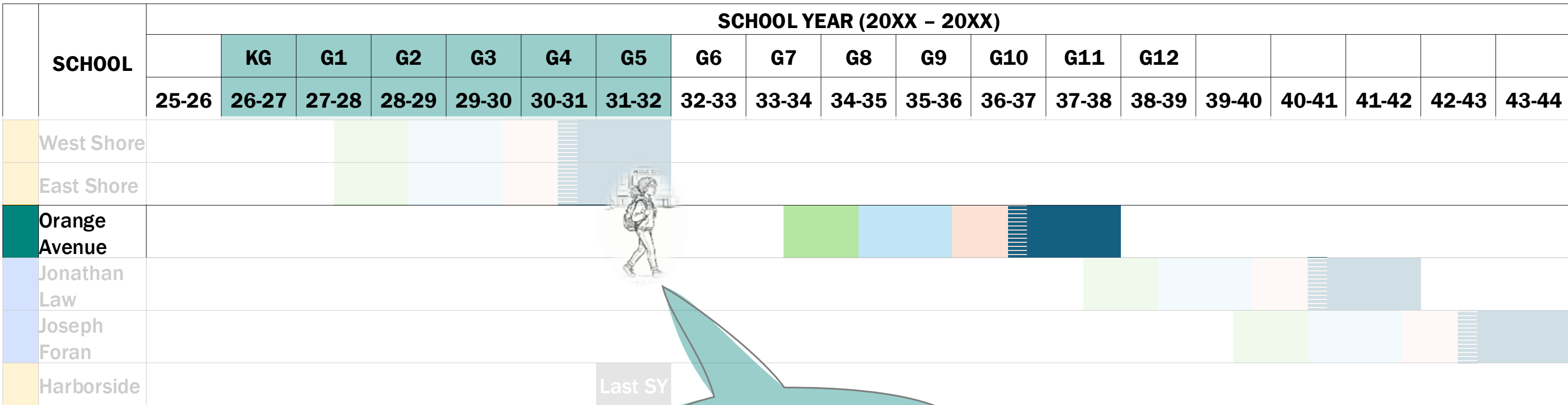
Meet Nia! Nia starts kindergarten in Fall of 2026 at Orange Avenue Elementary School

What does this plan feel like for one student over time?



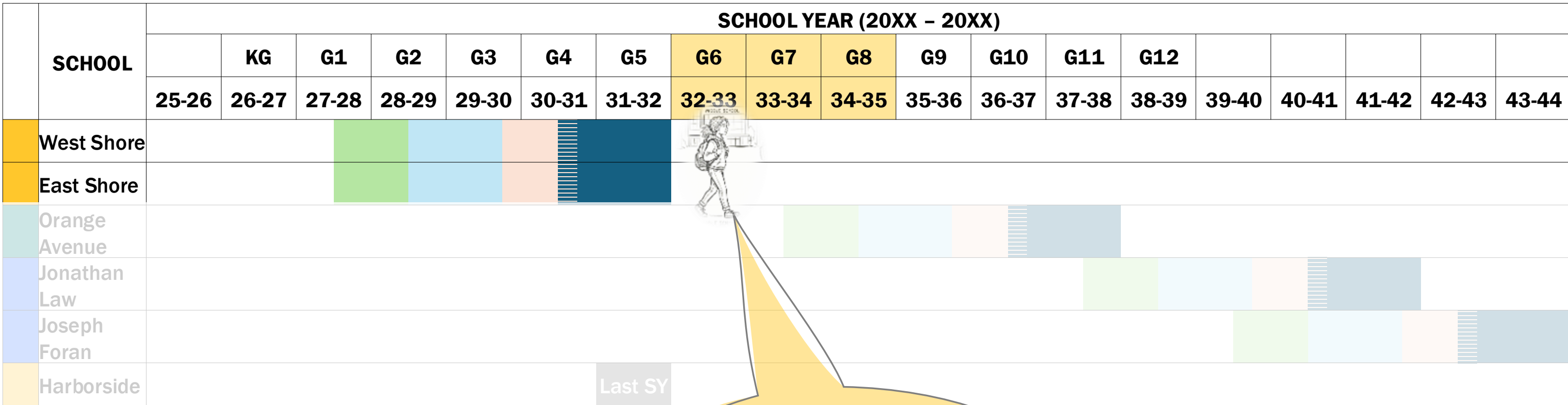
Nia is a KG student in 2026 @ Orange Ave. Elementary School

What does this plan feel like for one student over time?



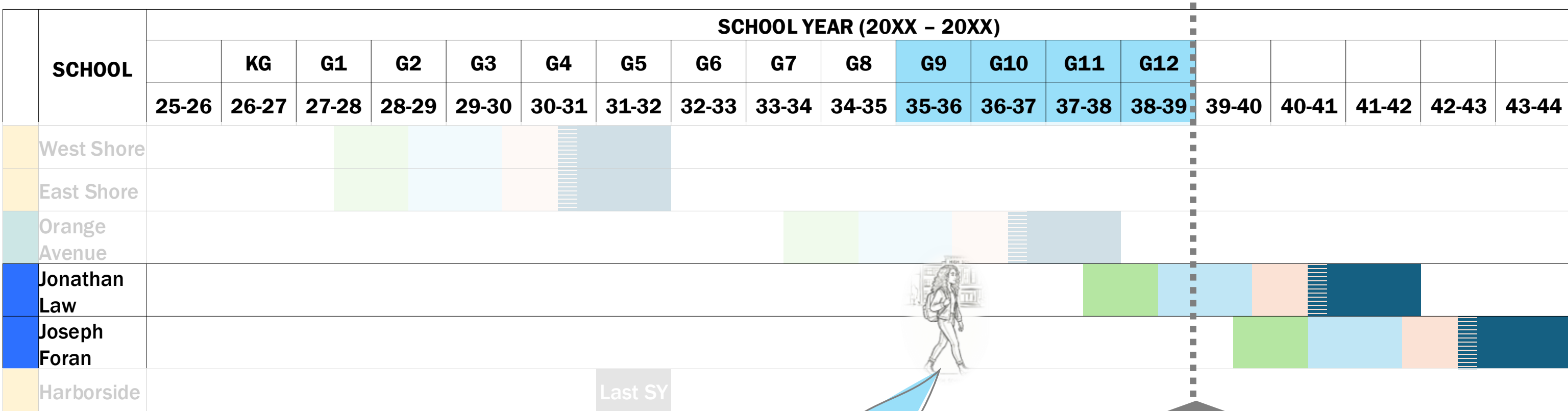
Nia finishes grade 5 at Orange Ave long before work begins

What does this plan feel like for one student over time?



Nia starts middle school at a newly built East Shore or West Shore Middle School

What does this plan feel like for one student over time?



Nia starts High school at Law or Foran



A Student Journey Timeline

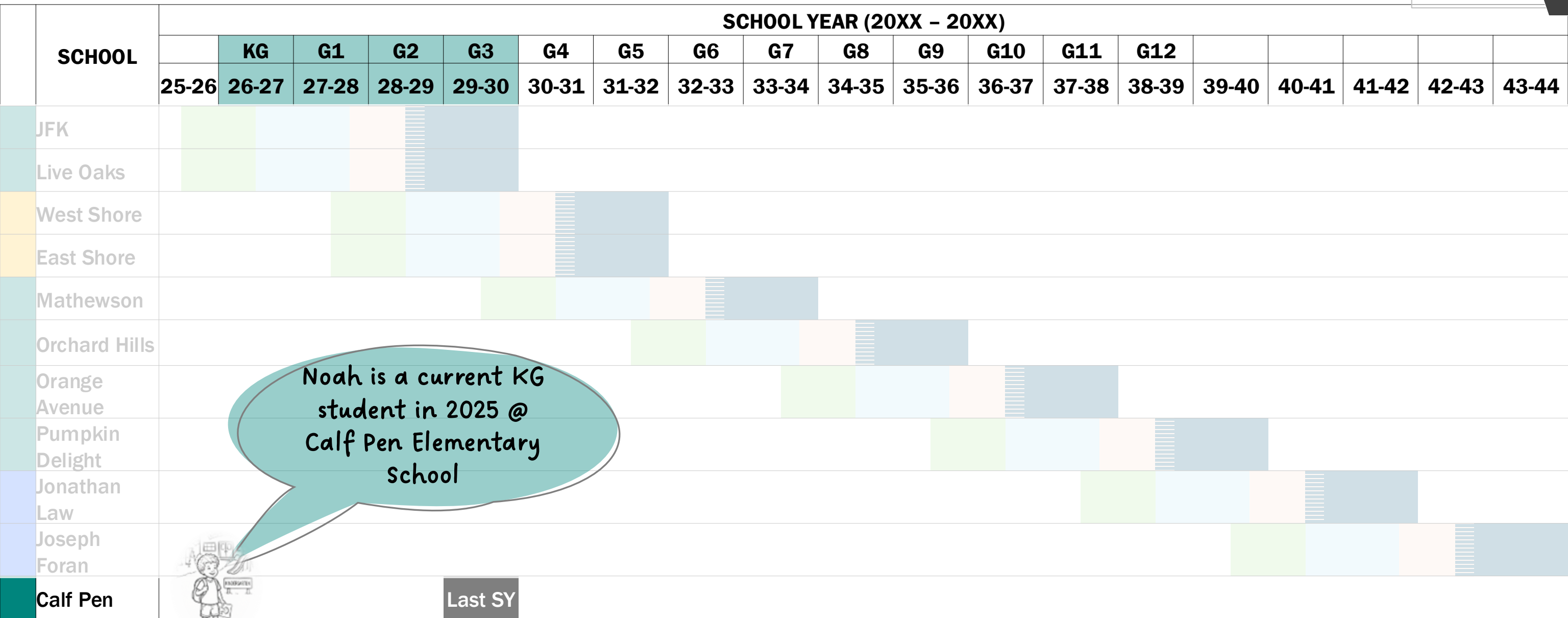
2 ES → 2 MS → 4 ES → 2 HS

Meet Noah! Noah starts kindergarten in Fall of 2026 at Calf Pen Elementary School

Implementation Scenario 1

■ Elementary
■ Middle
■ High

1



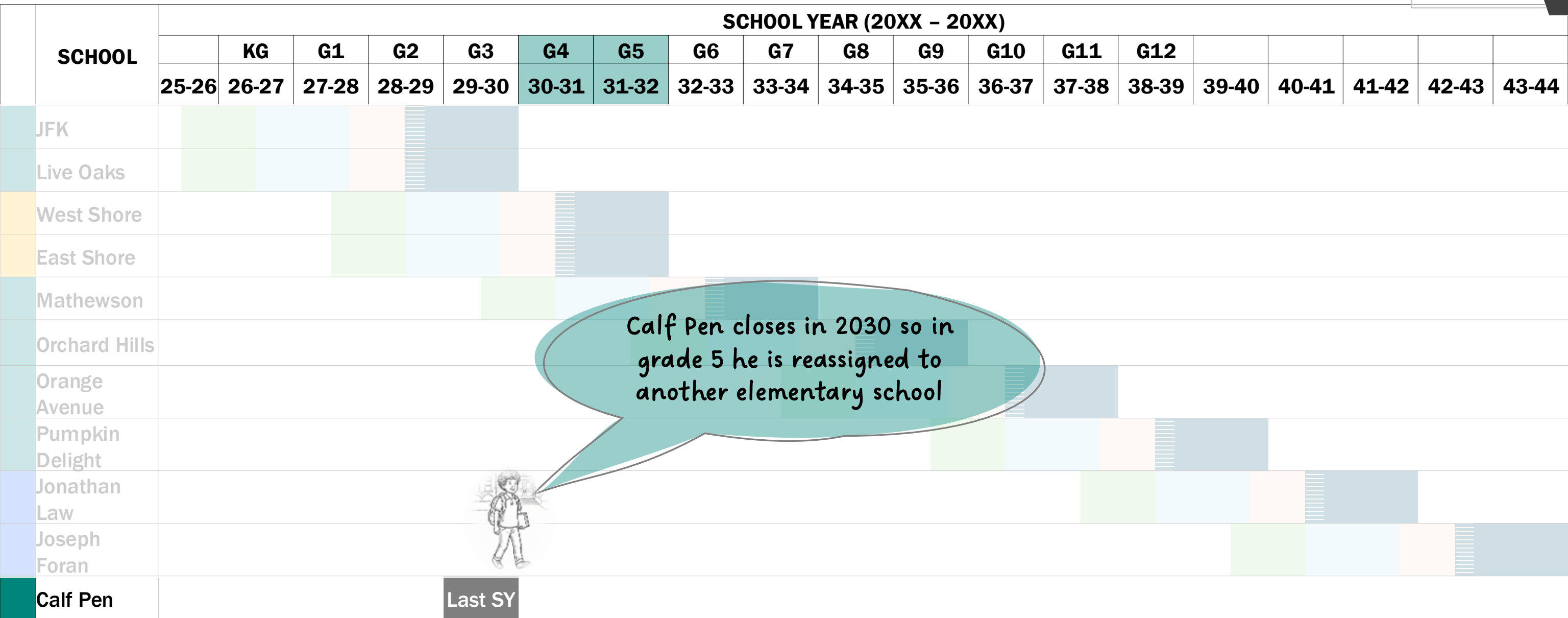
Noah is a current KG student in 2025 @ Calf Pen Elementary School



Implementation Scenario 1

■ Elementary
■ Middle
■ High

1

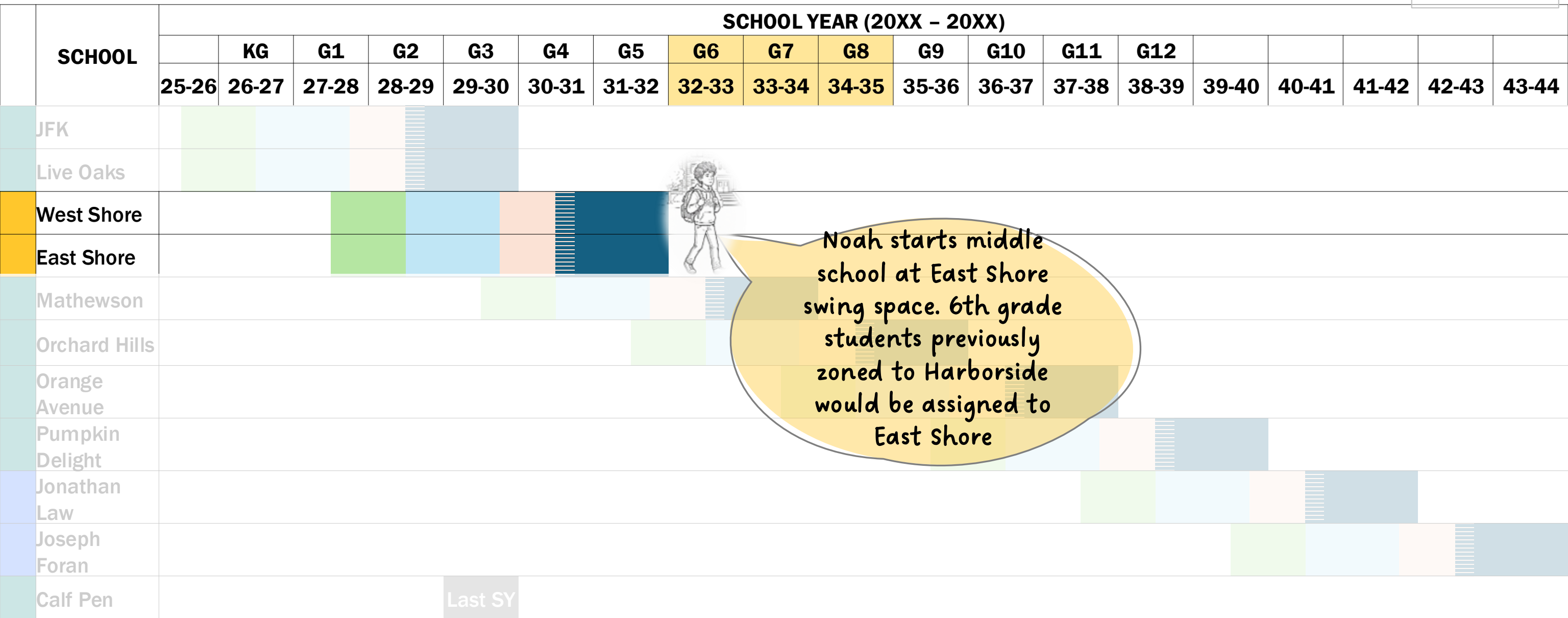


Calf Pen closes in 2030 so in grade 5 he is reassigned to another elementary school



Implementation Scenario 1

- Elementary
- Middle
- High



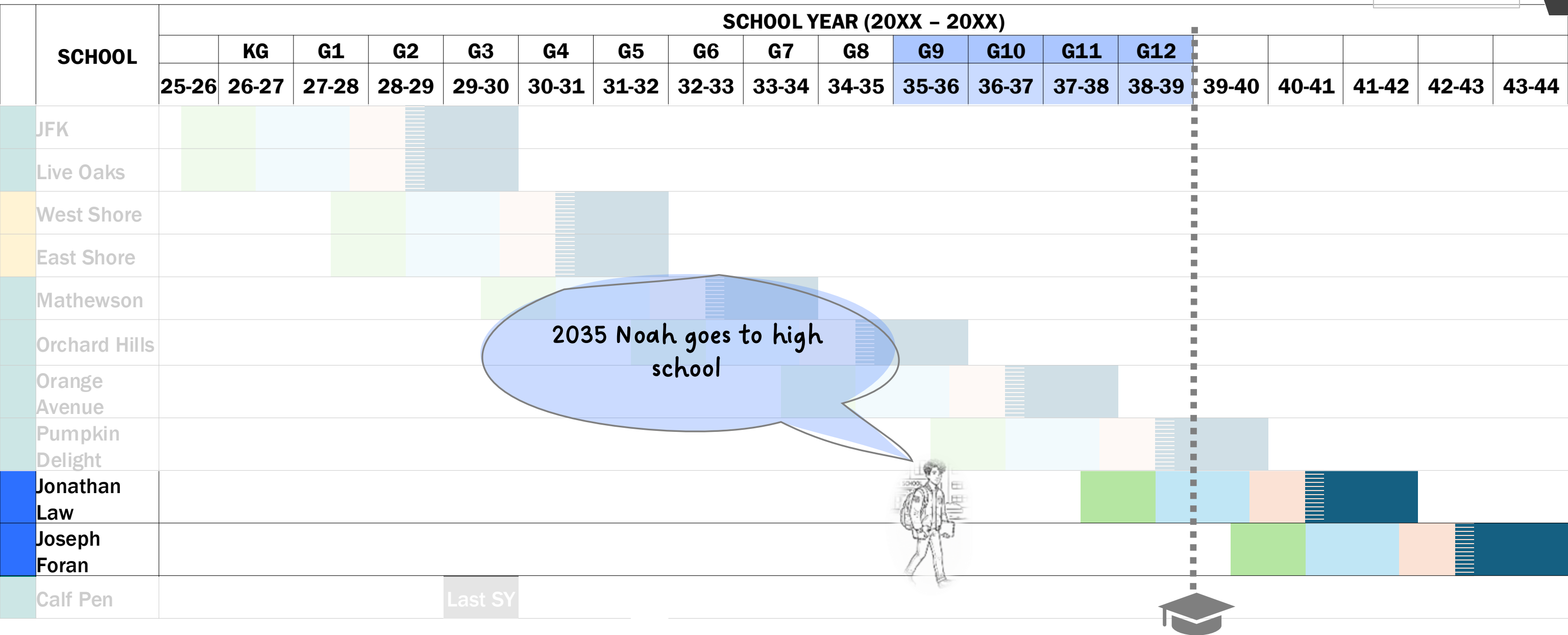
Noah starts middle school at East Shore swing space. 6th grade students previously zoned to Harborside would be assigned to East Shore

- Budget development and approval
- Procurement, approvals, coordination
- Design
- Construction

Implementation Scenario 1

■ Elementary
■ Middle
■ High

1



2035 Noah goes to high school



PERKINS — EASTMAN

█ Budget development and approval
 █ Procurement, approvals, coordination
 █ Design
 █ Construction

2

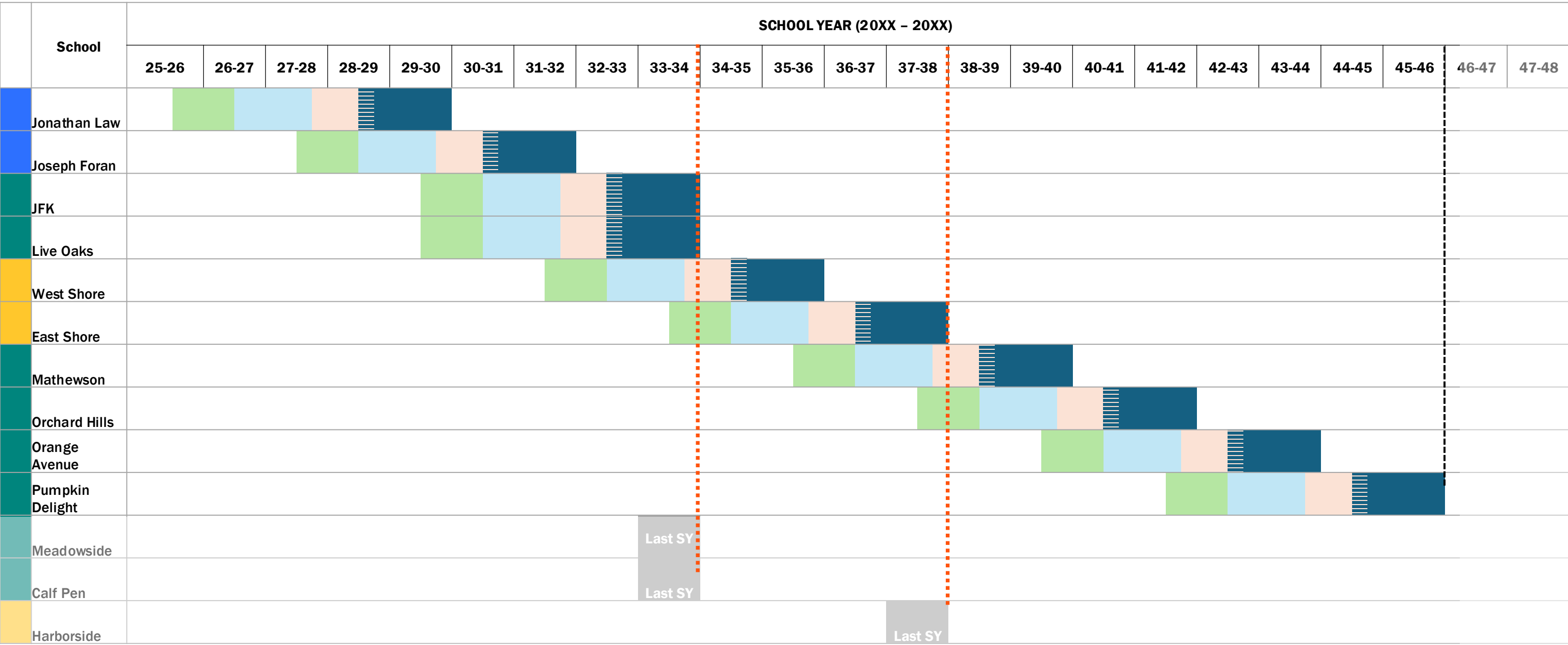
Implementation Phasing 2:

Start with High Schools

2 HS → 2 ES → 2 MS → 4 ES

Implementation Scenario 2: 2 HS → 2 ES → 2 MS → 4 ES

- Elementary
- Middle
- High



PERKINS ————— EASTMAN

- Budget development and approval
- Procurement, approvals, coordination
- Design
- Construction

Implementation Scenario 2: 2 HS → 2 ES → 2 MS → 4 ES

- Because of the cost of each high school project, it is anticipated that Milford could only construct one at a time
- This results in delaying the school consolidation implementation and it would be ~13 years before the last school is closed
- If the district moved forward with consolidations prior to investment at the MS and ES levels, portable classrooms would be required at most of the remaining MS and ES sites.

Key Question: Is the district ok with delaying the school consolidations? If not, is the district ok moving forward with consolidations before new or renovated ES and MS schools are constructed?

3

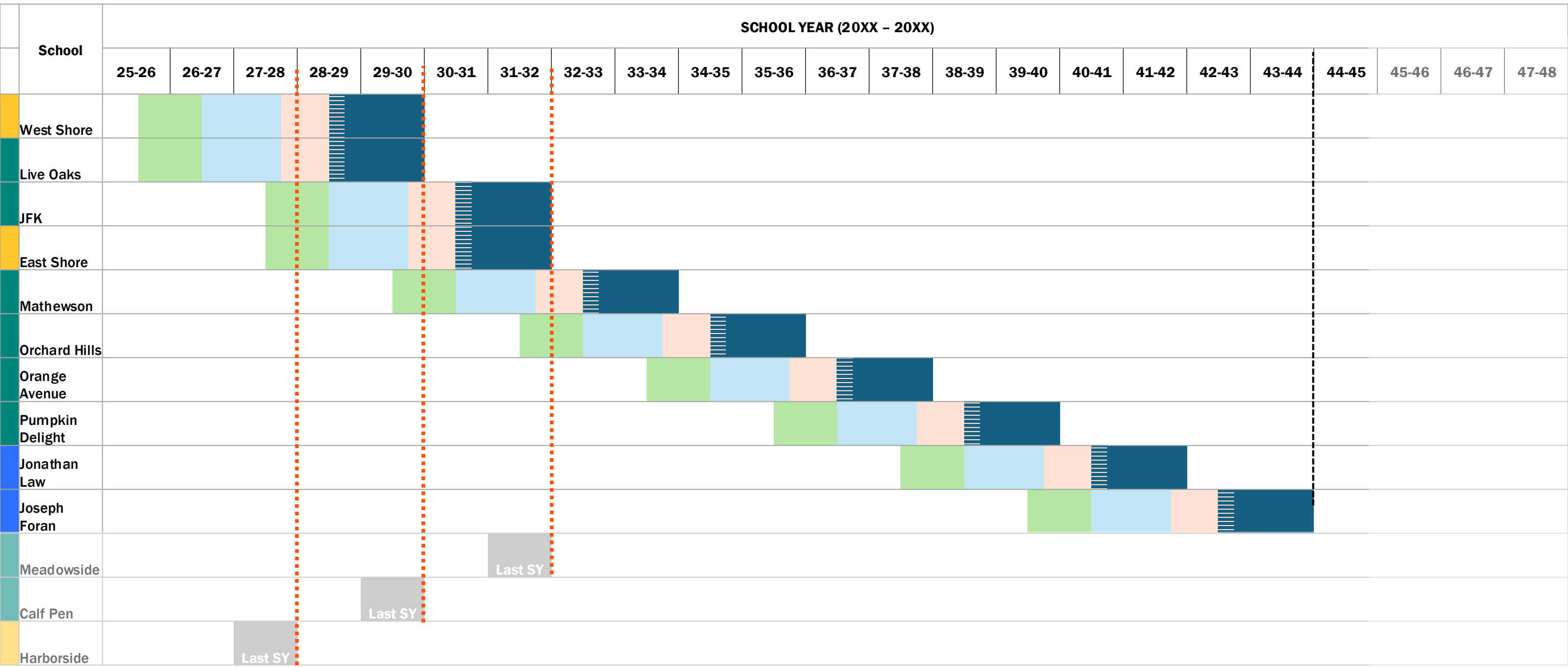
Implementation Phasing 3:

Start with 1 Middle / 1 Elementary

1 MS/1ES → 1 MS/1ES → 4ES → 2HS

Implementation Scenario 3: 1 MS/1ES → 1 MS/1ES → 4ES → 2HS

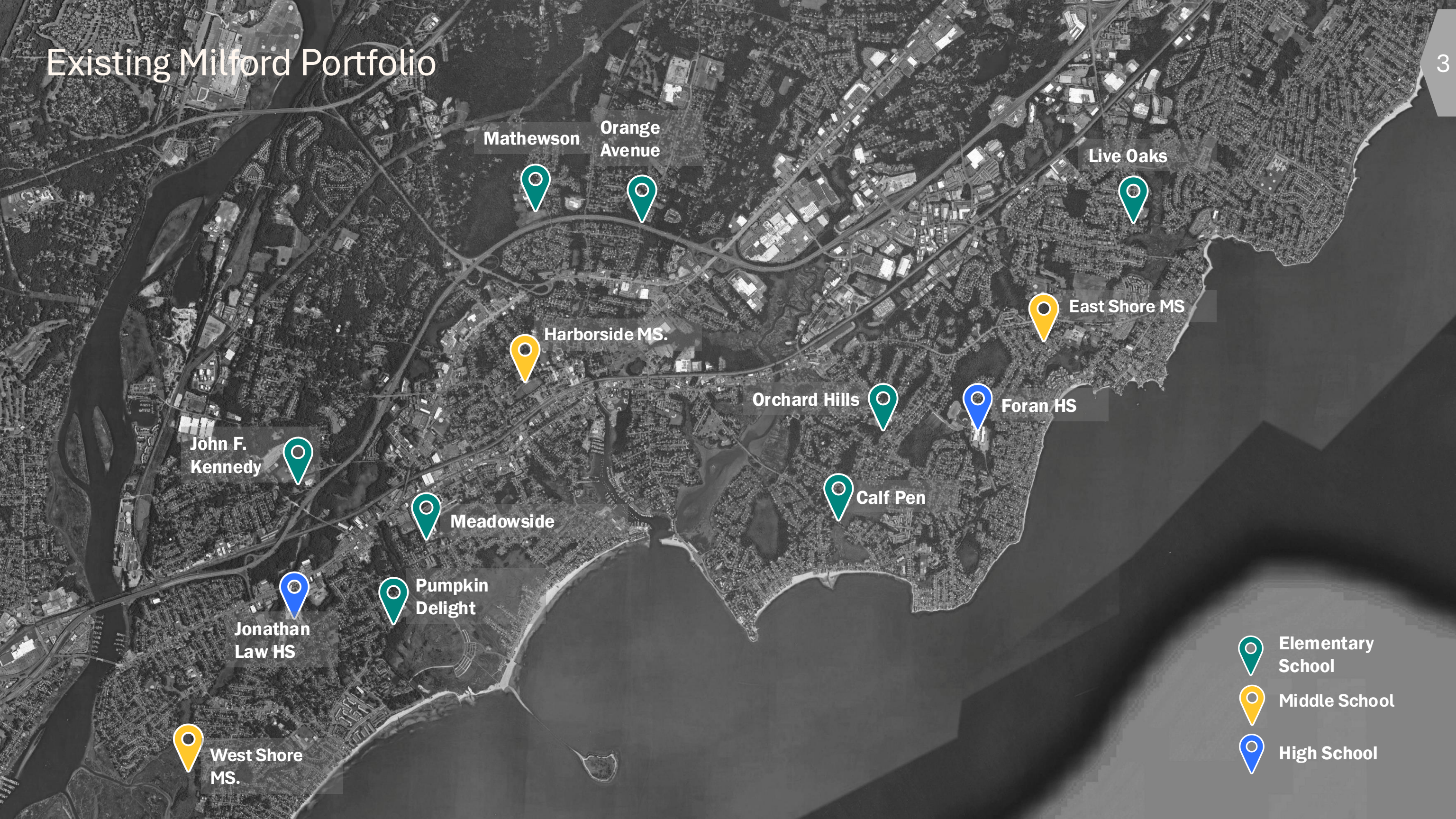
- Elementary
- Middle
- High



PERKINS ————— EASTMAN

- Budget development and approval
- Procurement, approvals, coordination
- Design
- Construction

Existing Milford Portfolio



Mathewson

Orange Avenue

Live Oaks

East Shore MS

Harborside MS.

Orchard Hills

Foran HS

John F. Kennedy




Calf Pen

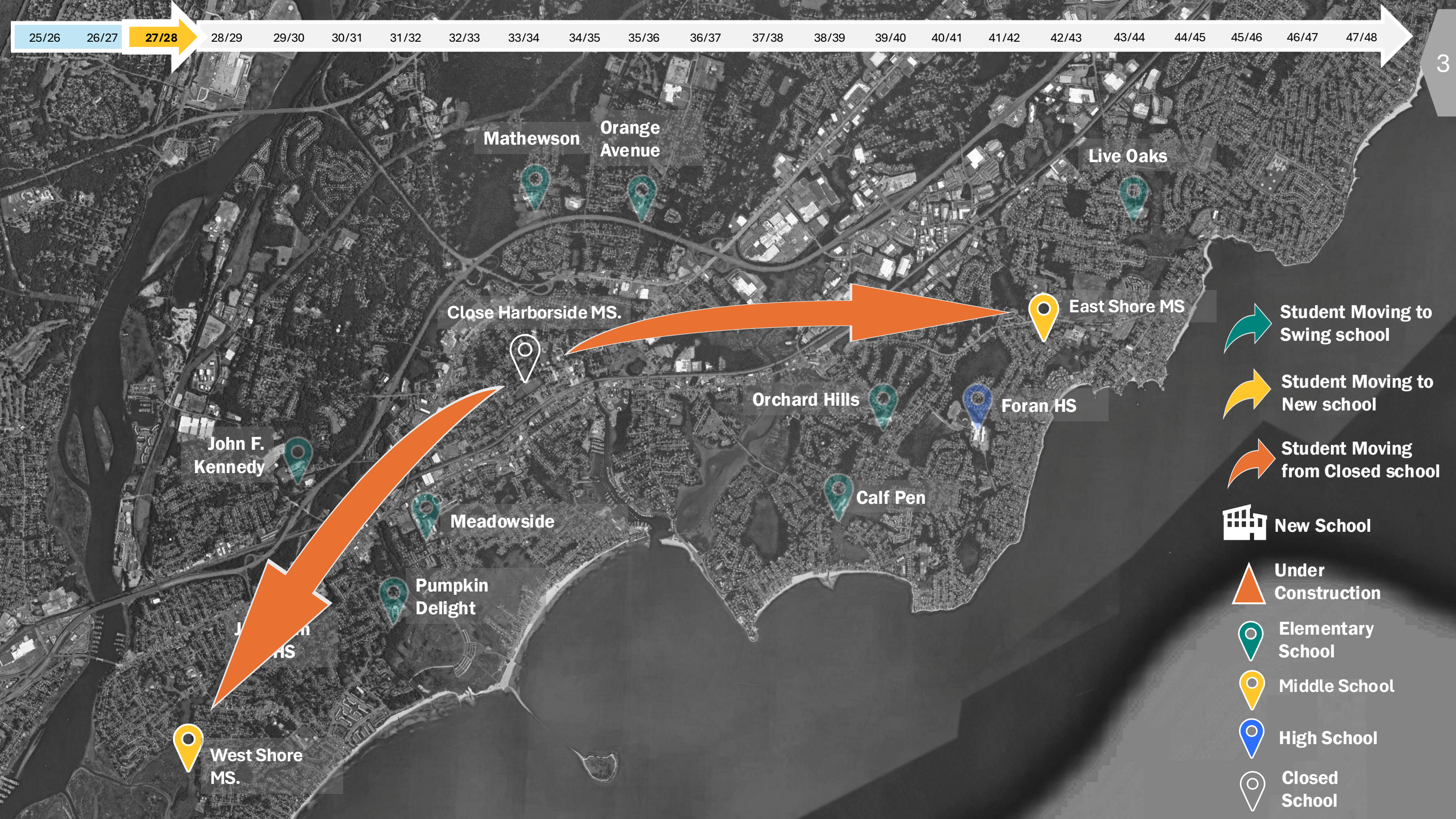
Meadowside

Pumpkin Delight

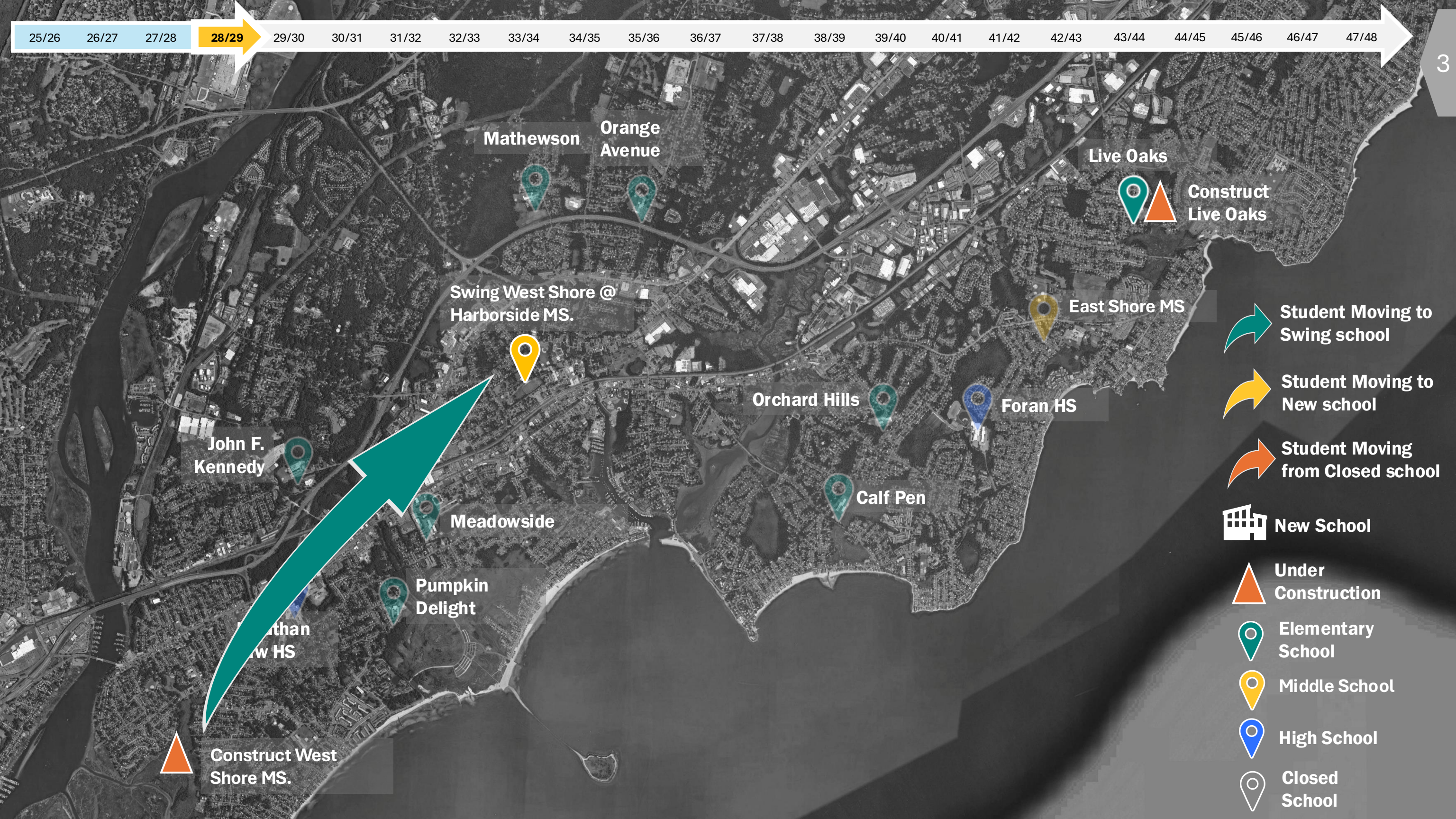
Jonathan Law HS


West Shore MS.


-  Elementary School
-  Middle School
-  High School





-  Student Moving to Swing school
-  Student Moving to New school
-  Student Moving from Closed school
-  New School
-  Under Construction
-  Elementary School
-  Middle School
-  High School
-  Closed School



 Student Moving to Swing school


 Student Moving to New school


 Student Moving from Closed school


 New School

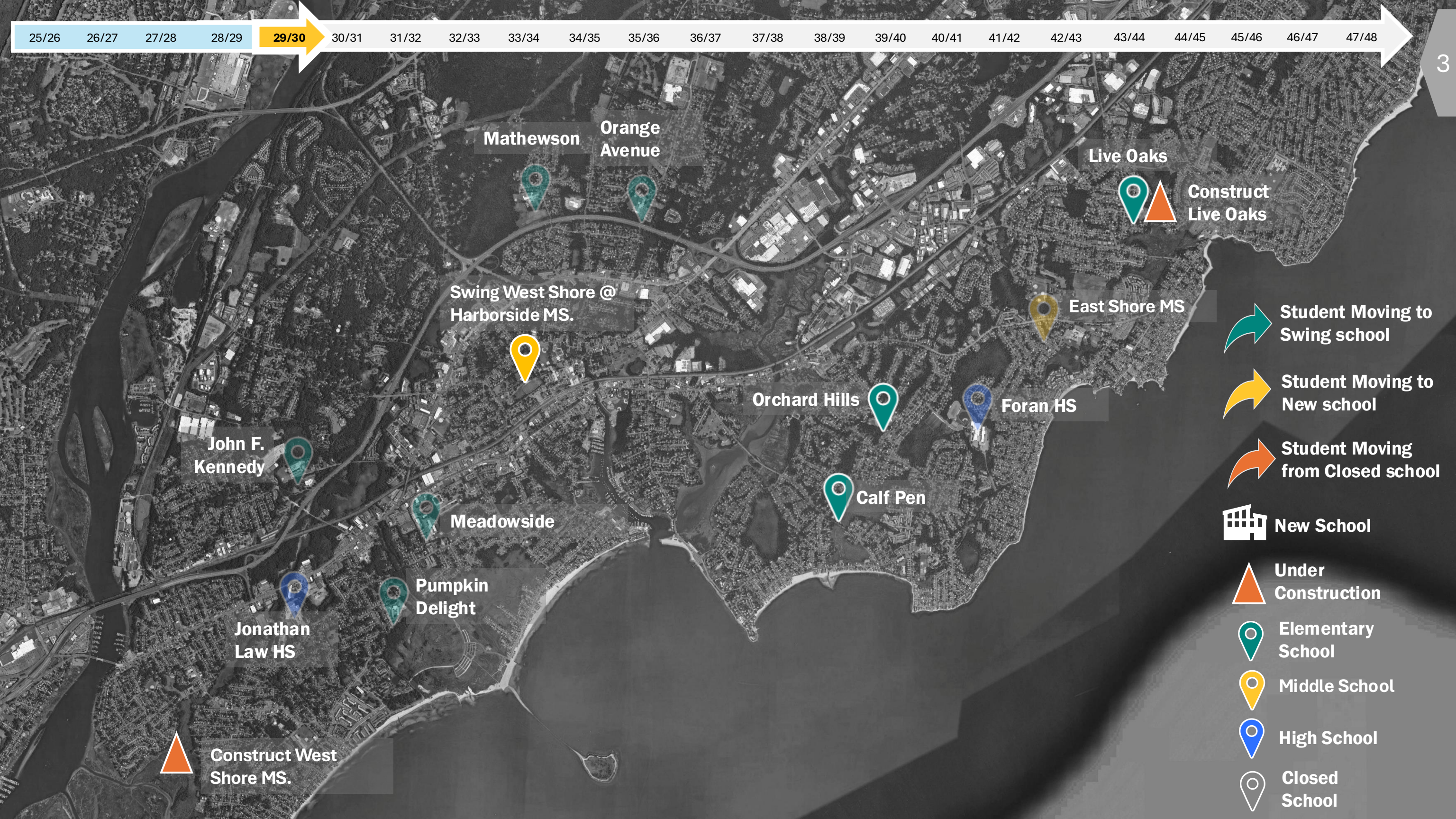
 Under Construction

 Elementary School

 Middle School

 High School

 Closed School



Mathewson
Orange Avenue

Live Oaks
Construct Live Oaks

Swing West Shore @
Harborside MS.

East Shore MS

Orchard Hills

Foran HS

John F.
Kennedy

Meadowside

Calf Pen

Jonathan
Law HS

Pumpkin
Delight

Construct West
Shore MS.

Student Moving to
Swing school

Student Moving to
New school

Student Moving
from Closed school

New School

Under
Construction

Elementary
School

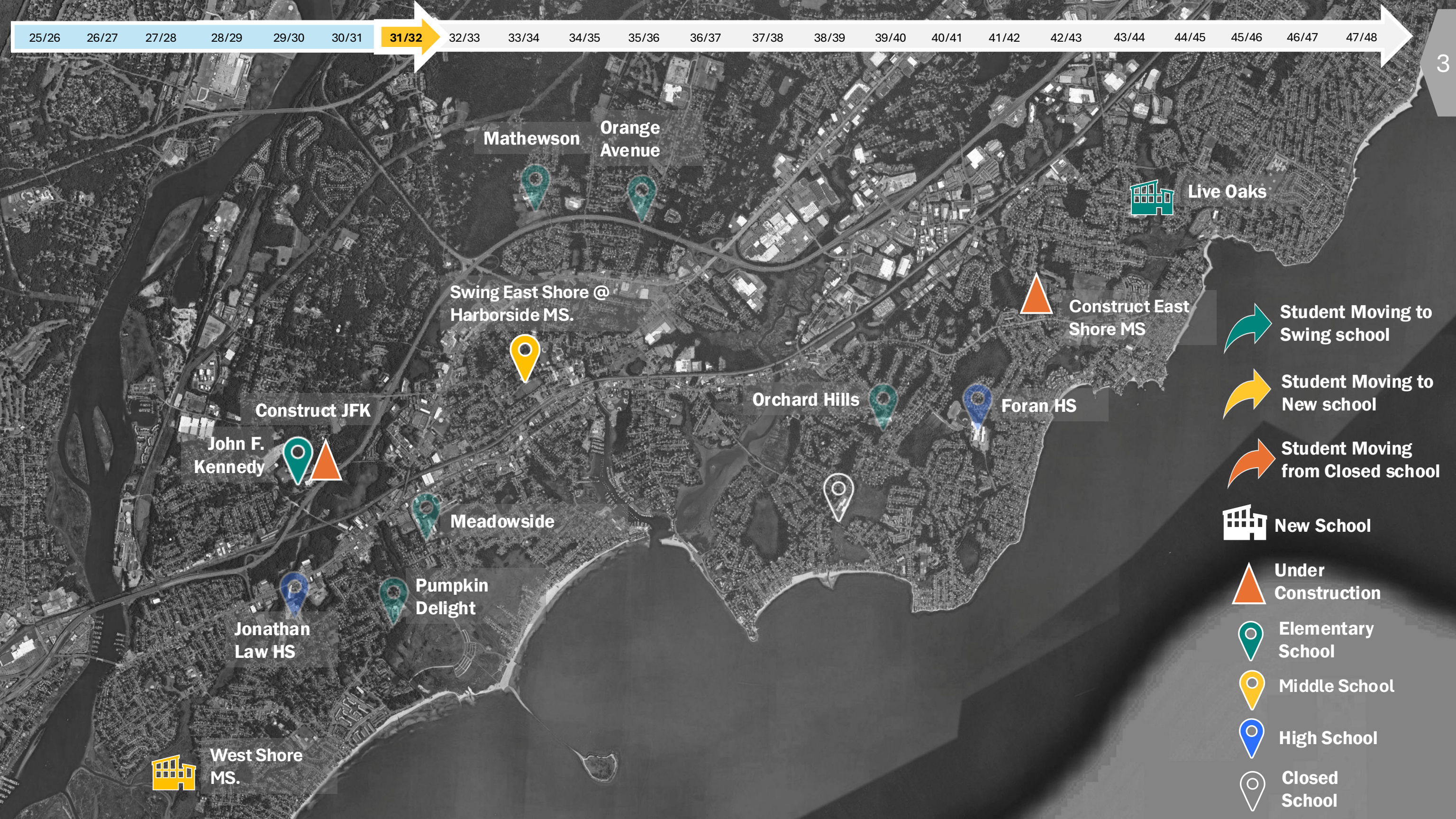
Middle School

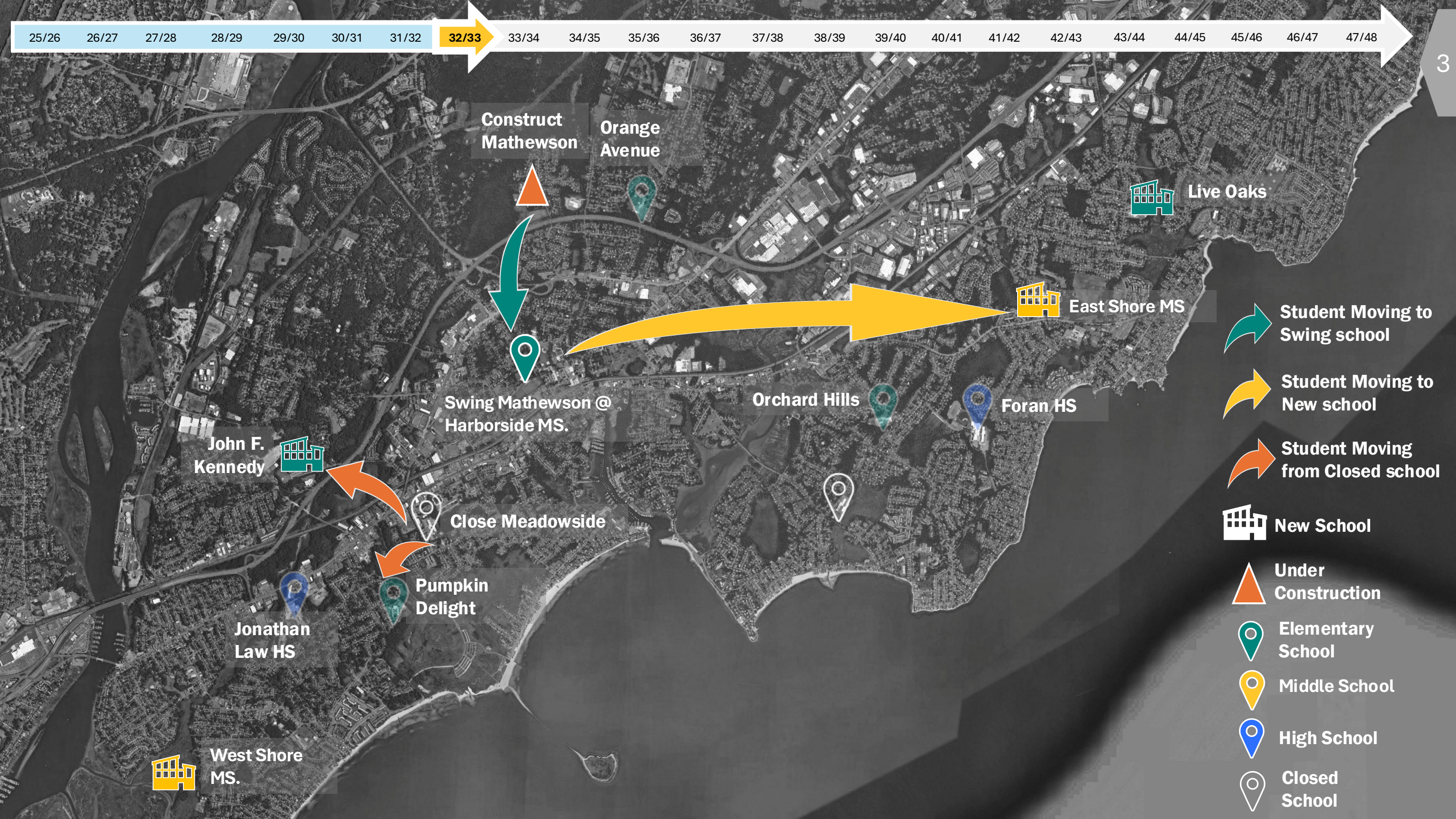
High School

Closed
School



-  Student Moving to Swing school
-  Student Moving to New school
-  Student Moving from Closed school
-  New School
-  Under Construction
-  Elementary School
-  Middle School
-  High School
-  Closed School





Student Moving to Swing school

Student Moving to New school

Student Moving from Closed school

New School

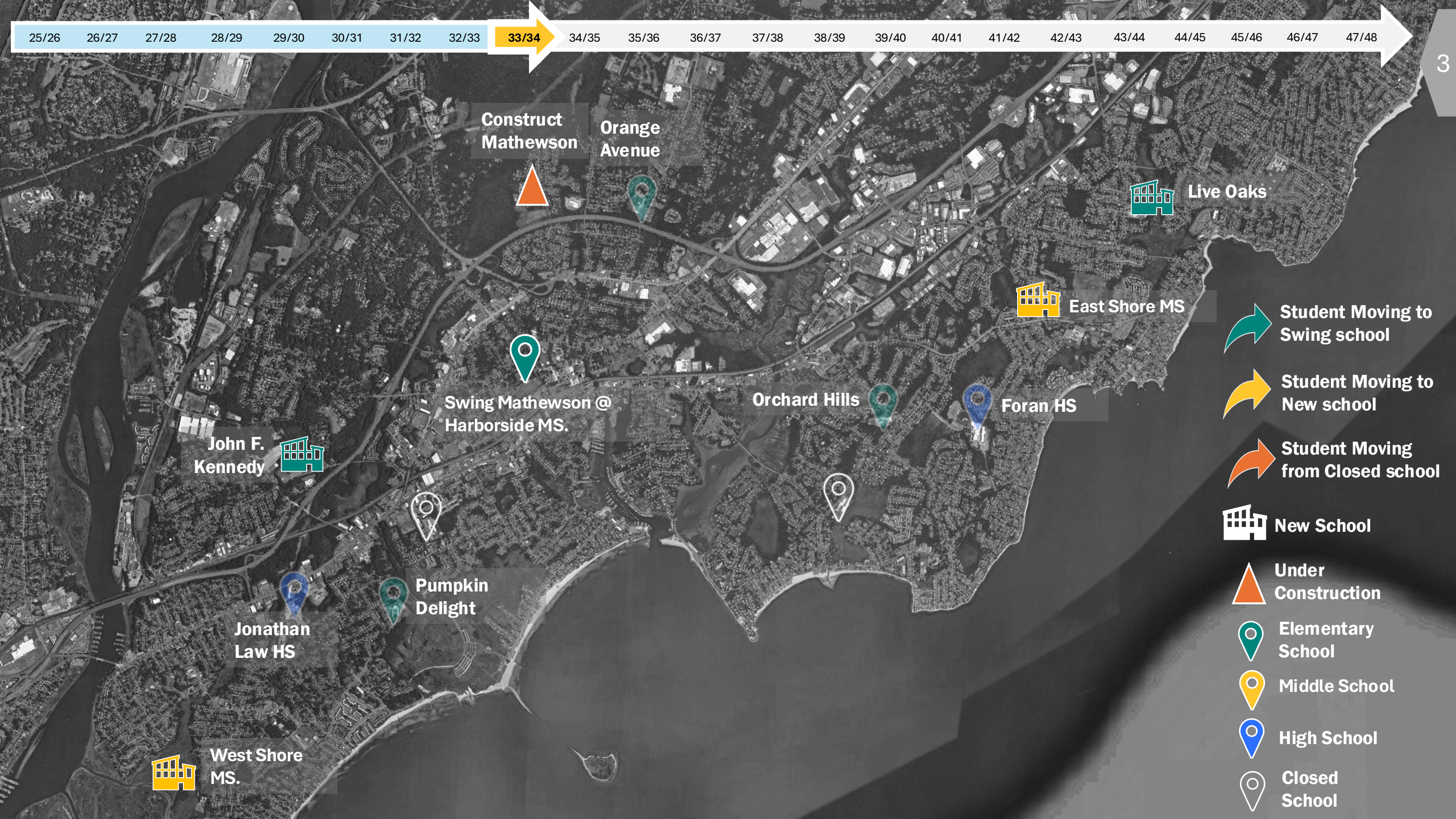
Under Construction

Elementary School

Middle School

High School

Closed School



Construct Mathewson

Orange Avenue

Live Oaks

East Shore MS

Swing Mathewson @ Harborside MS.

Orchard Hills


Foran HS


John F. Kennedy


Jonathan Law HS

Pumpkin Delight

West Shore MS.


 **Student Moving to Swing school**


 **Student Moving to New school**

 **Student Moving from Closed school**

 **New School**

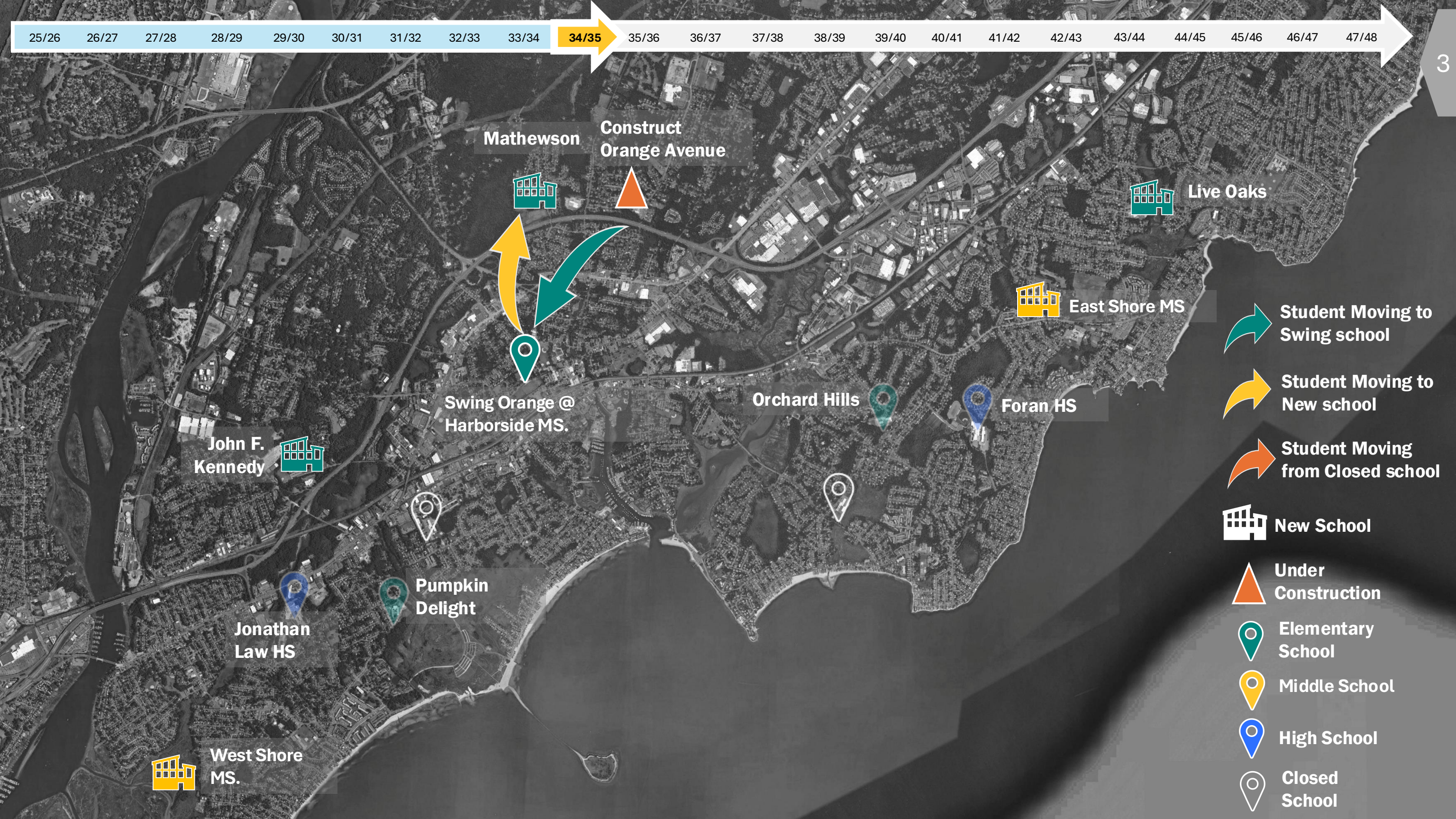
 **Under Construction**

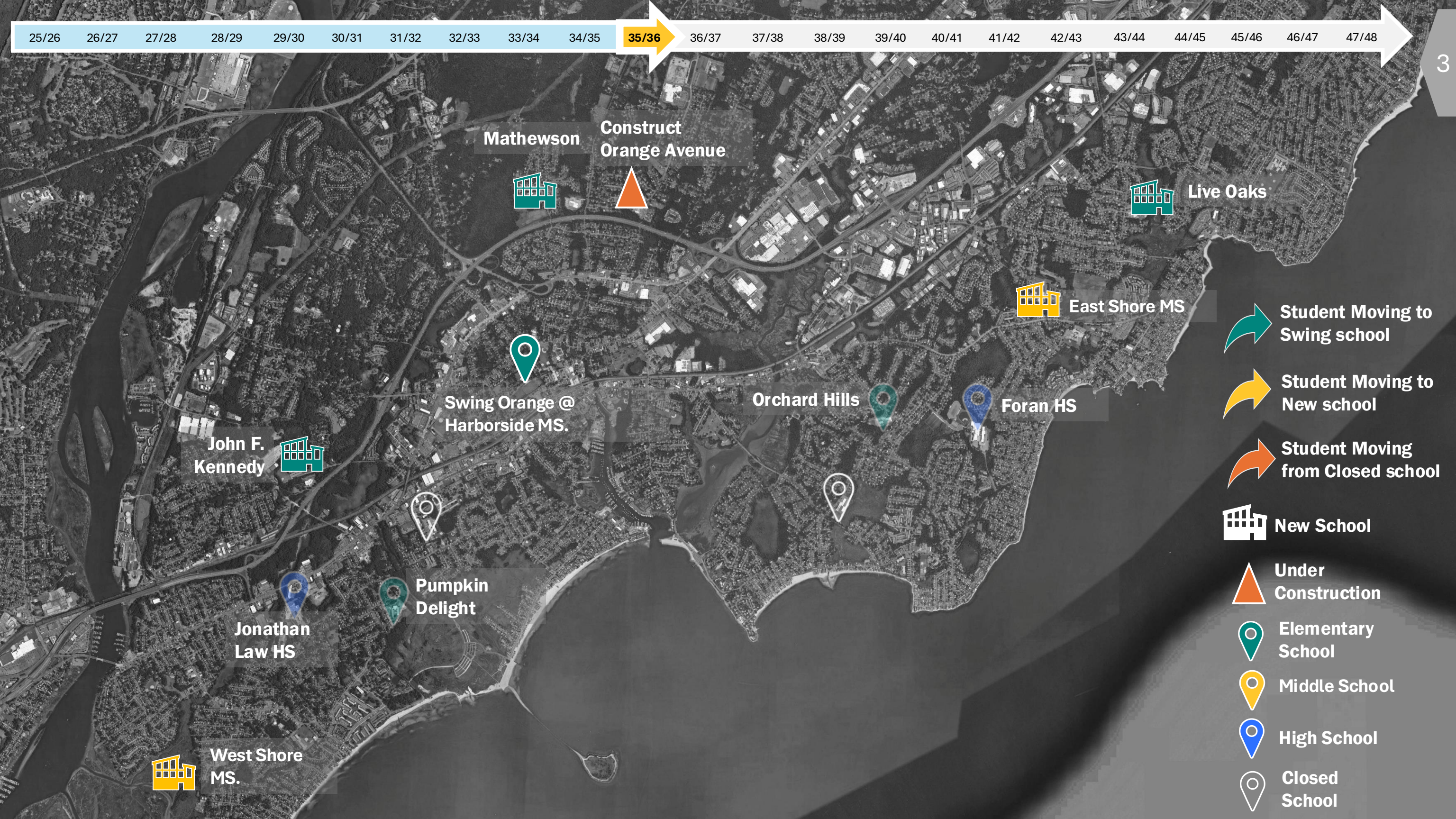
 **Elementary School**

 **Middle School**

 **High School**

 **Closed School**





Mathewson
Construct Orange Avenue



Live Oaks

East Shore MS

Student Moving to Swing school

Swing Orange @ Harborside MS.

Orchard Hills

Foran HS

Student Moving to New school

John F. Kennedy

Student Moving from Closed school

New School

Pumpkin Delight

Under Construction

Jonathan Law HS

Elementary School

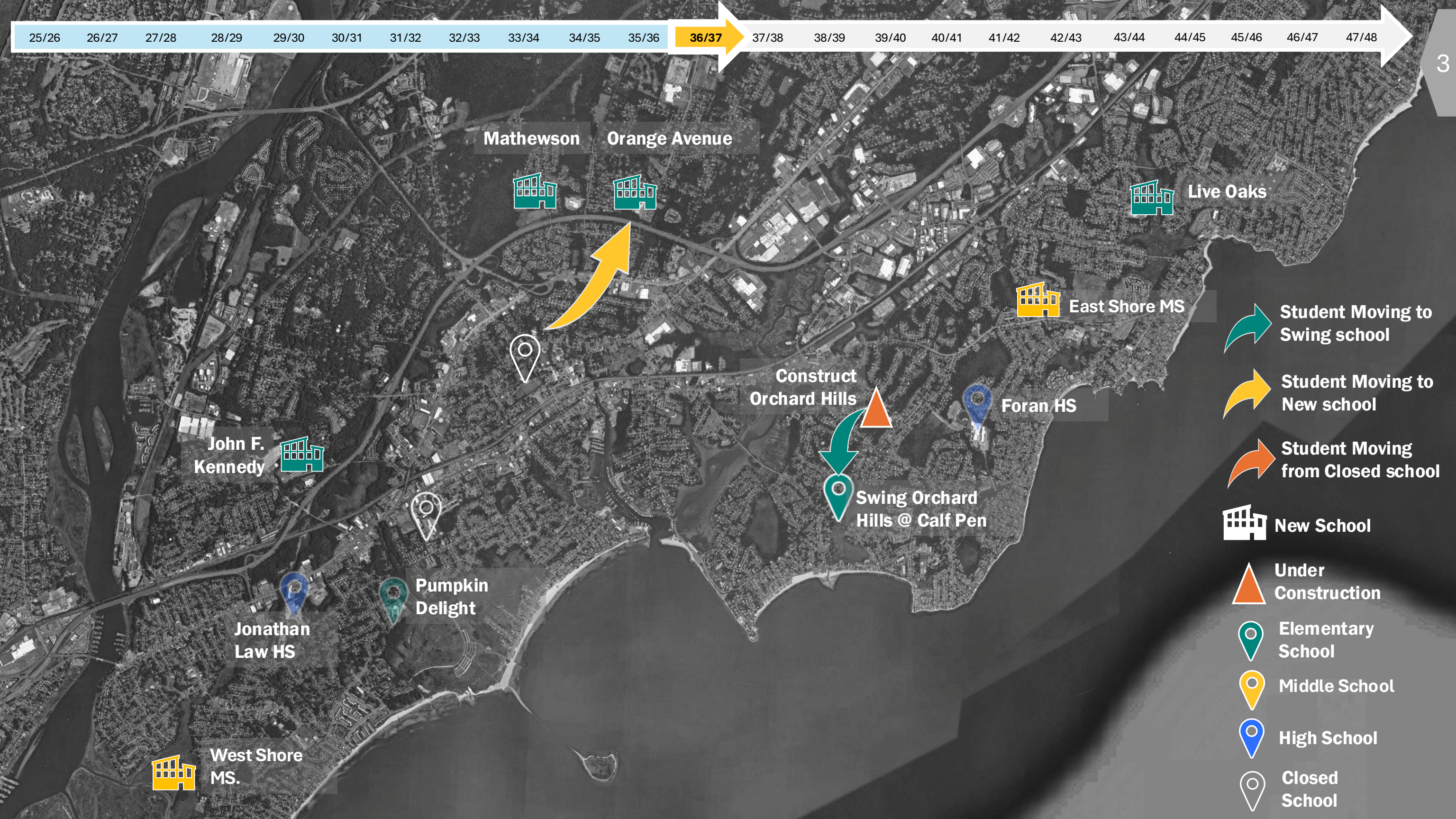
Middle School


High School


Closed School


West Shore MS.






 Student Moving to Swing school


 Student Moving to New school

 Student Moving from Closed school

 New School

 Under Construction

 Elementary School

 Middle School

 High School

 Closed School

Mathewson Orange Avenue

Live Oaks

East Shore MS

Construct Orchard Hills

Foran HS

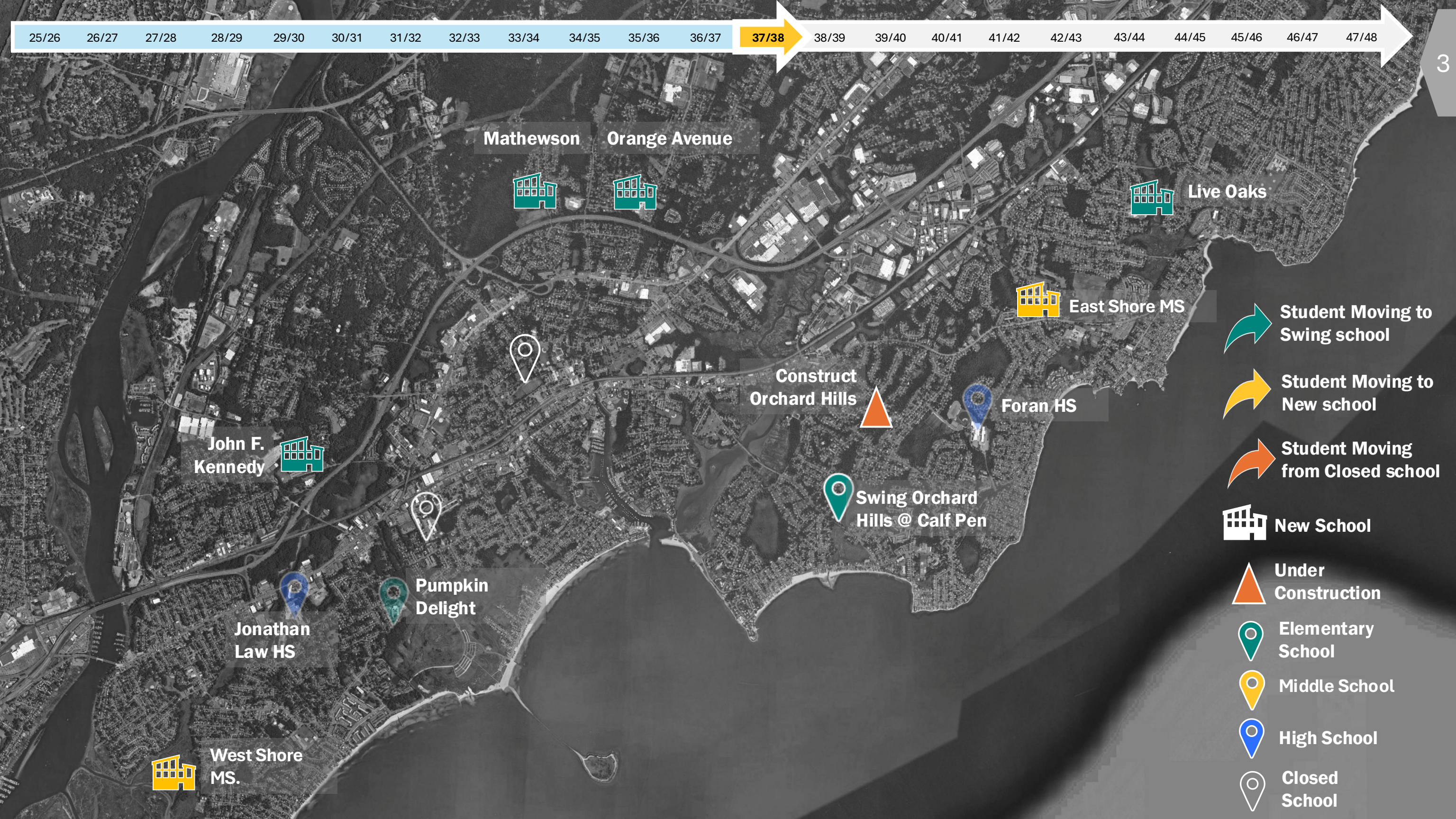
John F. Kennedy

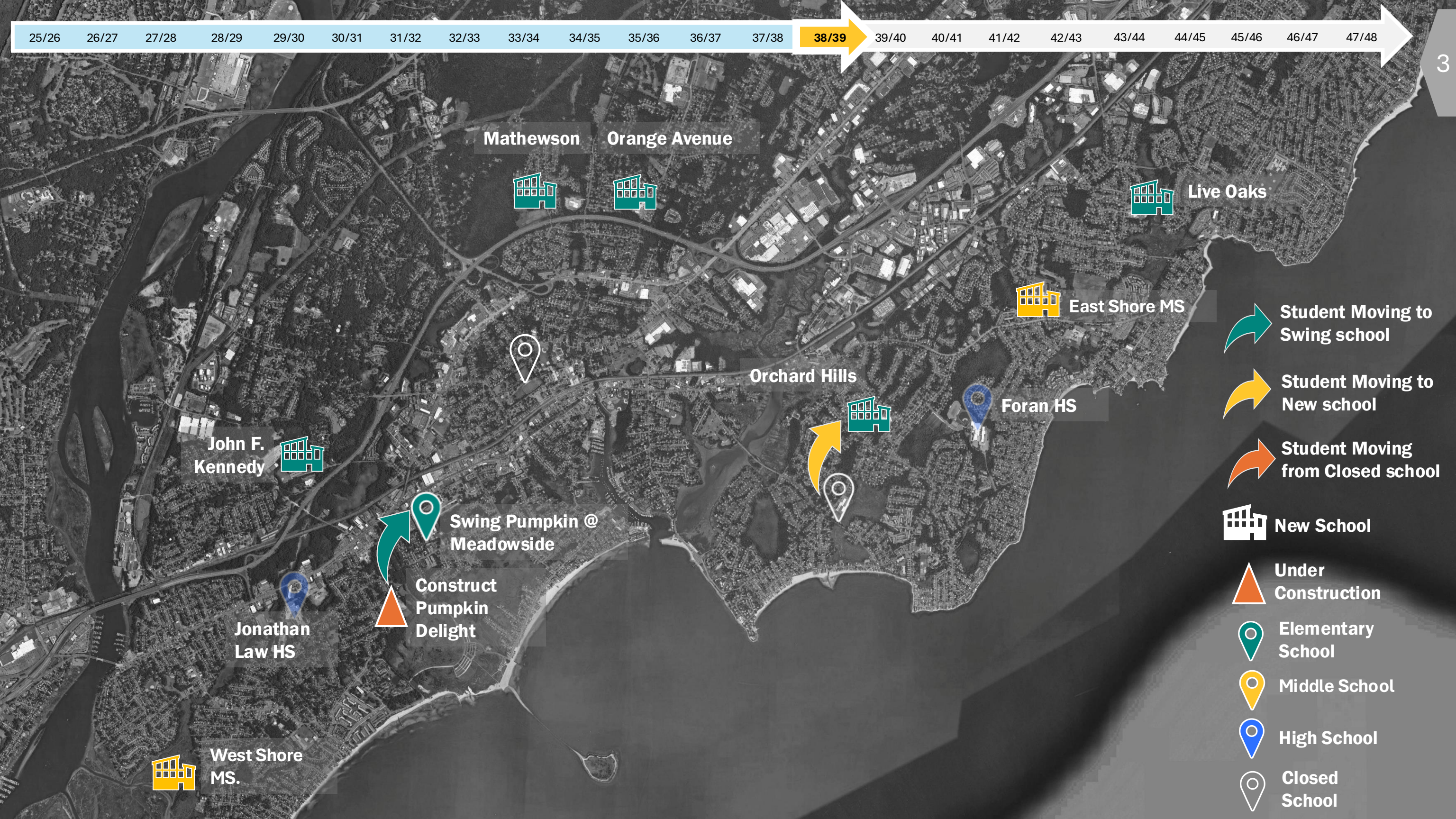
Swing Orchard Hills @ Calf Pen


Pumpkin Delight


Jonathan Law HS


West Shore MS.






 Student Moving to Swing school


 Student Moving to New school

 Student Moving from Closed school

 New School

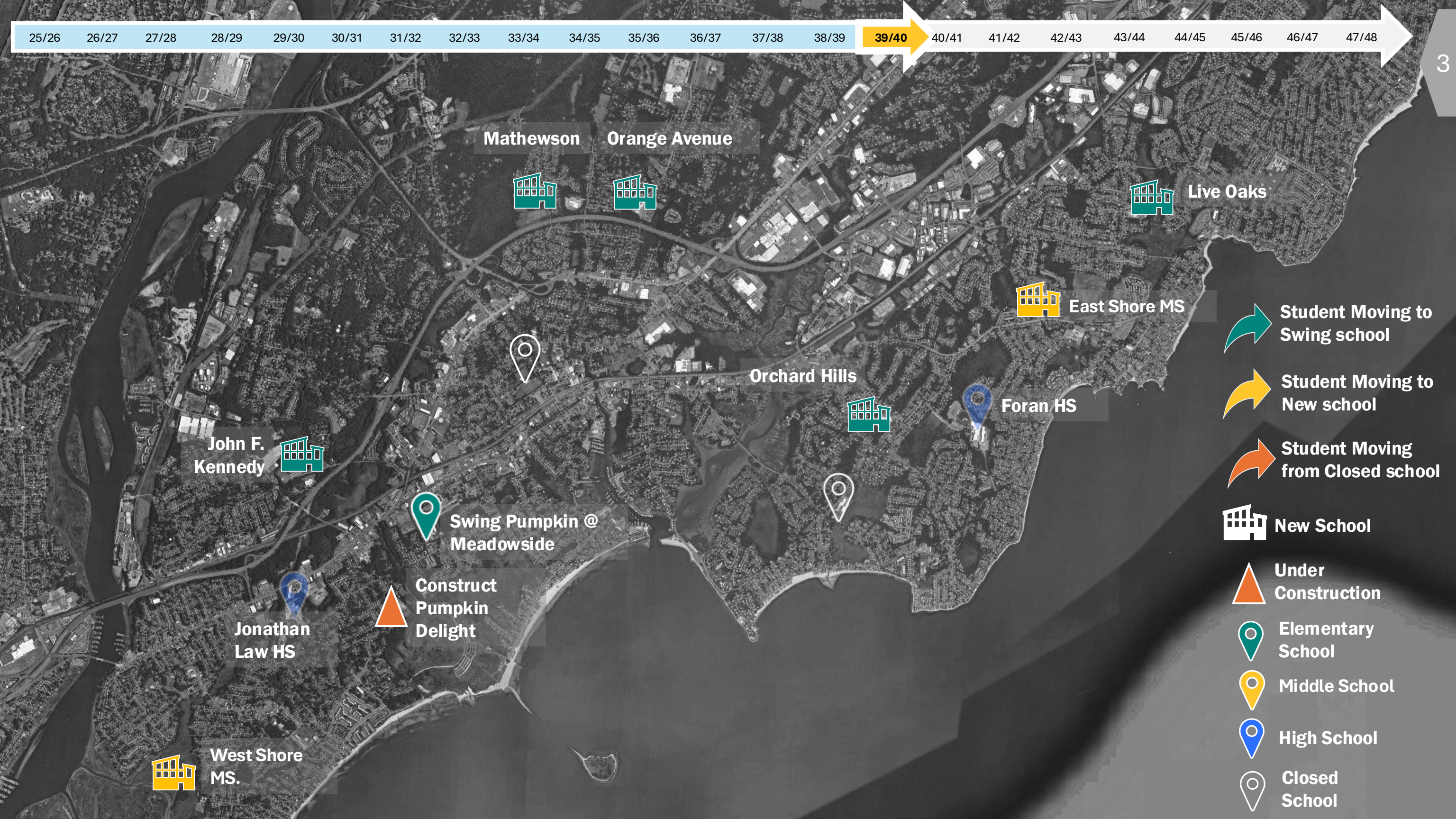
 Under Construction

 Elementary School

 Middle School

 High School

 Closed School



Mathewson

Orange Avenue

Live Oaks

East Shore MS

Orchard Hills

Foran HS

John F. Kennedy

Swing Pumpkin @ Meadowside

Construct Pumpkin Delight

Jonathan Law HS

West Shore MS.

Student Moving to Swing school

Student Moving to New school

Student Moving from Closed school

New School

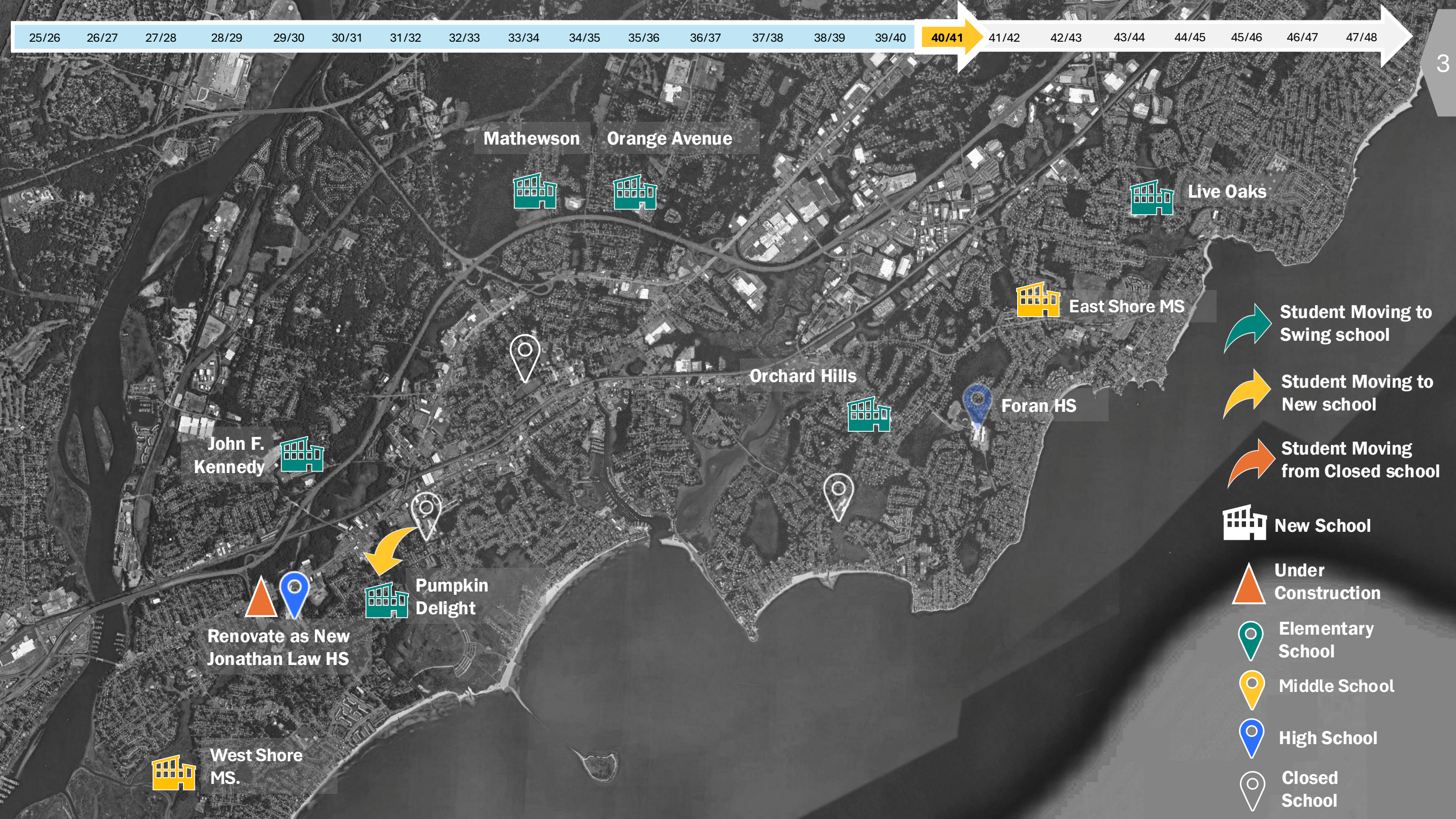
Under Construction

Elementary School

Middle School

High School

Closed School



Mathewson Orange Avenue

Live Oaks

East Shore MS

Orchard Hills


Foran HS


John F. Kennedy


Pumpkin Delight

Renovate as New Jonathan Law HS

West Shore MS.


 Student Moving to Swing school


 Student Moving to New school

 Student Moving from Closed school


 New School

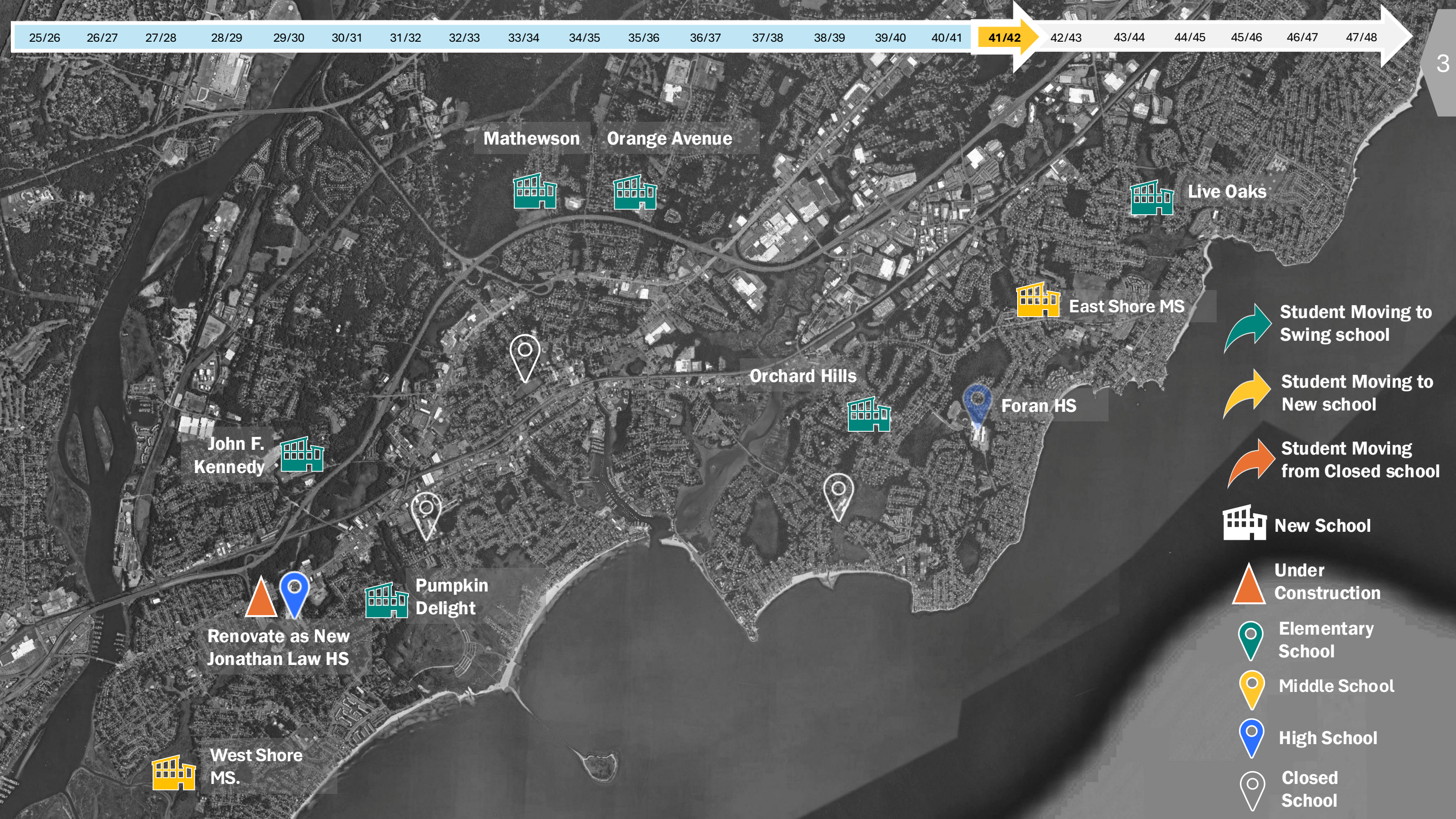
 Under Construction

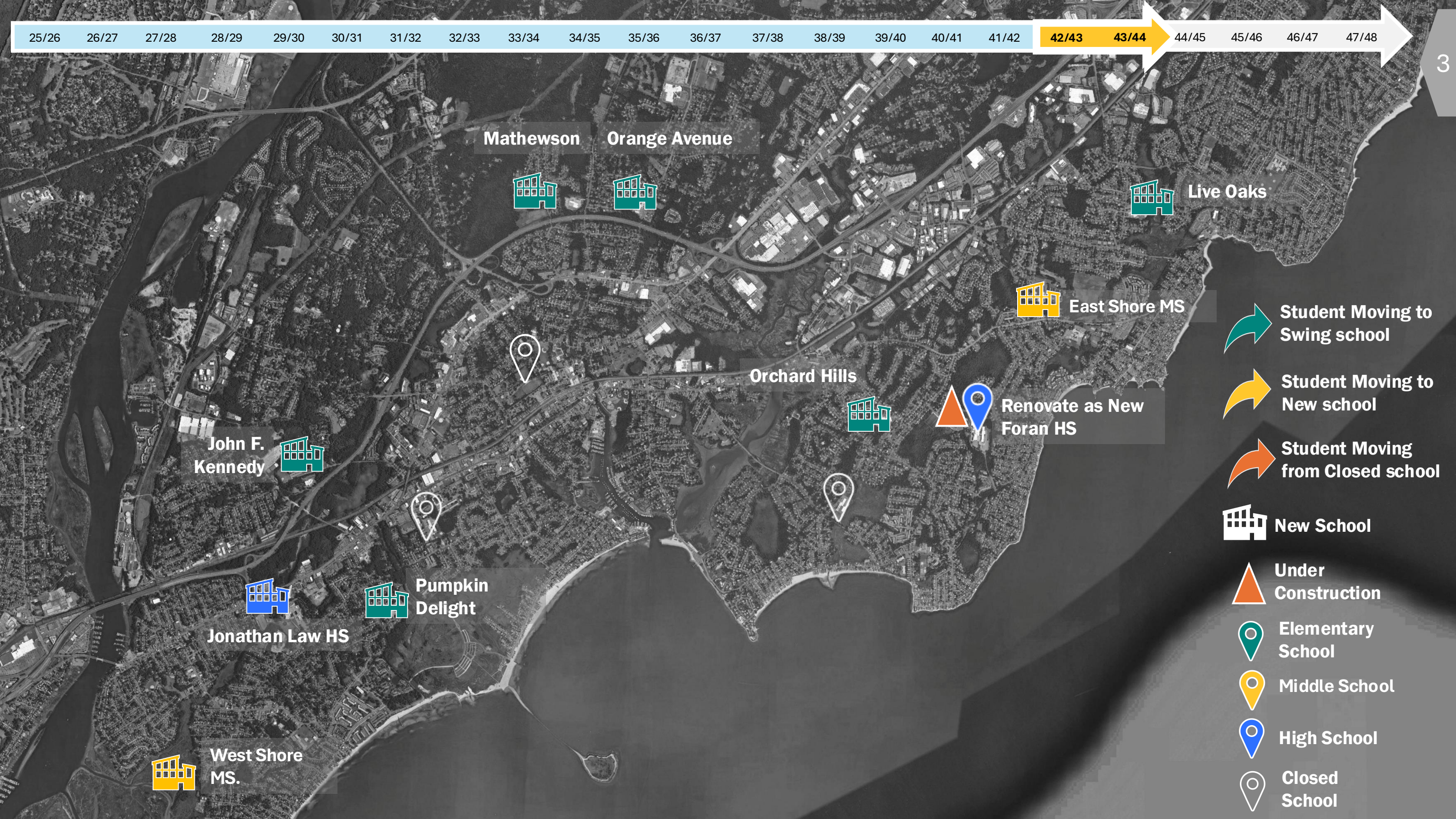
 Elementary School

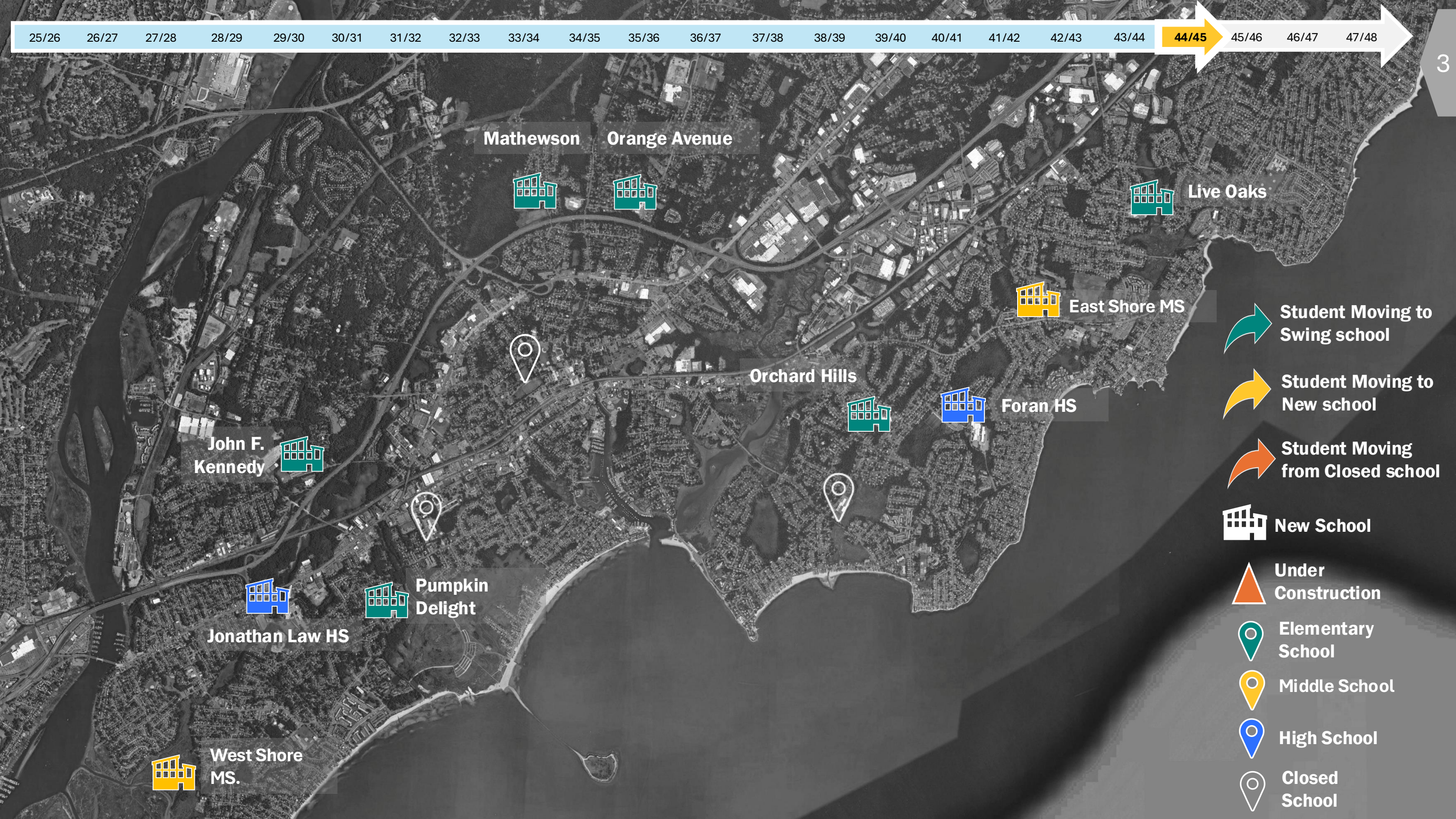
 Middle School

 High School

 Closed School







Student Moving to Swing school

Student Moving to New school

Student Moving from Closed school

New School

Under Construction

Elementary School

Middle School

High School

Closed School

Mathewson

Orange Avenue

Live Oaks

East Shore MS

Orchard Hills

Foran HS

John F. Kennedy

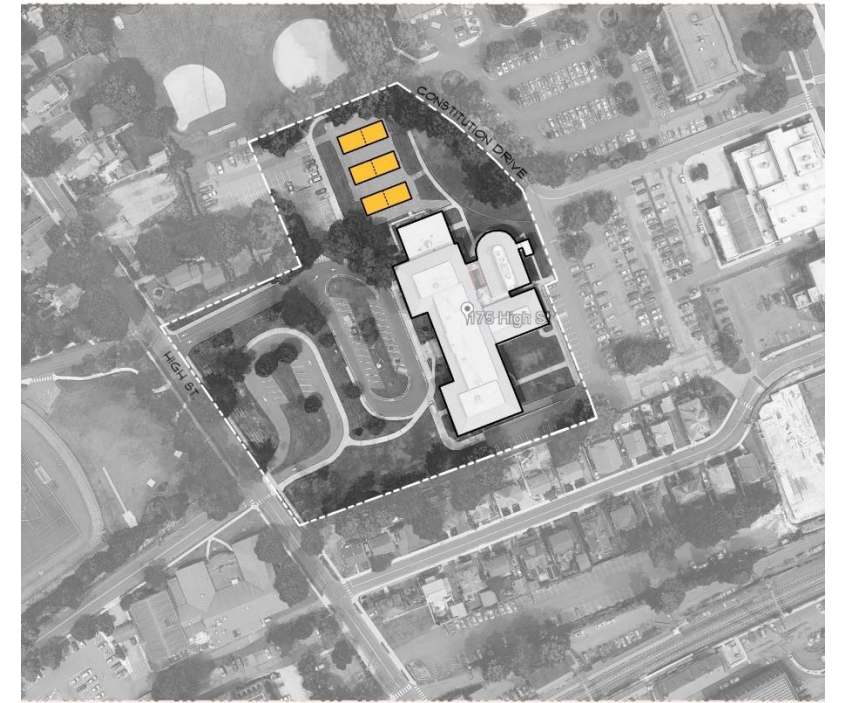
Pumpkin Delight

Jonathan Law HS

West Shore MS.

Implementation Scenario 3: 1 MS/1ES → 1 MS/1ES → 4ES → 2HS

- Both East Shore and West Shore require swing space, which means closures need to take place before construction
- Would likely require the closure of Harborside early in the process and before new facilities are constructed
- Harborside would likely be used as swing space and would have to accommodate 600-650 students and > 6 modular classrooms on an already tight site



Harborside with portable capacity to accommodate a two middle school model as swing space

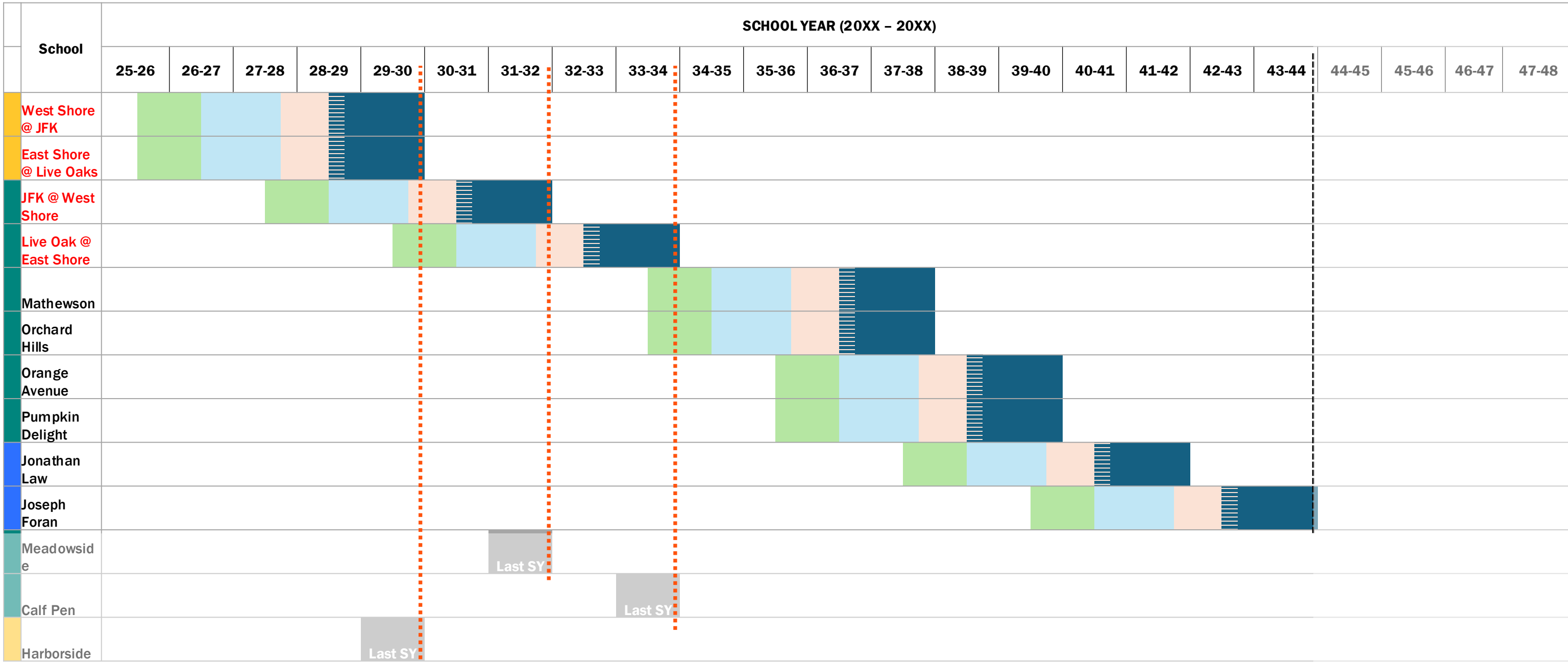
Key Question: is the district ok with closing Harborside before the new middle schools are constructed? Also, are there concerns with having Harborside serve as swing space for more than 600 students?

4

Implementation Phasing 4:
Start with Middle Schools
2MS → 6ES → 2HS

Implementation Scenario 4: 2MS → 6ES → 2HS

- Elementary
- Middle
- High



PERKINS ————— EASTMAN

- Budget development and approval
- Procurement, approvals, coordination
- Design
- Construction

MS first / Build New Middle Schools @ JFK & Live Oaks



JFK ES

Year Built	1967
Acreage	11.55
Gross Area	~ 47,597 SF
Enrollment	321 students
Capacity	377 students
Utilization	85%



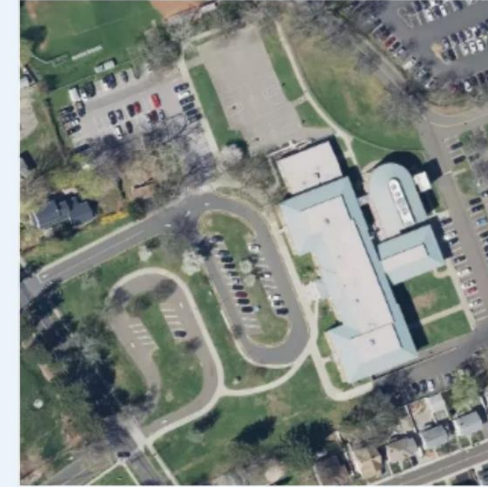
Live Oaks ES

Year Built	1961
Acreage	12.7*
Gross Area	~ 45,970 SF
Enrollment	275 students
Capacity	311 students
Utilization	88%



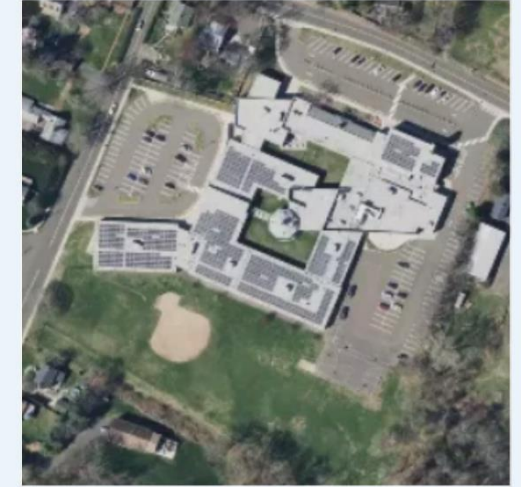
West Shore MS

Year Built	1950
Acreage	10.75
Gross Area	~ 82,225 SF
Enrollment	395 students
Capacity	487 students
Utilization	81%



Harborside MS

Year Built	1969
Acreage	5.6
Gross Area	~ 78,321 SF
Enrollment	414 students
Capacity	508 students
Utilization	81 %

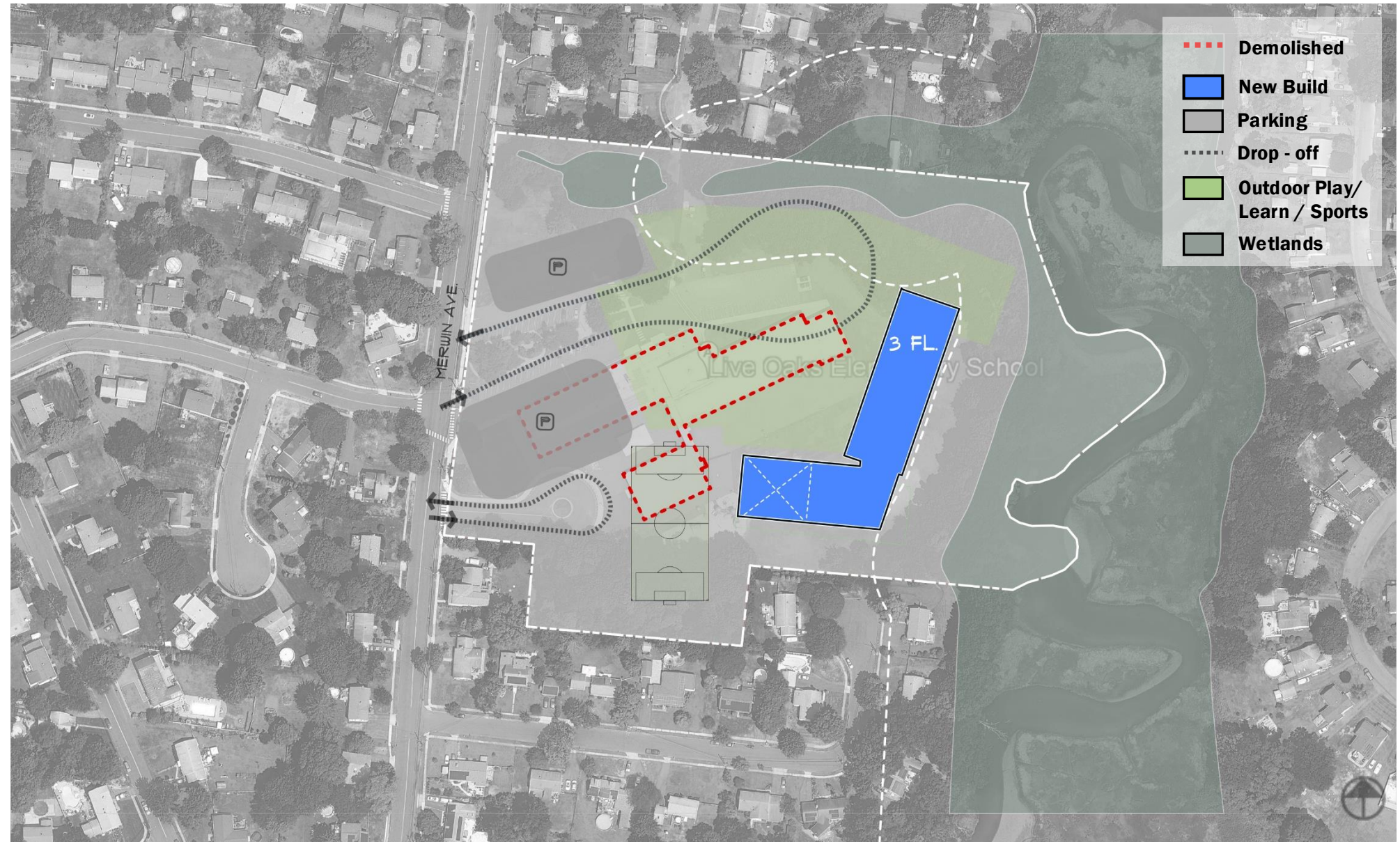


East Shore MS

Year Built	1952
Acreage	7.94
Gross Area	~ 81,791 SF
Enrollment	339 students
Capacity	524 students
Utilization	65%

New Middle School at Live Oaks

New East Shore MS at Live Oaks ES	
Acreage	12.7
Gross Area	~120,000 SF
Proposed Enrollment	600-650 students
Capacity	~650 students
Scope may Include:	<ul style="list-style-type: none"> • Brand New Building w/ more efficient layout + designed for 21st century learning • 3 stories • Outdoor areas for athletics, play and learning • Improved outdoor amenities with practice sized field.
<p>NOTE: These are high-level studies exploring one potential approach to fitting the program more efficiently on the site.</p>	



Note: ROM costs are extremely high level and developed only to inform planning-level conversations. Acreage based on publicly available data from [City of Milford GIS - ArcGIS Server Parcel Application](#)

New Middle School at Live Oaks

Live Oaks ES - Redevelopment



PHASE 1:

New multi-story compact middle school building on existing green space (existing buildings remain operational)



PHASE 2:

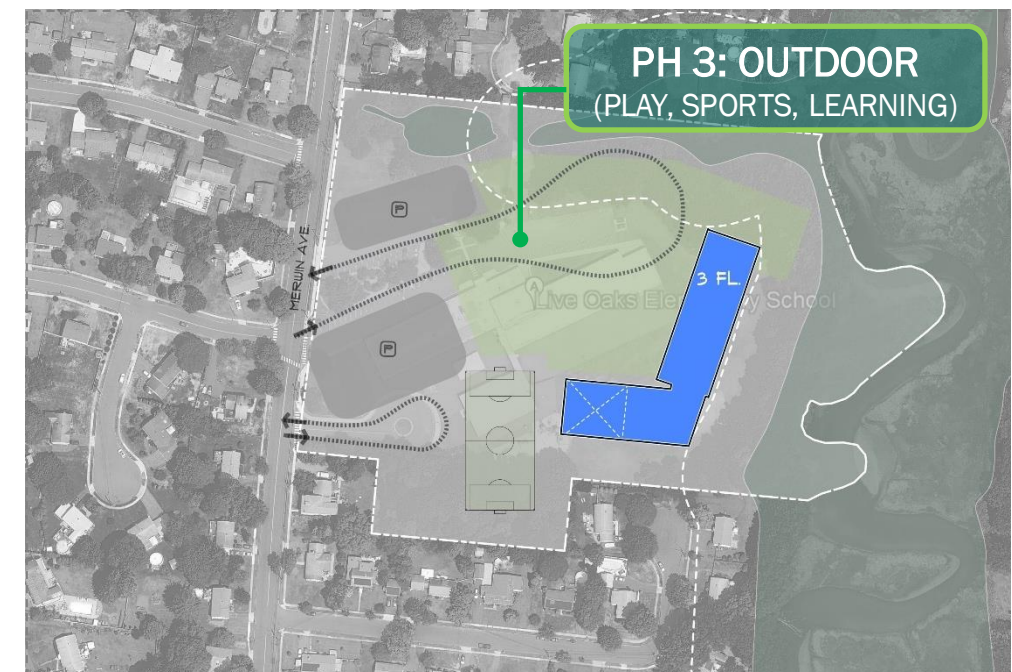
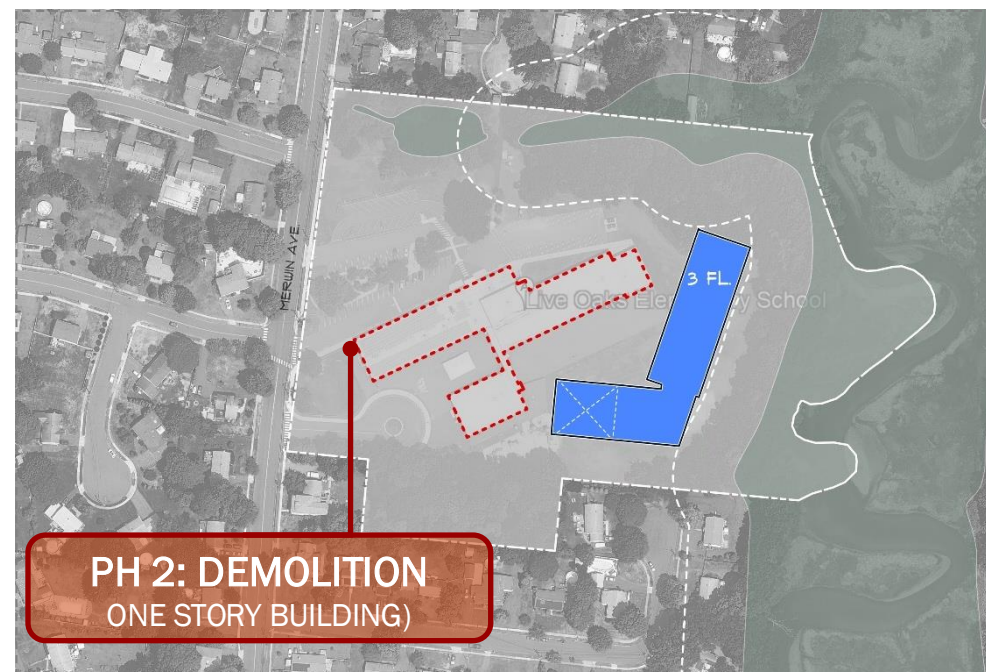
Move East Shore Students to New Building, Move Live oaks students to swing space, secure old site. Demolish Existing building.



PHASE 3:

Develop new outdoor spaces for play, sports, learning and finish sitework

NOTE: These are high-level studies exploring one potential approach to fitting the program more efficiently on the site. Further study will be required to finetune phasing logistics as well as maintaining school operations including drop-off and parking during construction.



New Middle School at JFK ES

New West Shore MS at JFK	
Acreage	11.55
Gross Area	~120,000 SF
Proposed Enrollment	600-650 students
Capacity	~650 students
Scope may Include:	<ul style="list-style-type: none"> Brand New Building w/ more efficient layout + designed for 21st century learning 3 stories Outdoor areas for athletics, play and learning Improved outdoor amenities with practice sized field.
<p>NOTE: These are high-level studies exploring one potential approach to fitting the program more efficiently on the site.</p>	



Note: ROM costs are extremely high level and developed only to inform planning-level conversations. Acreage based on publicly available data from [City of Milford GIS - ArcGIS Server Parcel Application](#)

New Middle School at JFK ES

JFK ES - Redevelopment



PHASE 1:

New multi-story compact middle school building on existing green space (existing buildings remain operational)



PHASE 2:

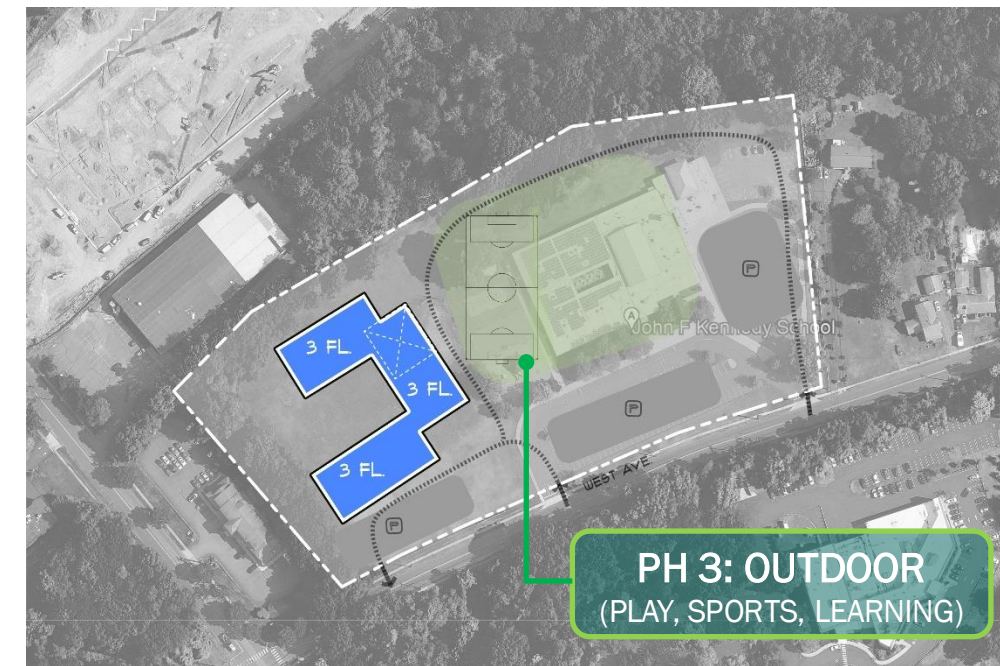
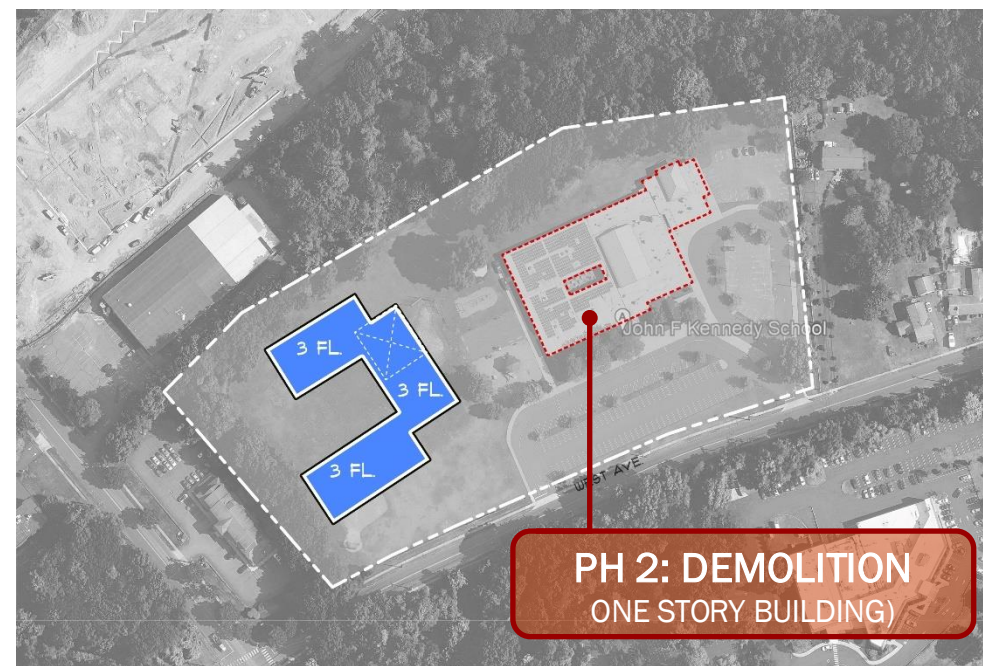
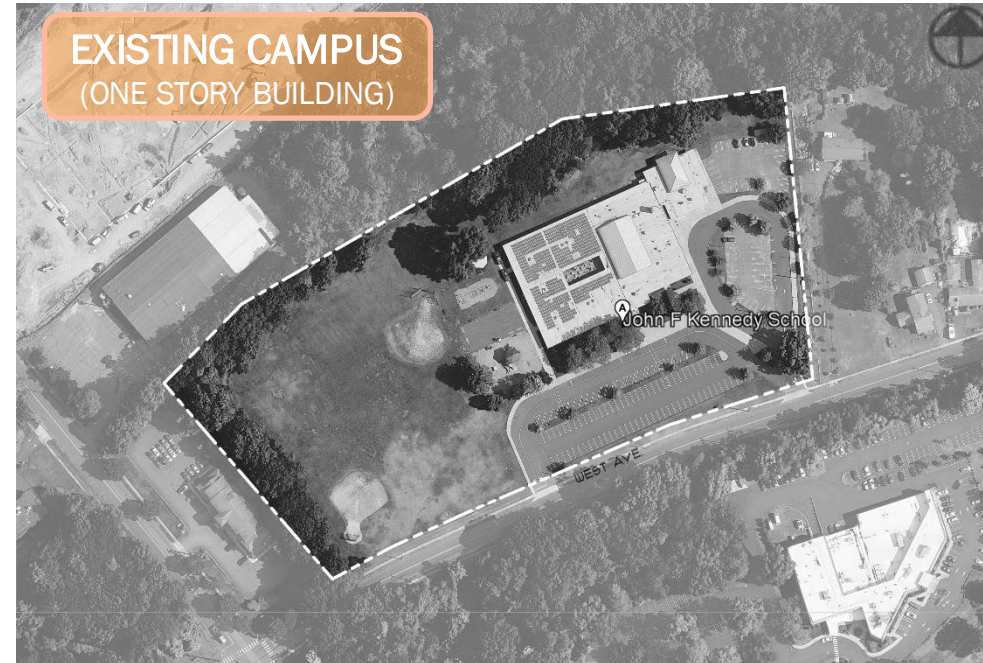
Move West Shore MS Students to New Building, Move JFK ES students to swing space, secure old site. Demolish Existing building.



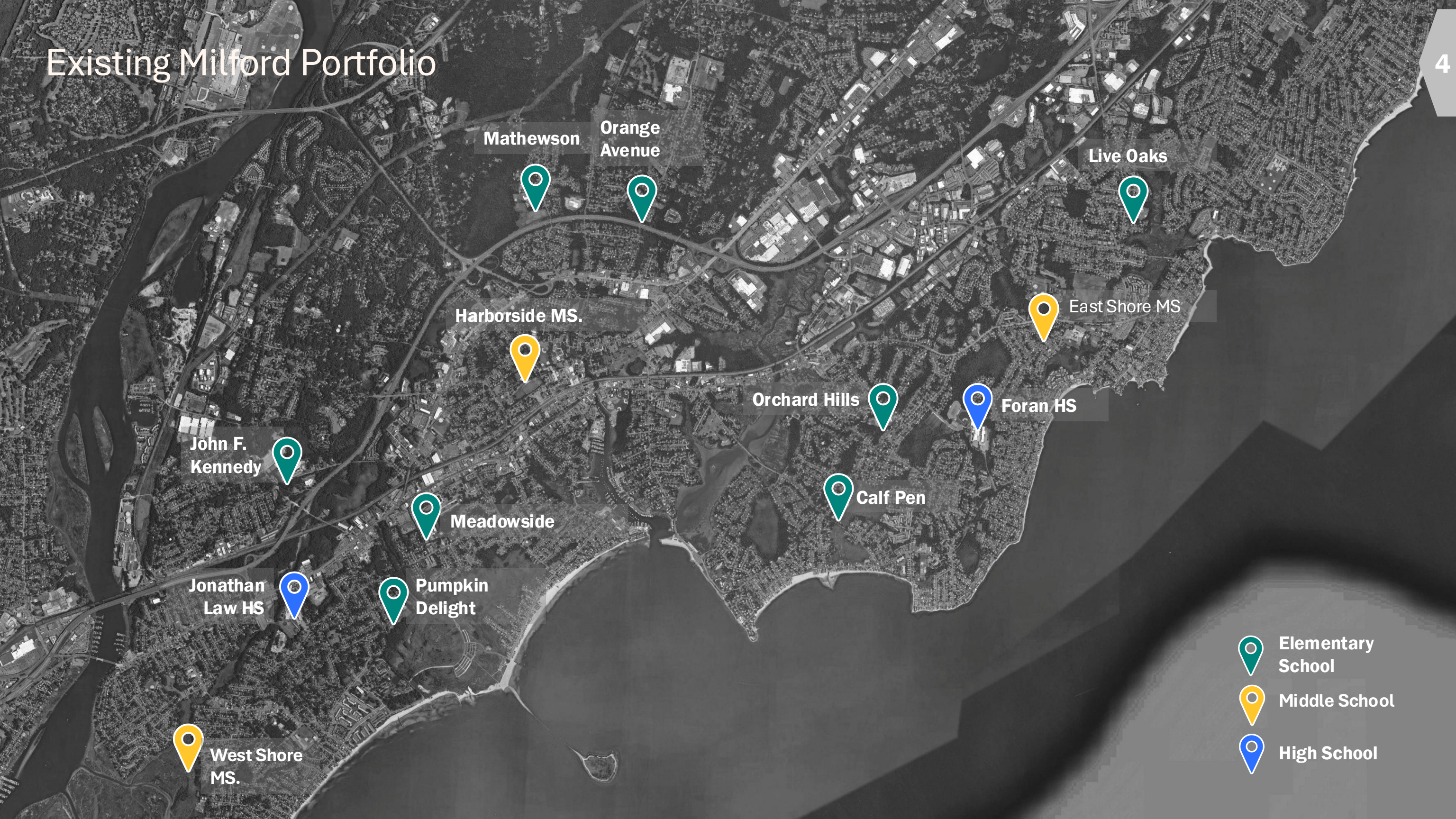
PHASE 3:

Develop new outdoor spaces for play, sports, learning and finish sitework

NOTE: These are high-level studies exploring one potential approach to fitting the program more efficiently on the site. Further study will be required to finetune phasing logistics as well as maintaining school operations including drop-off and parking during construction.



Existing Milford Portfolio



Mathewson

Orange Avenue

Live Oaks

Harborside MS.

East Shore MS

Orchard Hills

Foran HS

John F. Kennedy




Calf Pen

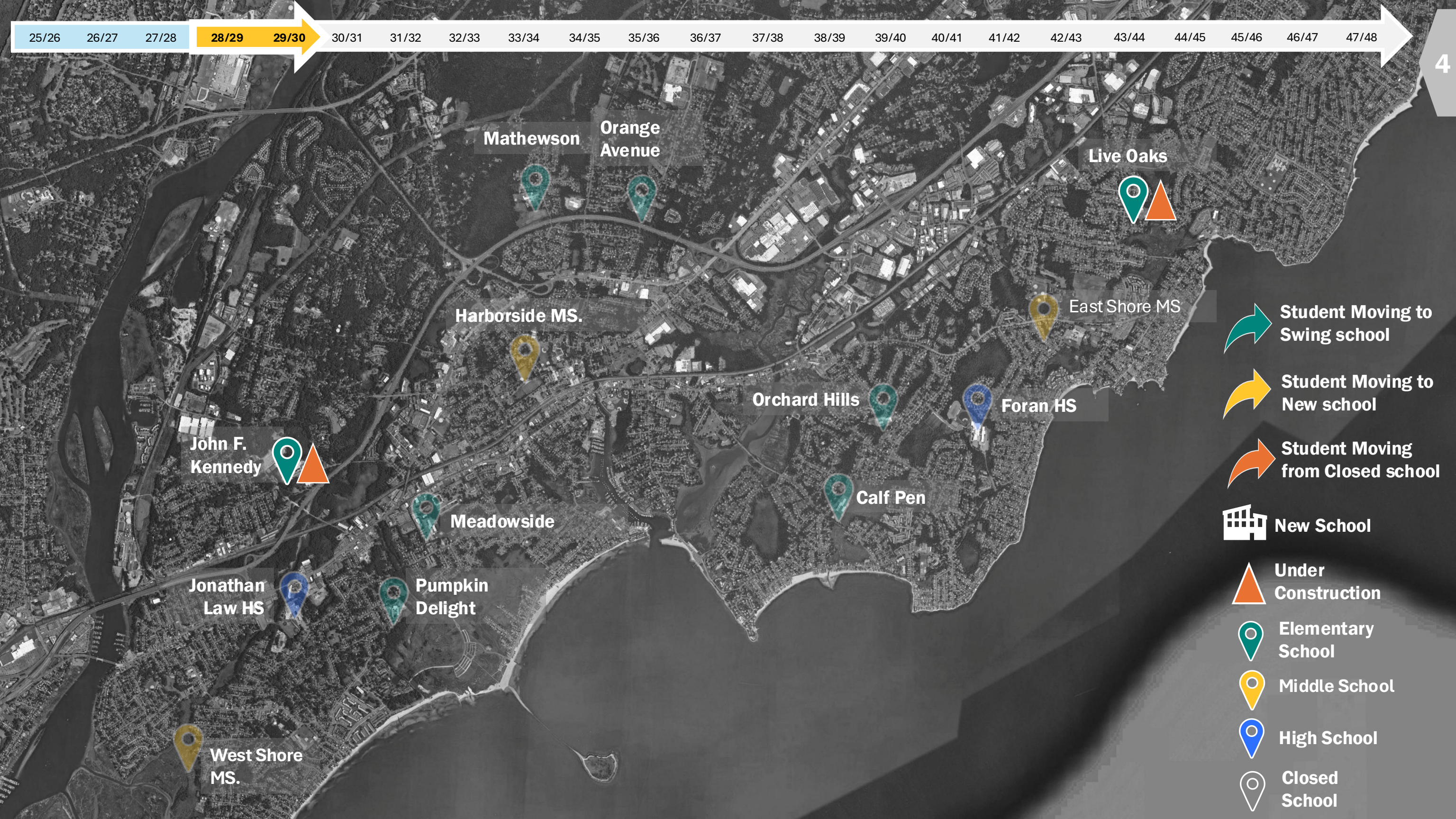
Meadowside


Jonathan Law HS

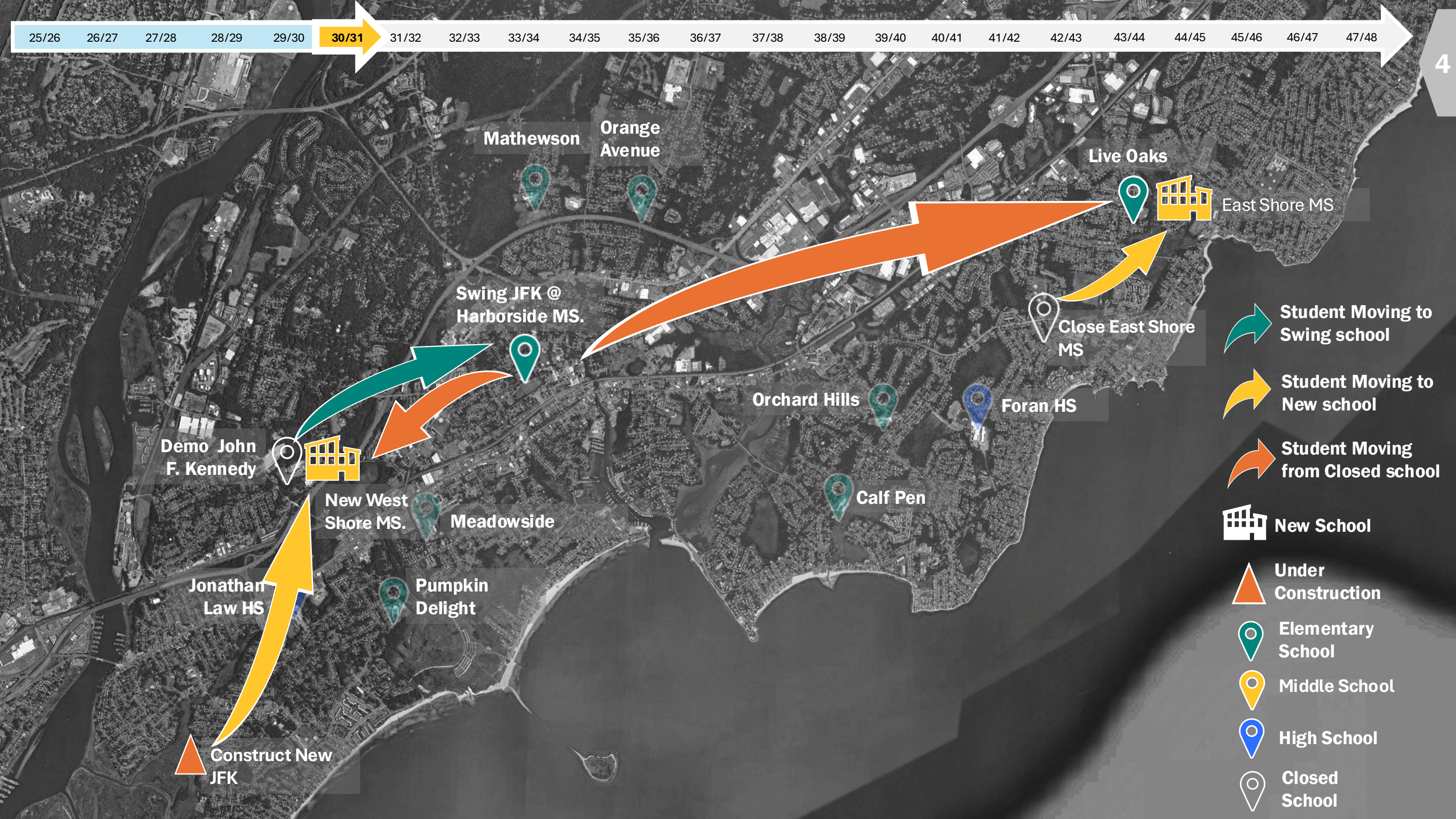
Pumpkin Delight

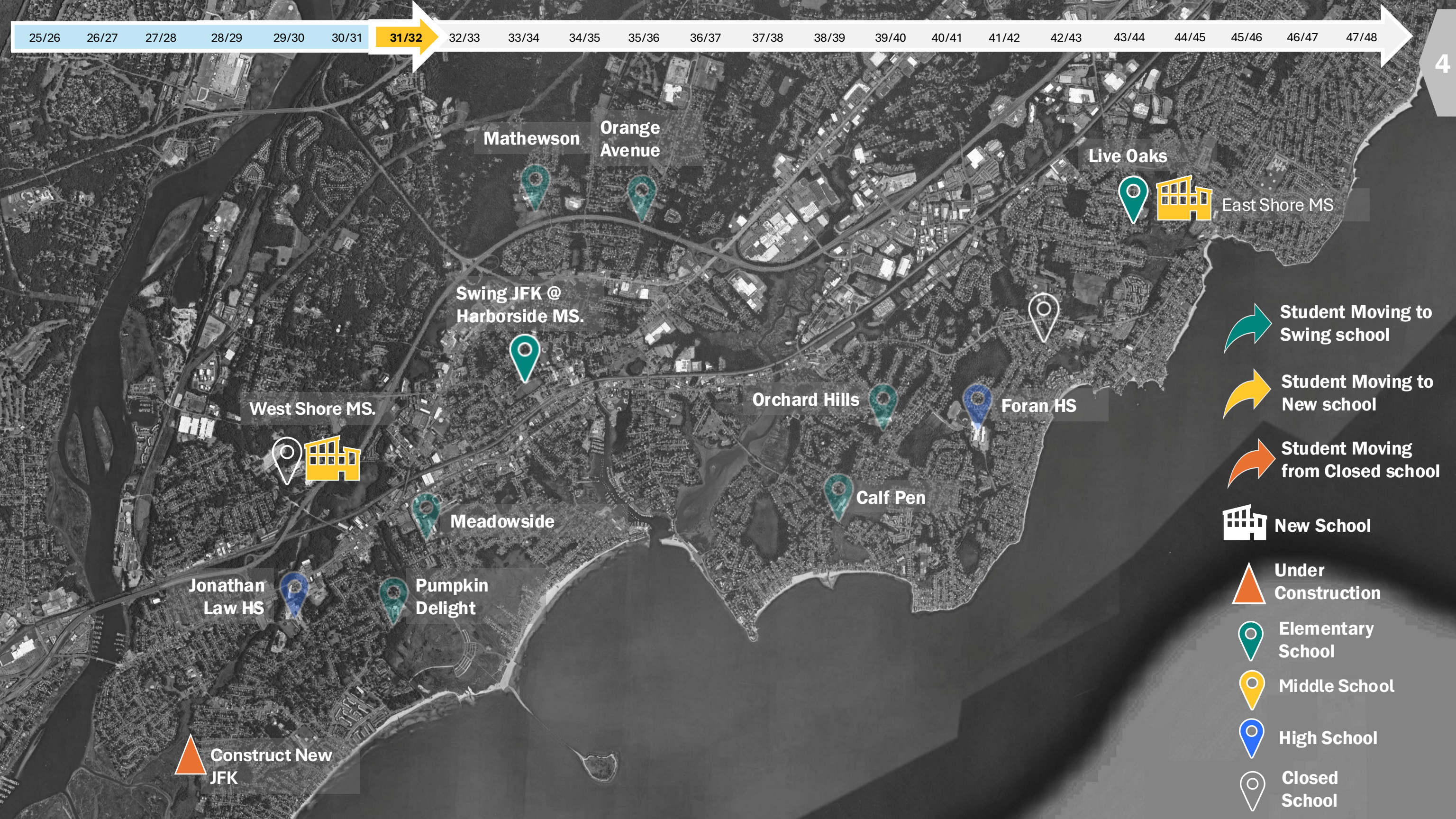
West Shore MS.

-  Elementary School
-  Middle School
-  High School



-  Student Moving to Swing school
-  Student Moving to New school
-  Student Moving from Closed school
-  New School
-  Under Construction
-  Elementary School
-  Middle School
-  High School
-  Closed School





Mathewson
Orange Avenue

Live Oaks
East Shore MS

Swing JFK @
Harborside MS.

West Shore MS.

Orchard Hills
Foran HS

Meadowside

Calf Pen

Jonathan
Law HS

Pumpkin
Delight

Construct New
JFK

Student Moving to
Swing school

Student Moving to
New school

Student Moving
from Closed school

New School

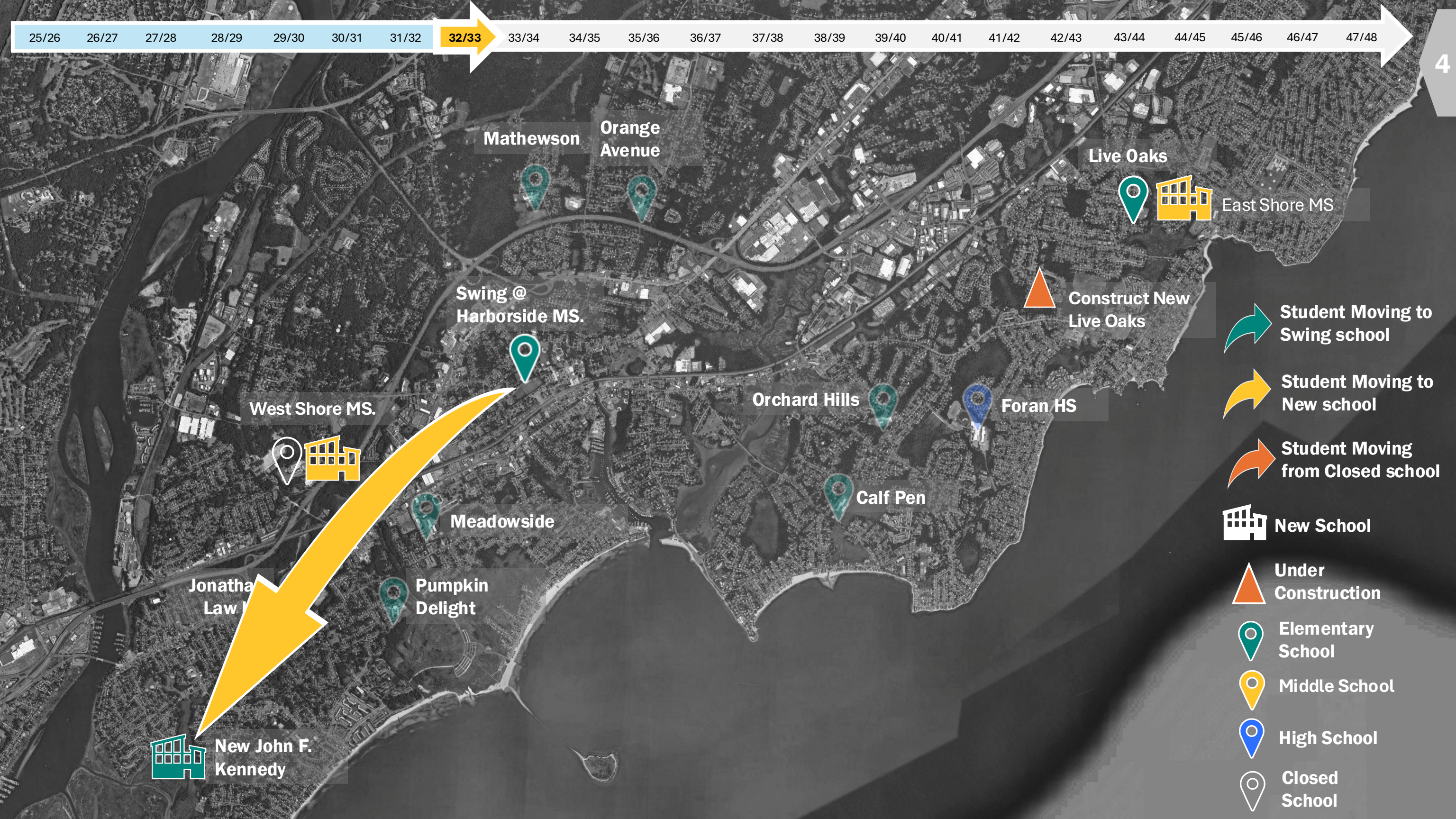
Under
Construction

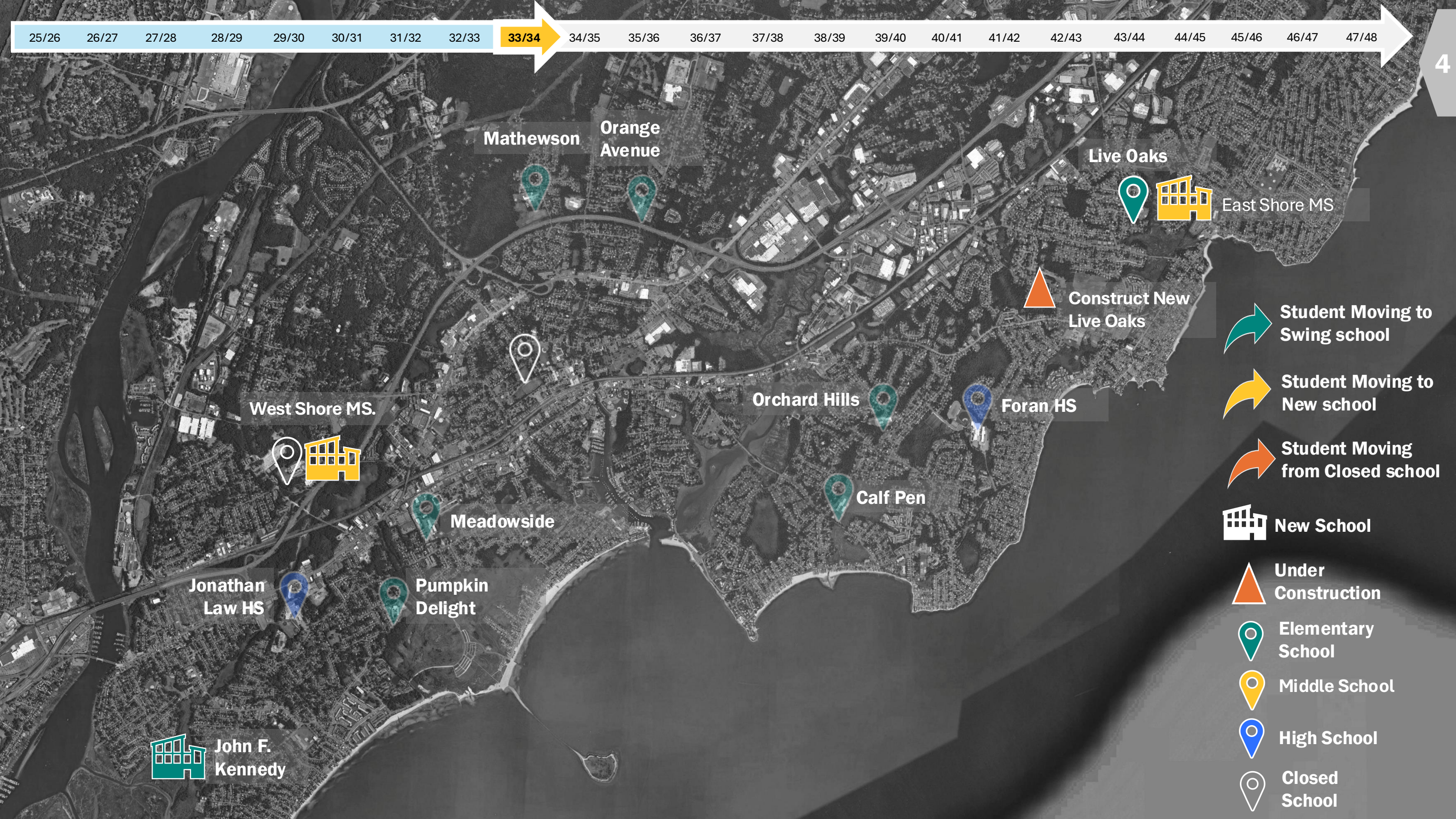
Elementary
School

Middle School

High School

Closed
School





Mathewson

Orange Avenue

Live Oaks

East Shore MS

Construct New Live Oaks

West Shore MS.

Orchard Hills

Foran HS

Calf Pen

Meadowside

Jonathan Law HS

Pumpkin Delight

John F. Kennedy

Student Moving to Swing school

Student Moving to New school

Student Moving from Closed school

New School

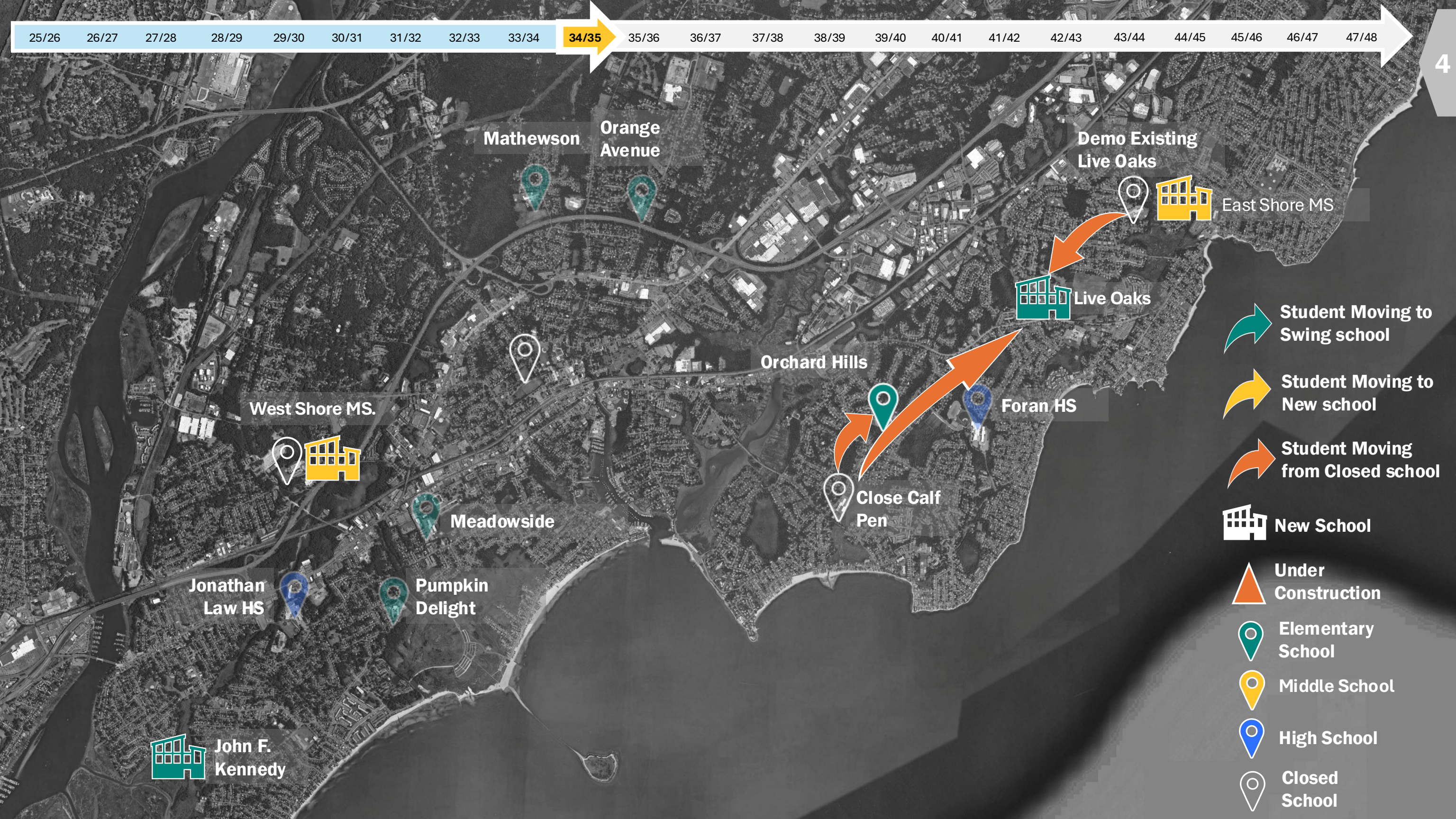
Under Construction


Elementary School


Middle School


High School

Closed School




 Student Moving to Swing school


 Student Moving to New school

 Student Moving from Closed school

 New School

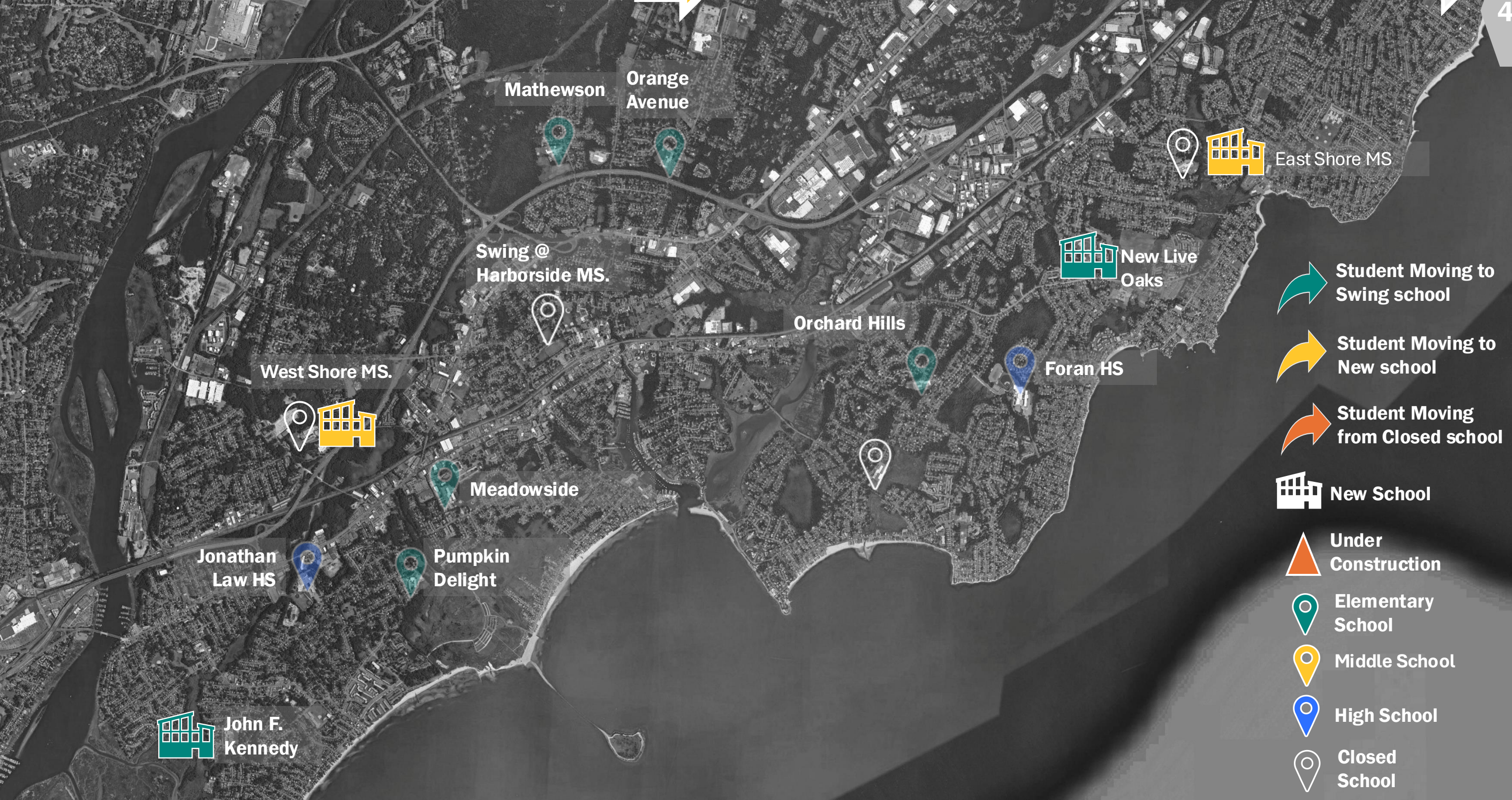
 Under Construction


 Elementary School


 Middle School


 High School

 Closed School



 Student Moving to Swing school


 Student Moving to New school


 Student Moving from Closed school


 New School

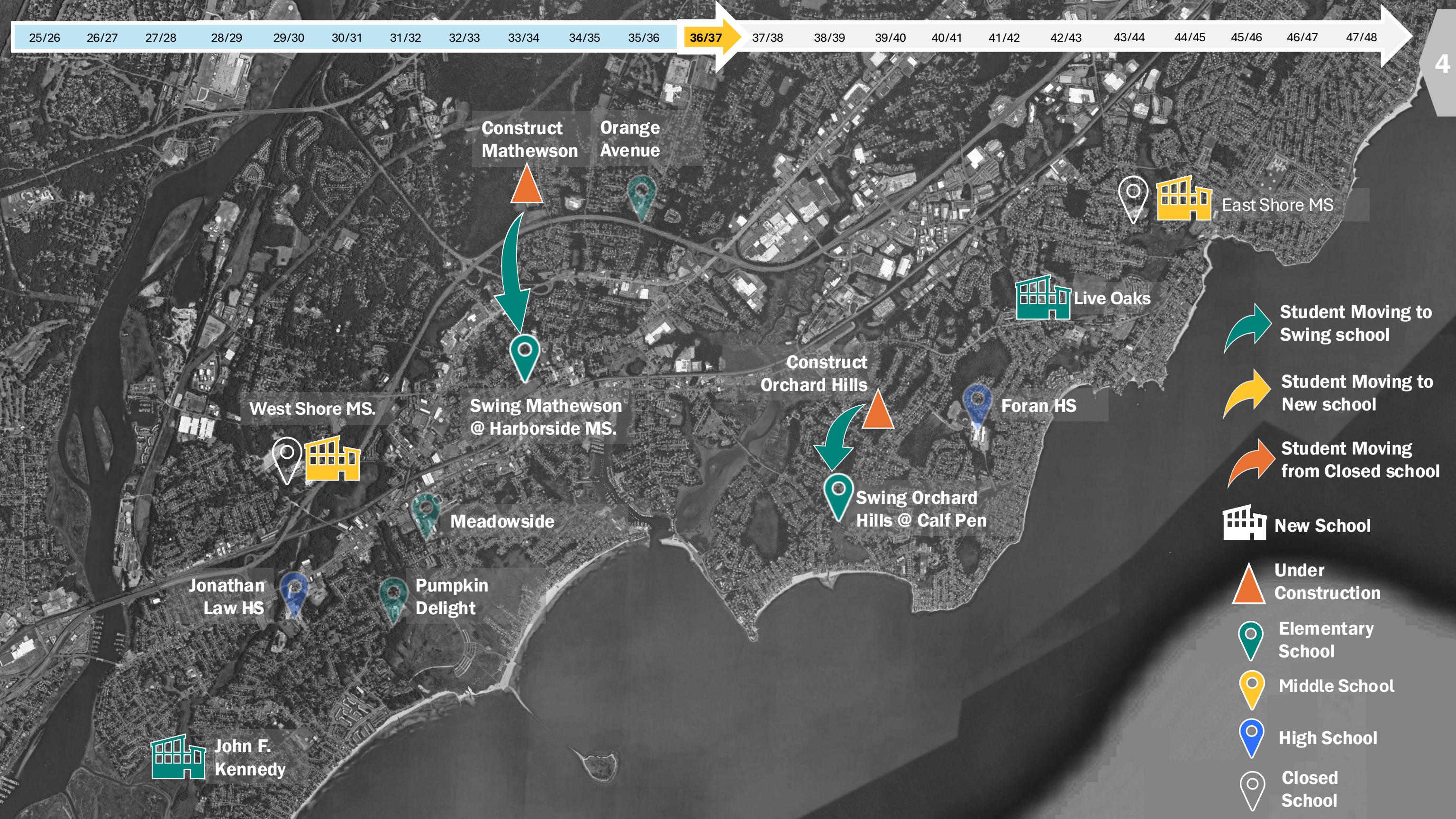
 Under Construction

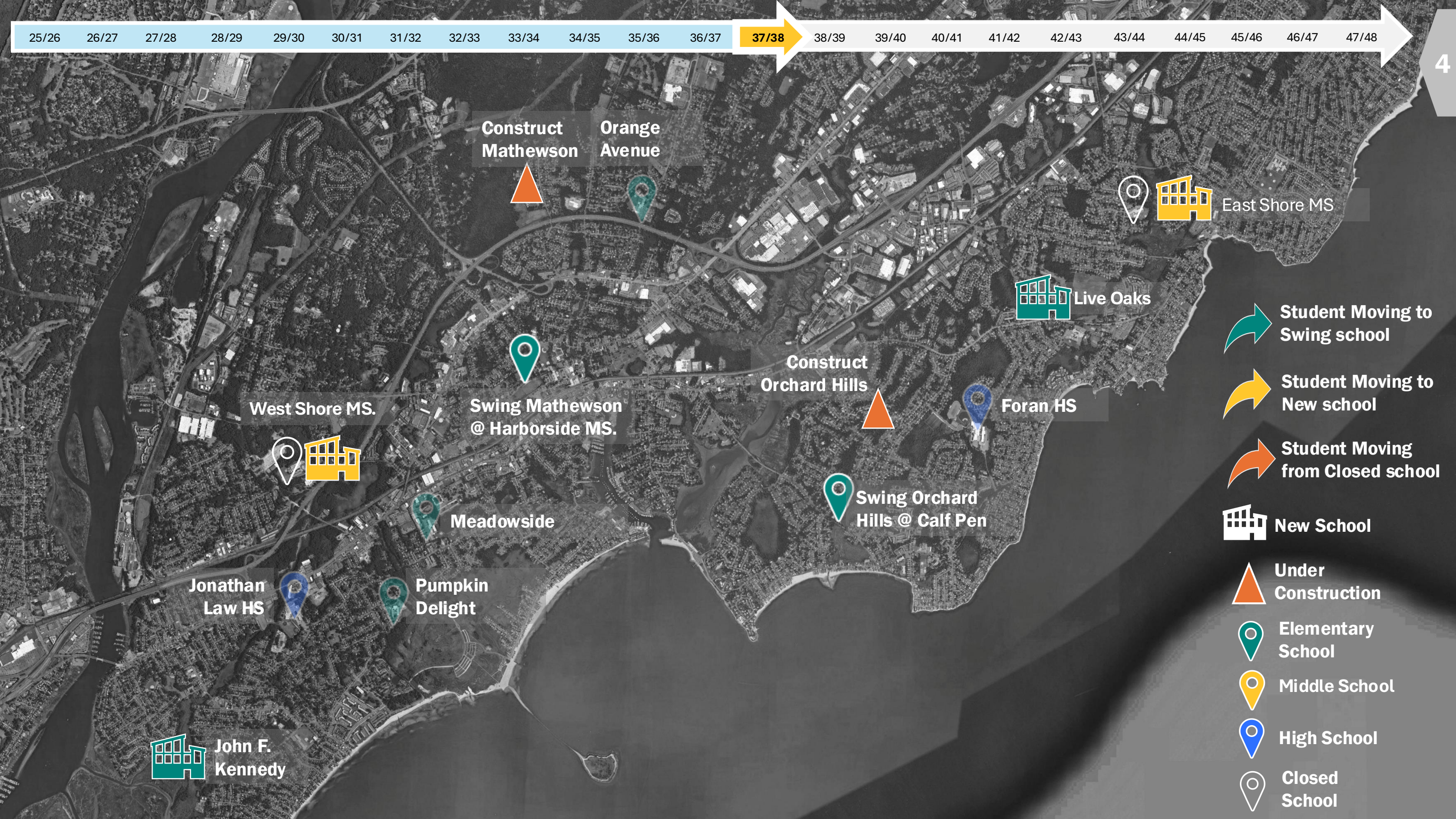
 Elementary School

 Middle School

 High School

 Closed School





Construct Mathewson
Orange Avenue

 **East Shore MS**


 **Live Oaks**


Construct Orchard Hills


West Shore MS.

Swing Mathewson @ Harborside MS.

Foran HS


 **Student Moving to Swing school**


 **Student Moving to New school**

 **Student Moving from Closed school**


 **New School**

 **Under Construction**

 **Elementary School**

 **Middle School**

 **High School**

 **Closed School**

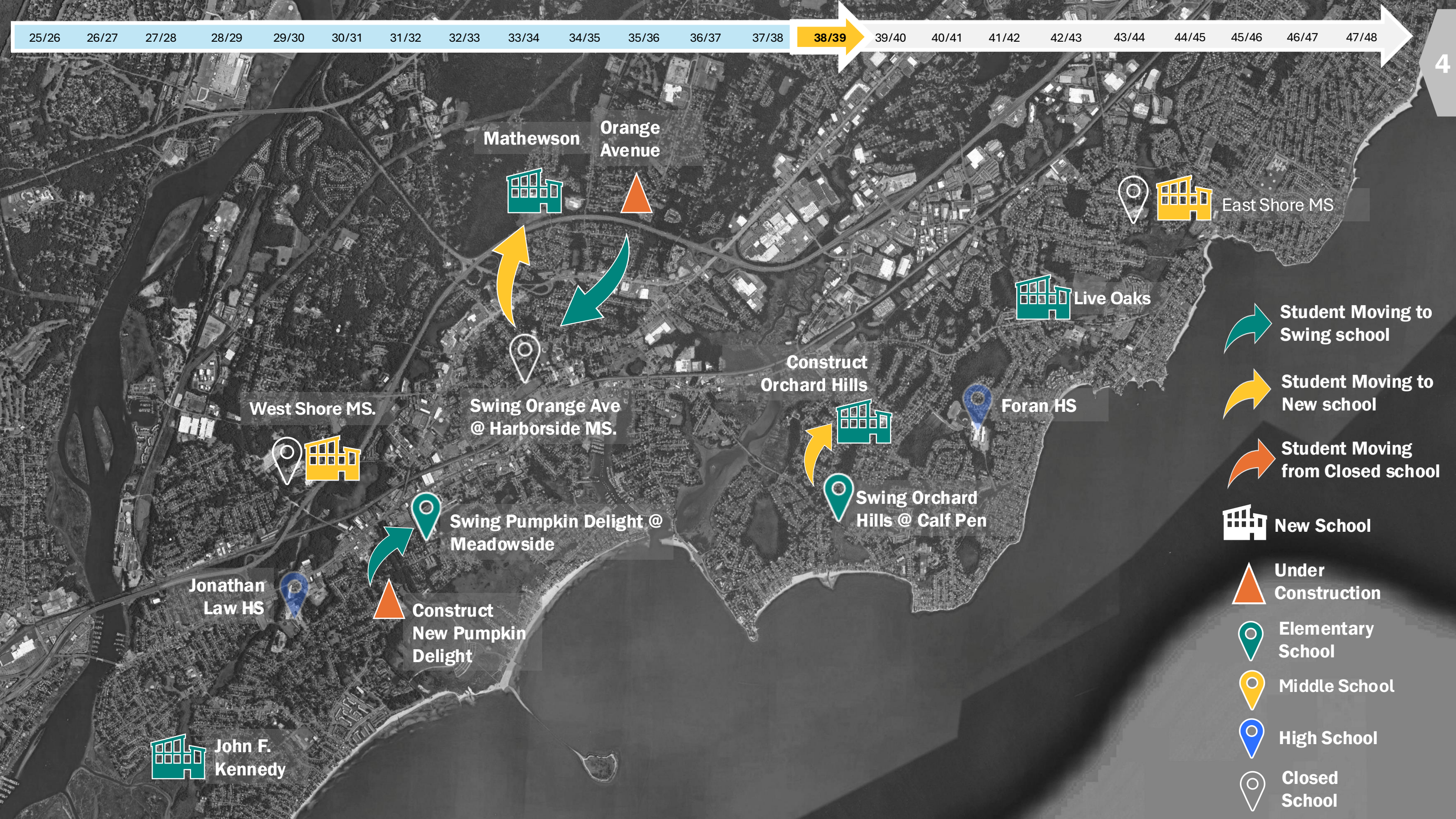
Meadowside


 **Swing Orchard Hills @ Calf Pen**


Jonathan Law HS


 **Pumpkin Delight**

 **John F. Kennedy**




 Student Moving to Swing school


 Student Moving to New school

 Student Moving from Closed school

 New School

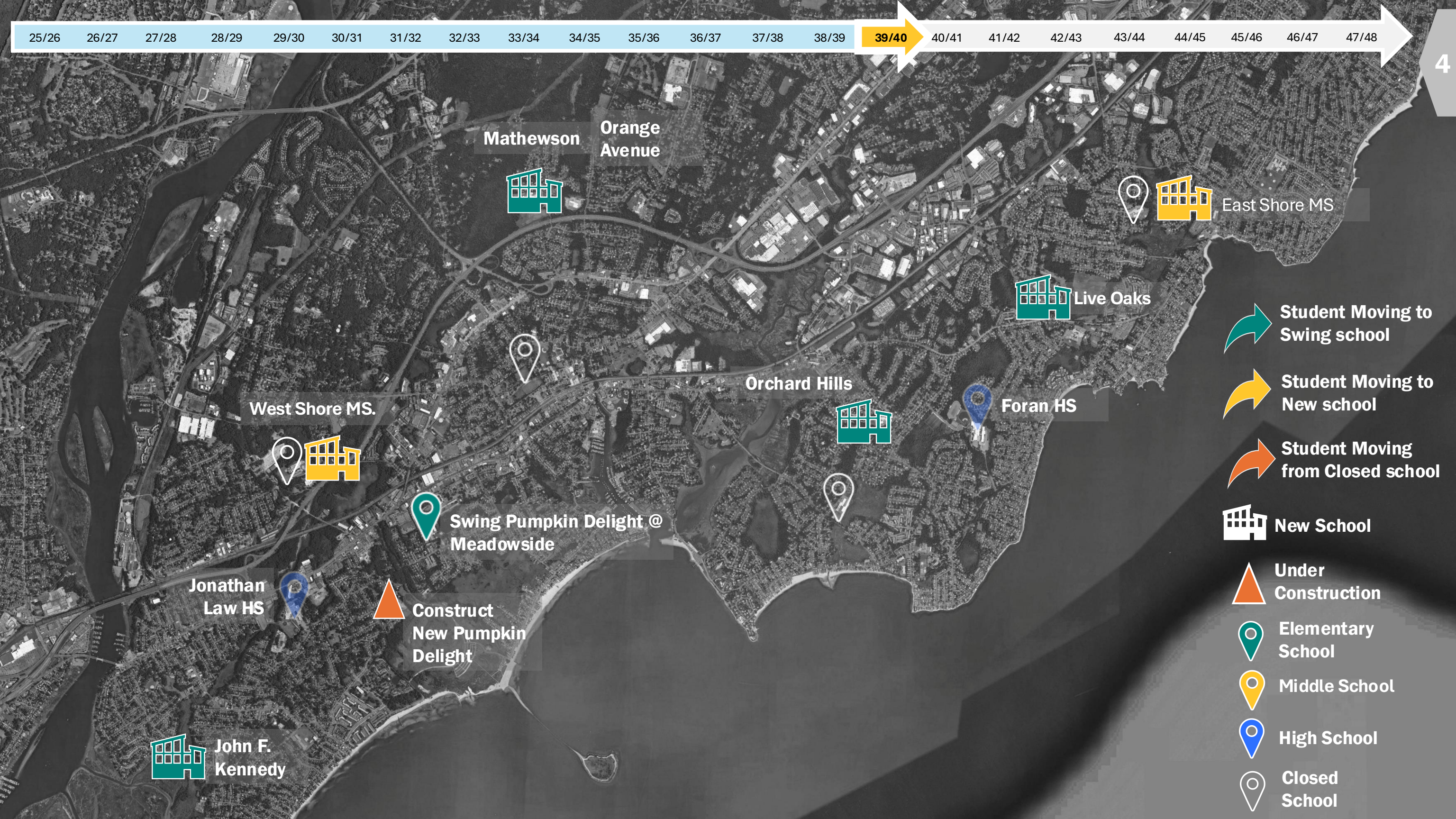
 Under Construction


 Elementary School


 Middle School


 High School

 Closed School




 Student Moving to Swing school


 Student Moving to New school

 Student Moving from Closed school

 New School

 Under Construction

 Elementary School

 Middle School

 High School

 Closed School



Mathewson
Orange Avenue



East Shore MS



Live Oaks



West Shore MS.



Orchard Hills



Foran HS



Student Moving to Swing school



Student Moving to New school



Student Moving from Closed school



New School



Under Construction



Elementary School



Middle School



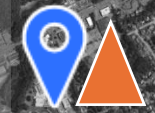
High School



Closed School



Renovate as New
Jonathon Law HS

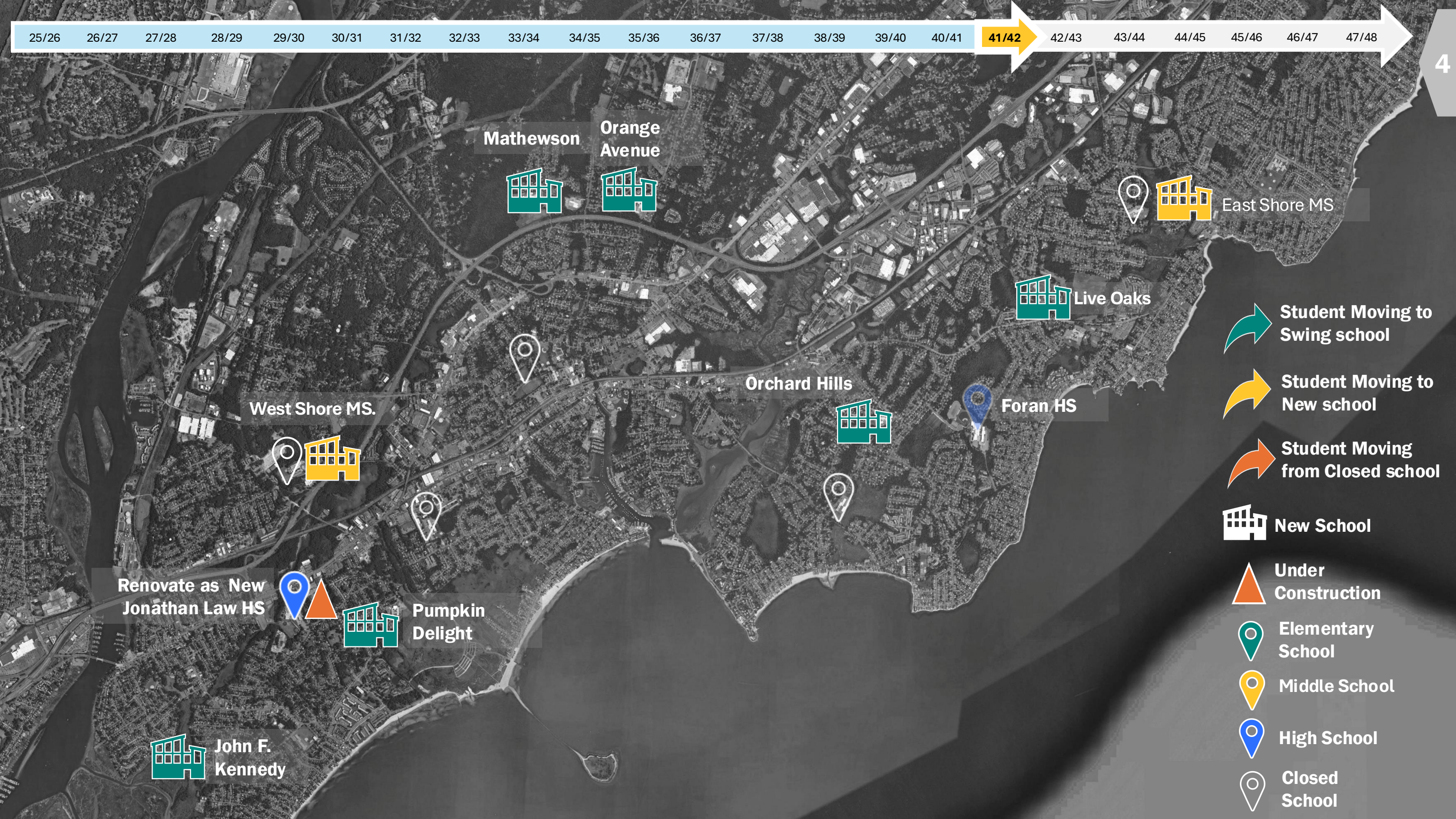


Pumpkin
Delight



John F.
Kennedy





Mathewson

Orange Avenue



East Shore MS



Live Oaks



Orchard Hills



Foran HS

West Shore MS.



Renovate as New Jonathan Law HS



Pumpkin Delight



John F. Kennedy



Student Moving to Swing school



Student Moving to New school



Student Moving from Closed school



New School



Under Construction



Elementary School



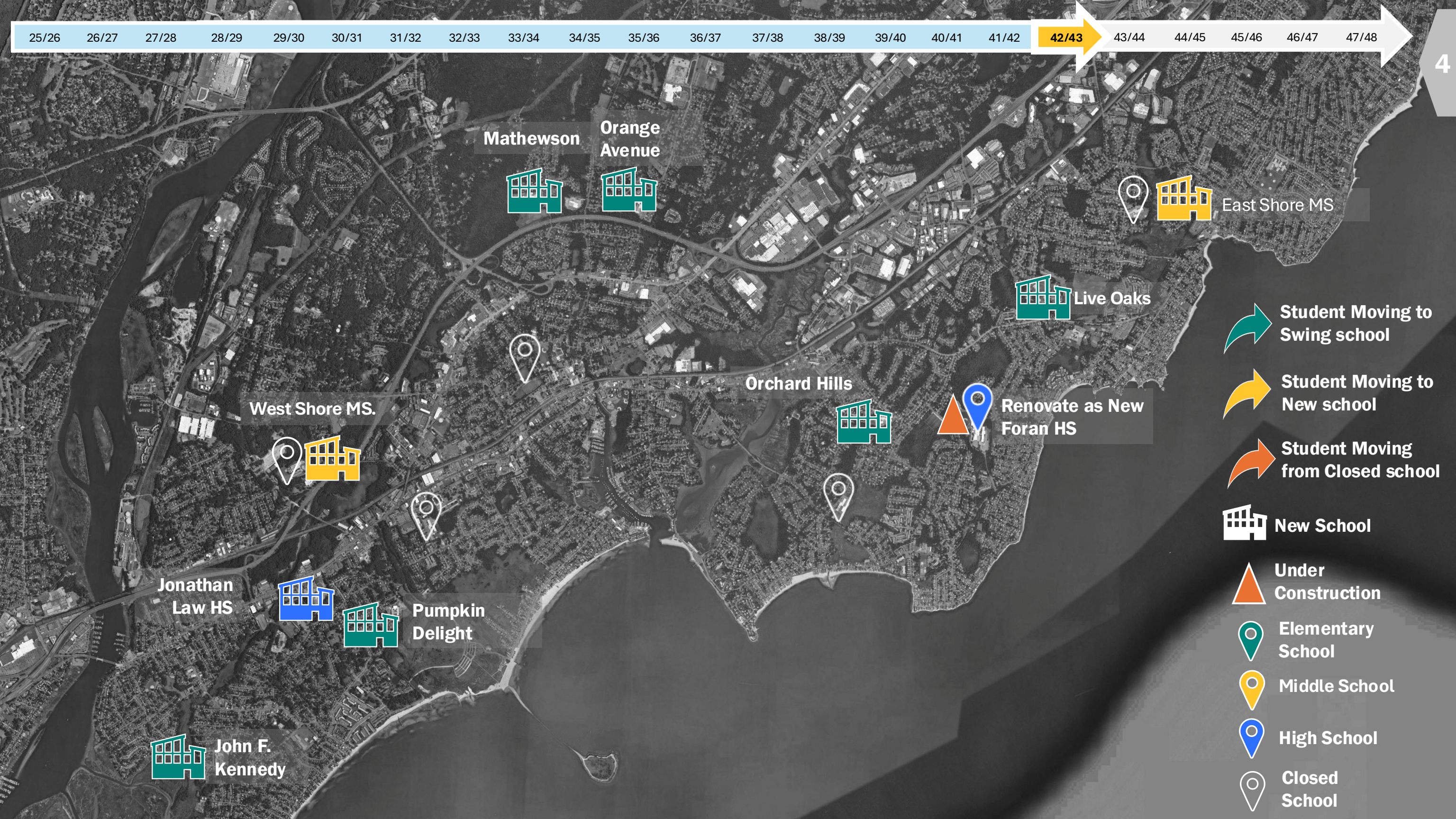
Middle School



High School



Closed School



Mathewson
Orange Avenue



East Shore MS



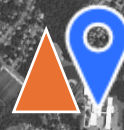
Live Oaks



Orchard Hills



Renovate as New
Foran HS



West Shore MS.



Jonathan
Law HS



Pumpkin
Delight



John F.
Kennedy



Student Moving to
Swing school



Student Moving to
New school



Student Moving
from Closed school



New School



Under
Construction



Elementary
School



Middle School

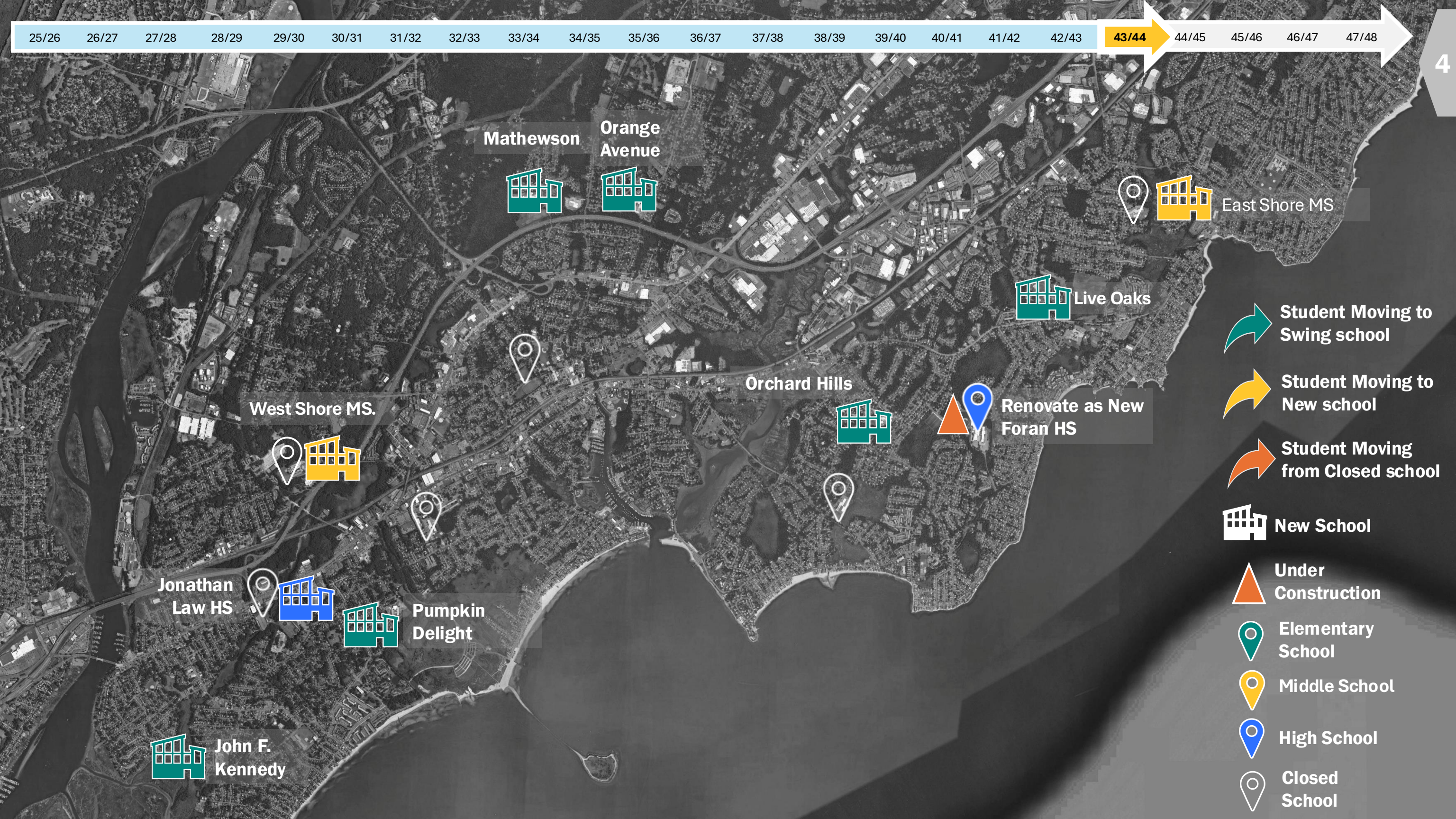


High School



Closed
School





Mathewson

Orange Avenue



East Shore MS



Live Oaks



Orchard Hills



Renovate as New Foran HS

West Shore MS.



Jonathan Law HS



Pumpkin Delight



John F. Kennedy



Student Moving to Swing school



Student Moving to New school



Student Moving from Closed school



New School



Under Construction



Elementary School



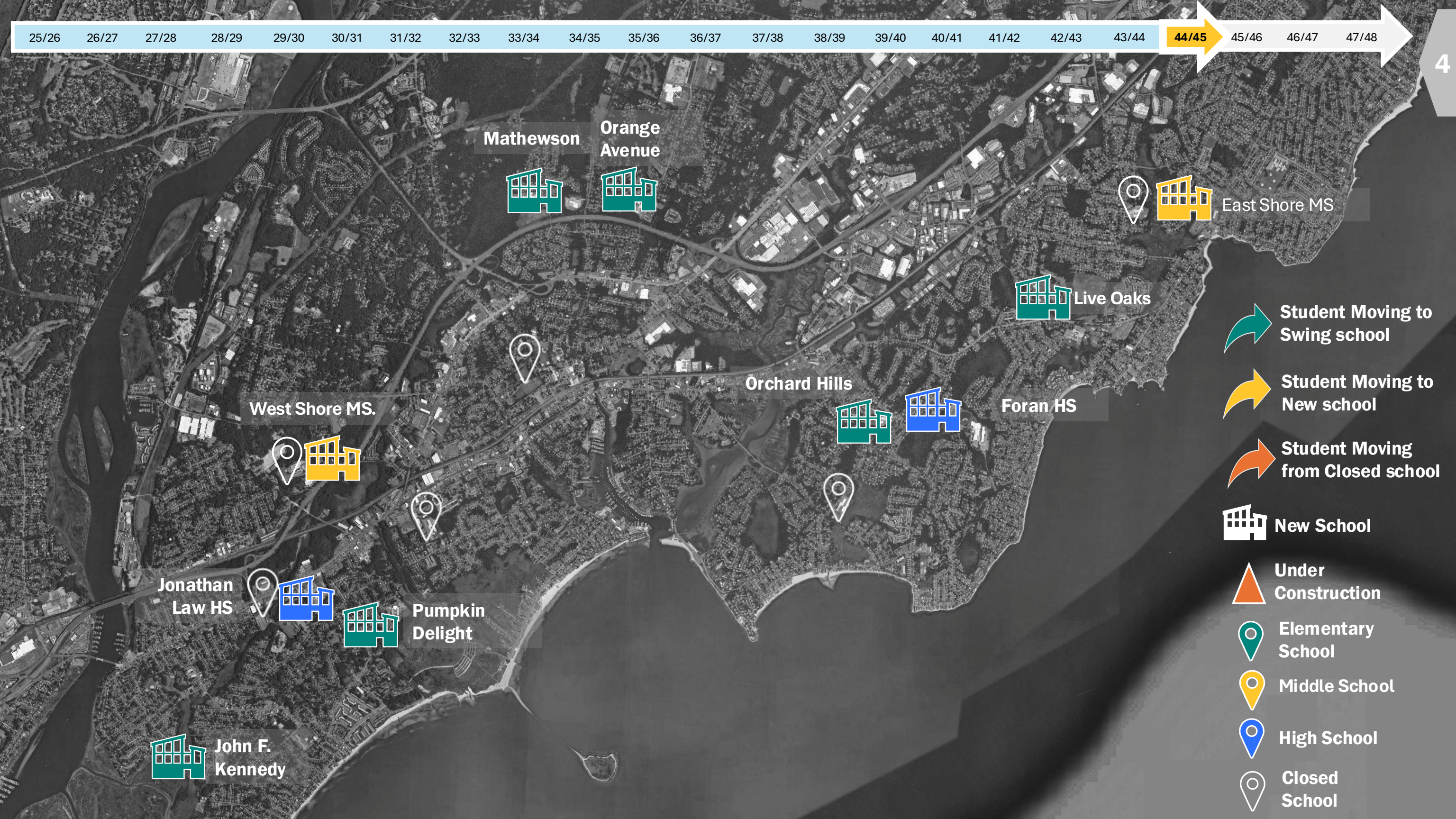
Middle School



High School



Closed School



Mathewson

Orange Avenue



East Shore MS



Live Oaks



Orchard Hills



Foran HS

West Shore MS.



Jonathan Law HS



Pumpkin Delight



John F. Kennedy



Student Moving to Swing school



Student Moving to New school



Student Moving from Closed school



New School



Under Construction



Elementary School



Middle School

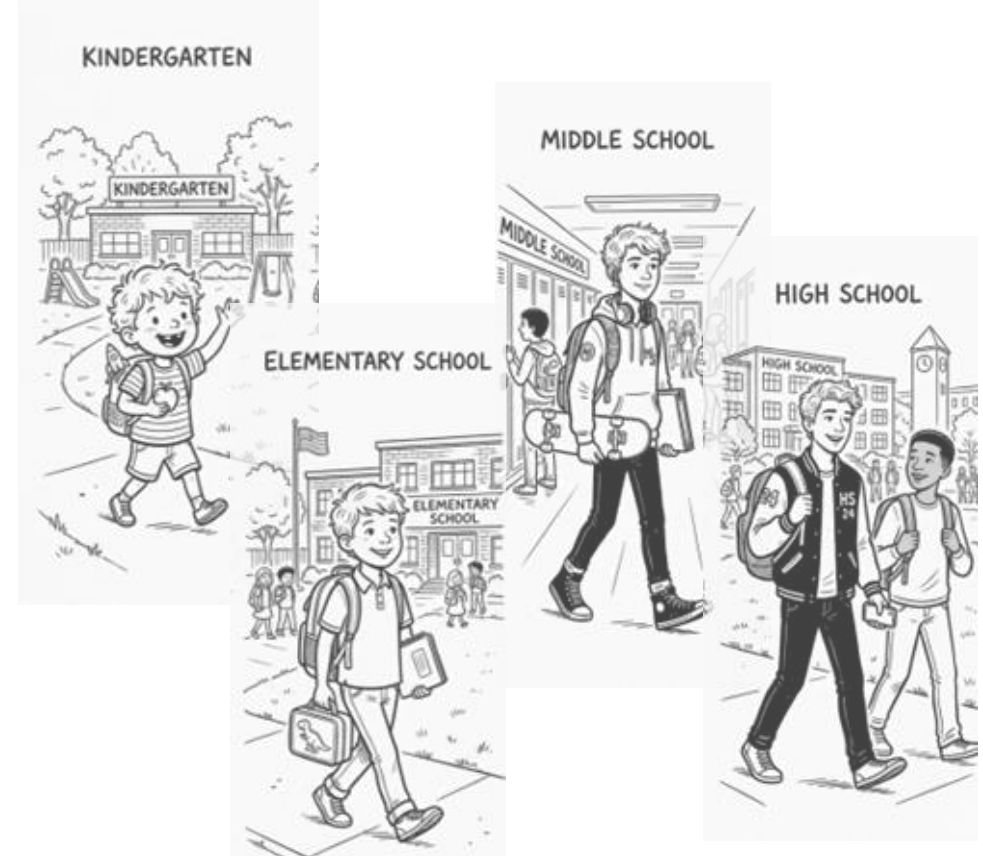


High School



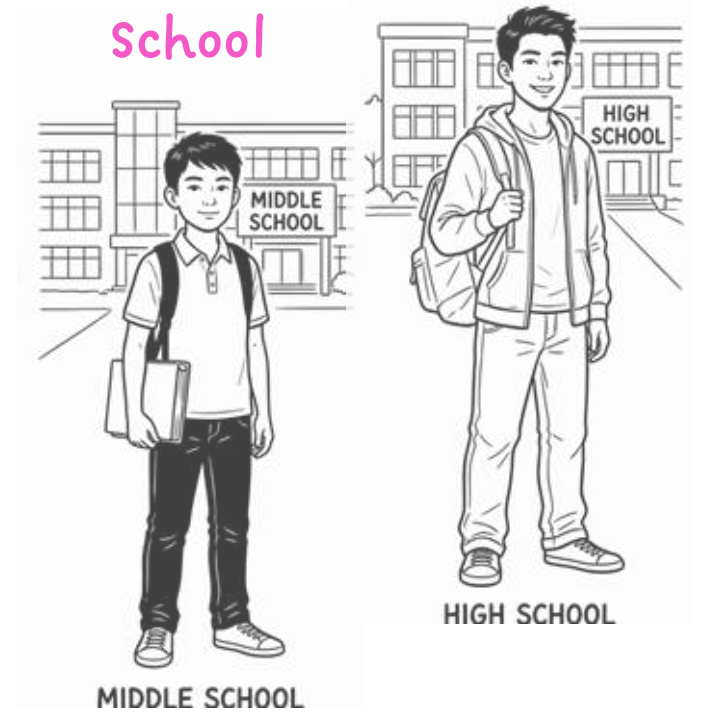
Closed School

Meet Nia, Sammy & Jay!



Sammy starts kindergarten in Fall of 2026 at JFK Elementary School

Jay is a middle schooler at East Shore Middle School



A Student Journey Timeline

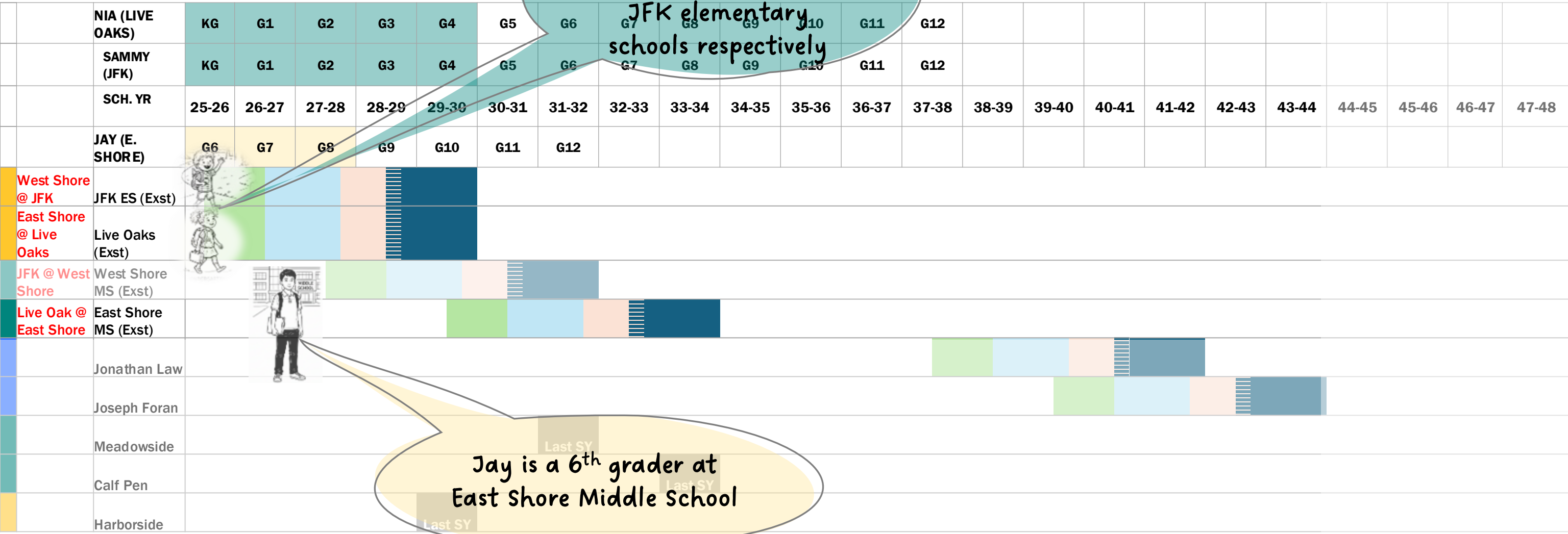
2MS → 6ES → 2HS

Nia starts kindergarten in Fall of 2026 at Live Oaks Elementary School

Implementation Scenario 4: 2MS → 6ES → 2HS

■ Elementary
■ Middle
■ High

Nia & Sammy are KG students in school year 25-26 @ Live Oaks & JFK elementary schools respectively

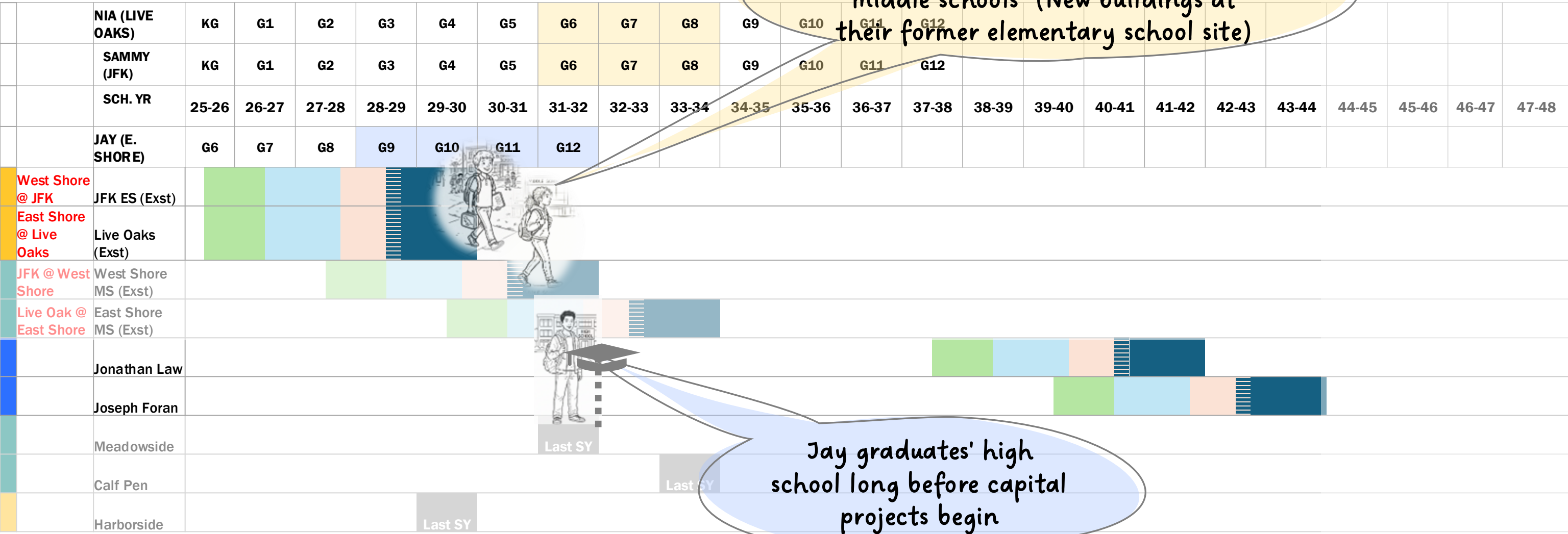


Jay is a 6th grader at East Shore Middle School

■ Budget development and approval
 ■ Procurement, approvals, coordination
 ■ Design
 ■ Construction

Implementation Scenario 4: 2MS → 6ES → 2HS

■ Elementary
■ Middle
■ High



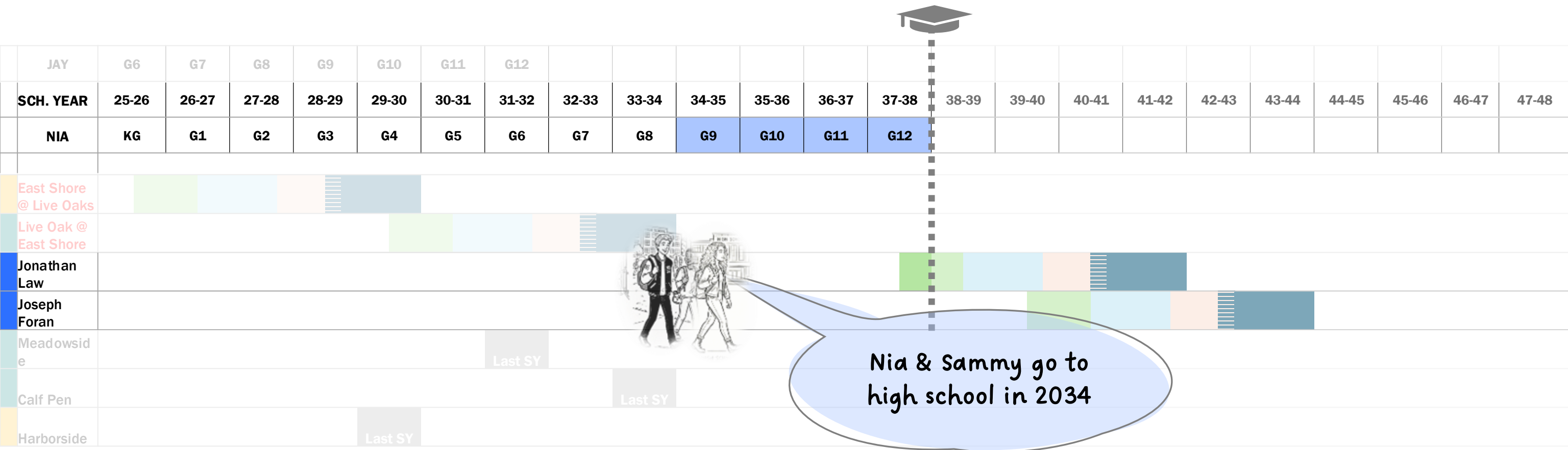
Nia and Jay go to middle school at the new East Shore and west shore middle schools (New buildings at their former elementary school site)

Jay graduates' high school long before capital projects begin

■ Budget development and approval
 ■ Procurement, approvals, coordination
 ■ Design
 ■ Construction

What does this plan feel like for 2 students over time?

- Elementary
- Middle
- High



Nia & Sammy go to high school in 2034

- Budget development and approval
- Procurement, approvals, coordination
- Design
- Construction

Implementation Scenario 4: 2MS → 6ES → 2HS

- It is anticipated that both JFK and Live Oaks can accommodate a middle school construction project
- JFK and Live Oaks students would be next to a construction site, then have to move to a swing space at Harborside and then back to their new school at the previous East Shore and West Shore buildings.
- Both JFK and Live Oaks programs need swing space and as originally designed, only Harborside would be open for swing space, which would require a staggered approach where one of the middle schools is constructed at a time.

Key Question: would the district prefer constructing one middle school at a time because of swing space availability, or close an elementary school early in the process to create another swing space?

5

Implementation Phasing 5:

**Start with Middle School at New
Property 2MS → 6ES → 2HS**

New Middle School at Potentially Available Site

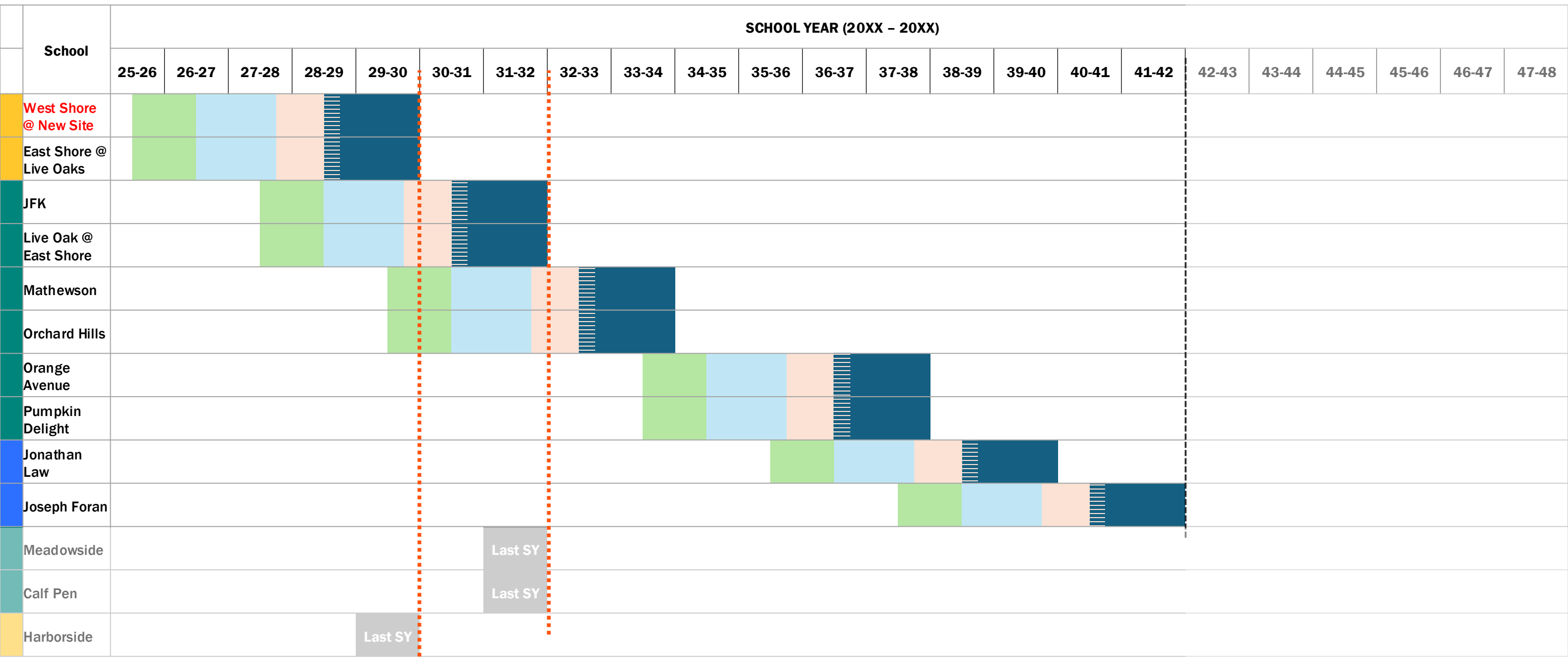
New Middle School at New Site	
Acreage	9.4
Gross Area	~120,000 SF
Proposed Enrollment	600 - 650 students
Capacity	~650 students
Scope may Include:	<ul style="list-style-type: none">• Brand New Building w/ more efficient layout + designed for 21st century learning• 3 stories• Outdoor areas for athletics, play and learning• Outdoor amenities with practice sized field.
NOTE: These are high-level studies exploring one potential approach to fitting the program more efficiently on the site.	



Note: ROM costs are extremely high level and developed only to inform planning-level conversations. Acreage based on publicly available data from [City of Milford GIS - ArcGIS Server Parcel Application](#)

Implementation Scenario 5: 2MS (New site) → 6ES → 2HS

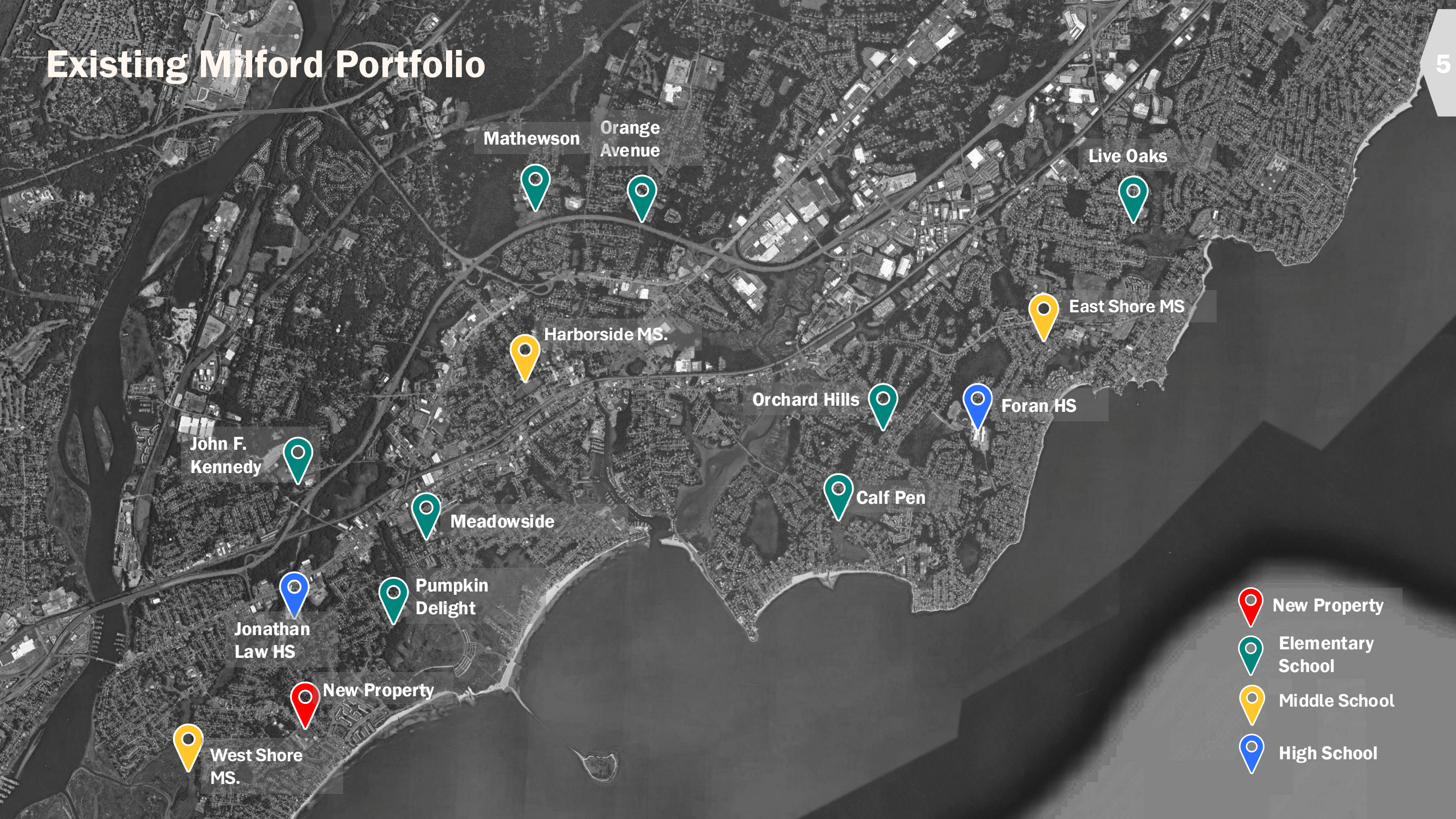
- Elementary
- Middle
- High



PERKINS ————— EASTMAN

- Budget development and approval
- Procurement, approvals, coordination
- Design
- Construction

Existing Milford Portfolio



Mathewson

Orange Avenue

Live Oaks



Harborside MS.



East Shore MS



Orchard Hills



Foran HS



John F. Kennedy



Meadowside



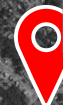
Calf Pen



Pumpkin Delight



Jonathan Law HS



New Property



West Shore MS.



New Property



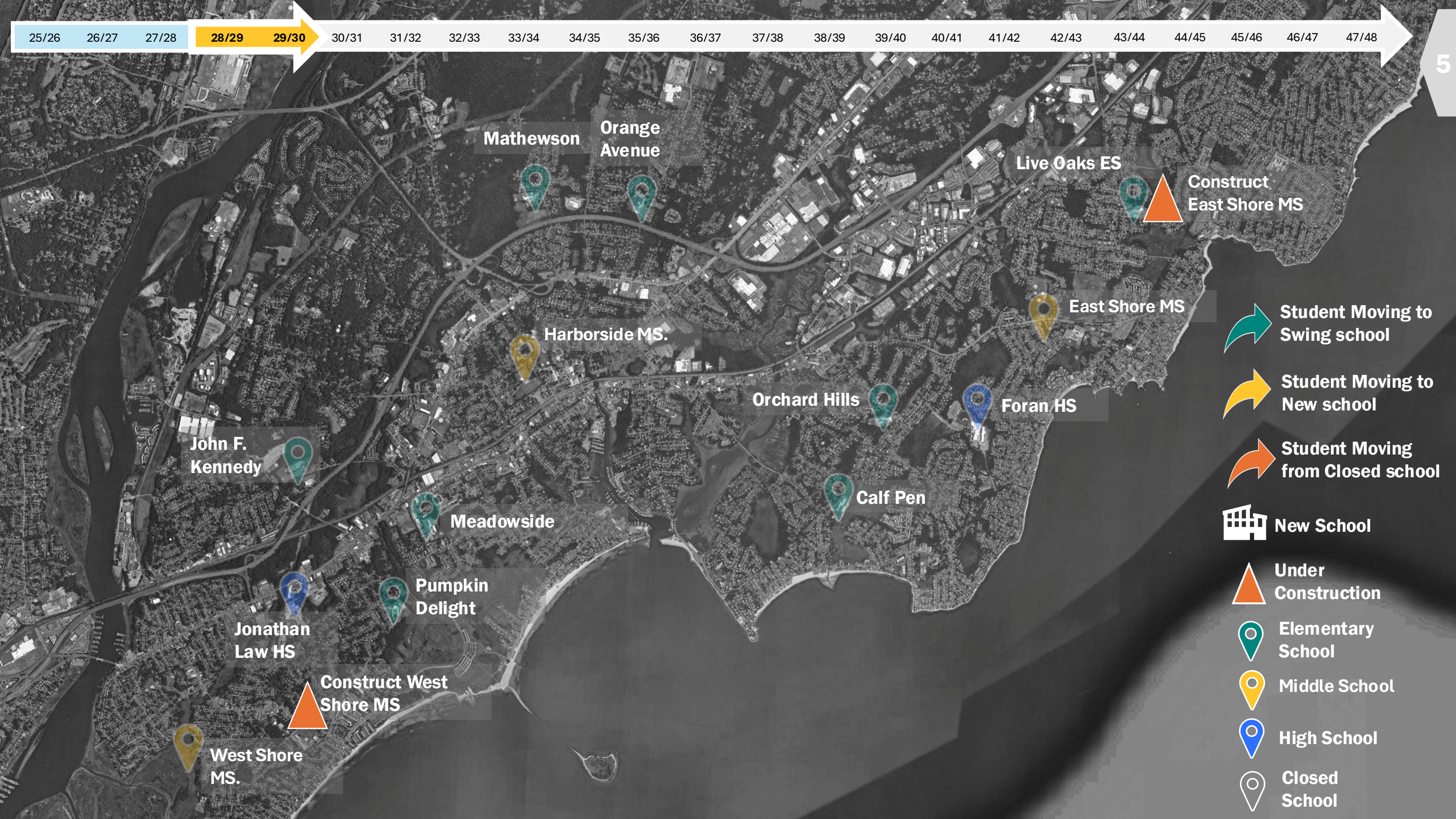
Elementary School



Middle School



High School



Mathewson

Orange Avenue

Live Oaks ES

Construct East Shore MS

East Shore MS

Harborside MS.

Orchard Hills

Foran HS

John F. Kennedy

Calf Pen

Meadowside

Pumpkin Delight

Jonathan Law HS

Construct West Shore MS

West Shore MS.

Student Moving to Swing school

Student Moving to New school

Student Moving from Closed school

New School

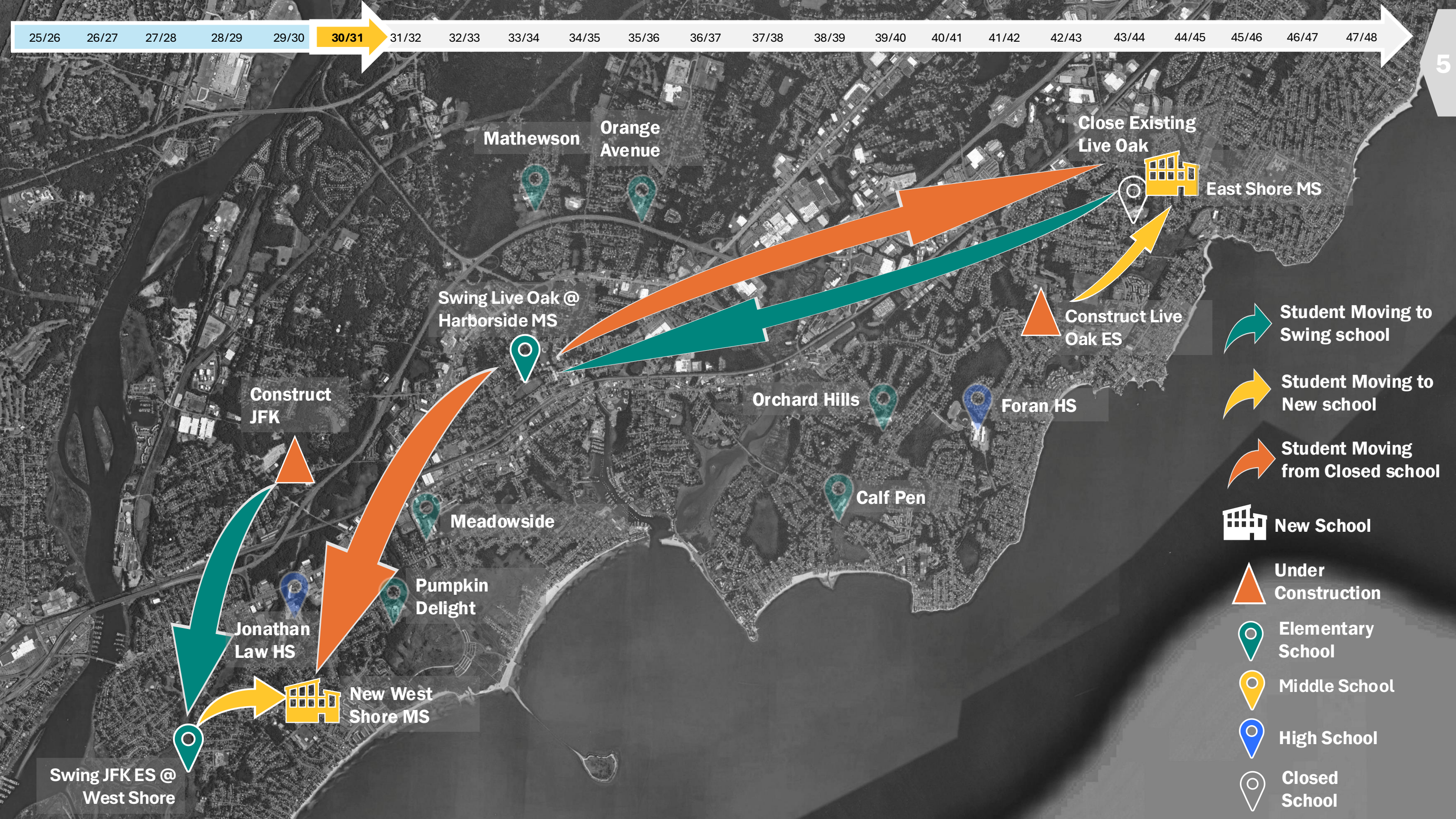
Under Construction

Elementary School

Middle School

High School

Closed School



-  Student Moving to Swing school
-  Student Moving to New school
-  Student Moving from Closed school
-  New School
-  Under Construction
-  Elementary School
-  Middle School
-  High School
-  Closed School

Swing JFK ES @ West Shore

Construct JFK

Jonathan Law HS

New West Shore MS

Pumpkin Delight

Meadowside

Swing Live Oak @ Harborside MS

Mathewson

Orange Avenue

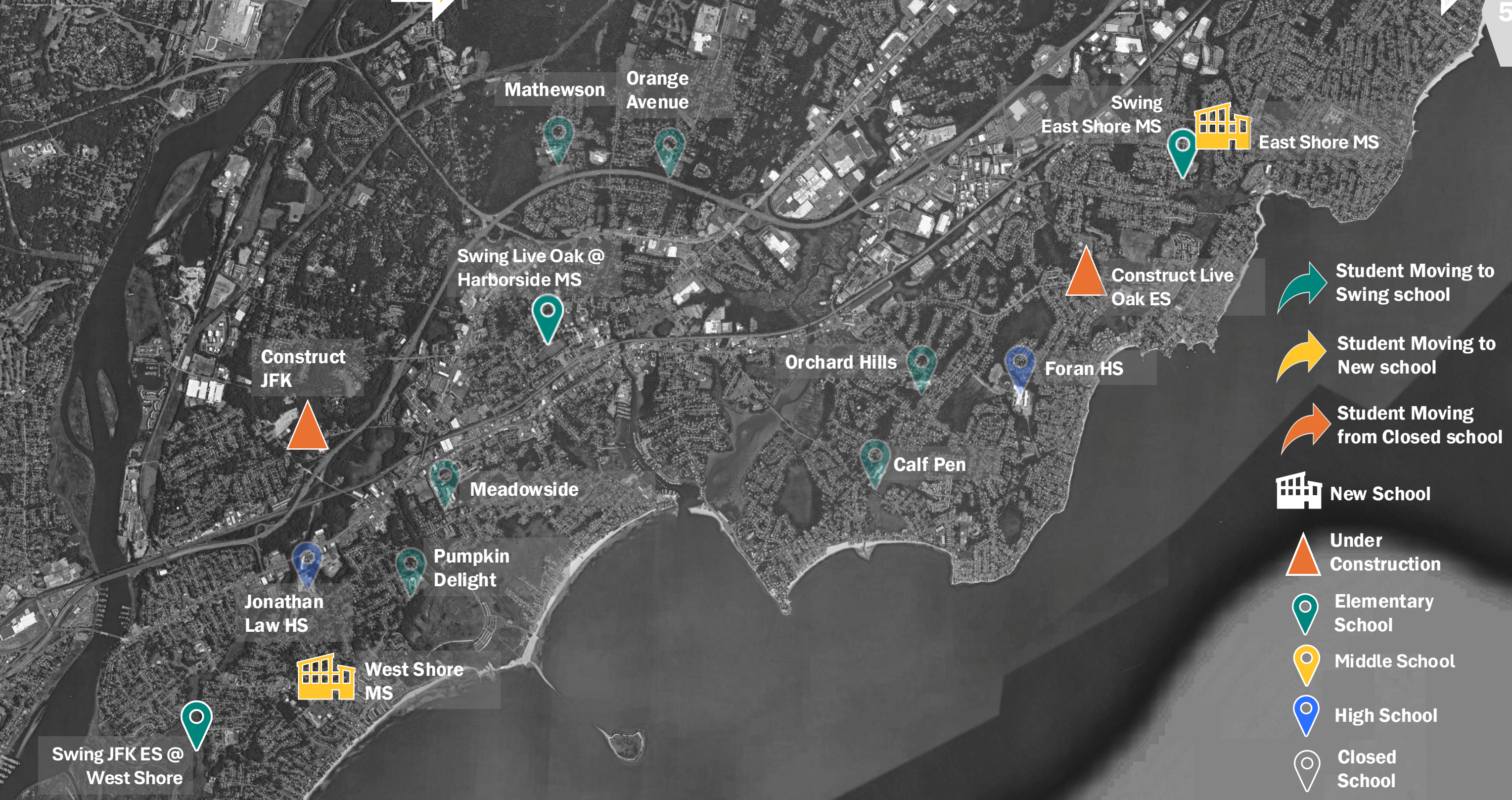
Orchard Hills


Calf Pen


Foran HS


Close Existing Live Oak

East Shore MS



 Student Moving to Swing school


 Student Moving to New school


 Student Moving from Closed school


 New School

 Under Construction

 Elementary School

 Middle School

 High School

 Closed School

Mathewson

Orange Avenue

Swing East Shore MS



East Shore MS

Swing Live Oak @ Harborside MS



Construct Live Oak ES

Construct JFK

Orchard Hills

Foran HS

Calf Pen

Meadowside

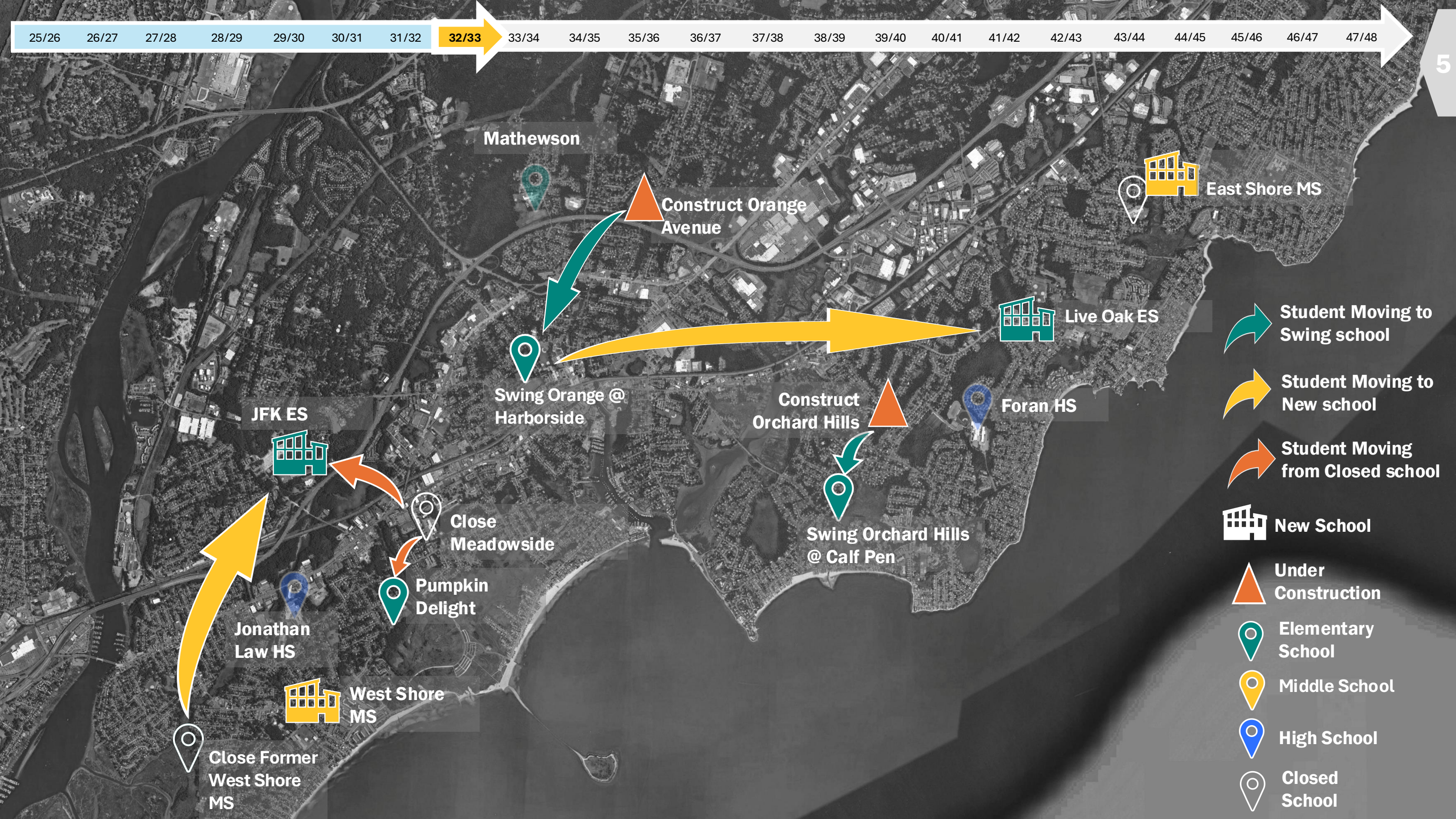
Pumpkin Delight




Jonathan Law HS









West Shore MS

Swing JFK ES @ West Shore



-  Student Moving to Swing school
-  Student Moving to New school
-  Student Moving from Closed school

-  New School
-  Under Construction
-  Elementary School
-  Middle School
-  High School
-  Closed School

Mathewson

Construct Orange Avenue

East Shore MS

Live Oak ES

JFK ES

Swing Orange @ Harborside

Construct Orchard Hills

Foran HS

Close Meadowside

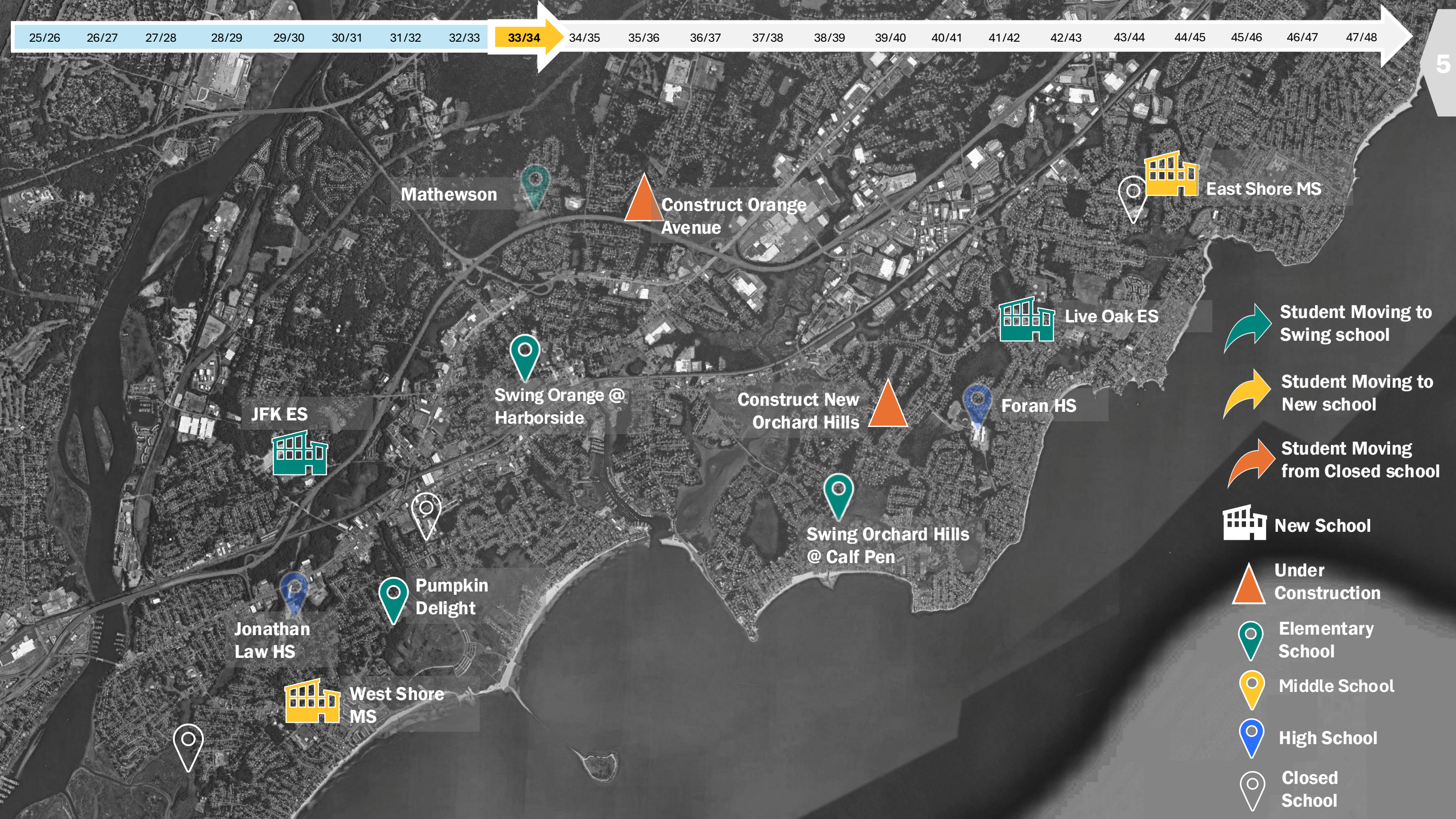
Swing Orchard Hills @ Calf Pen

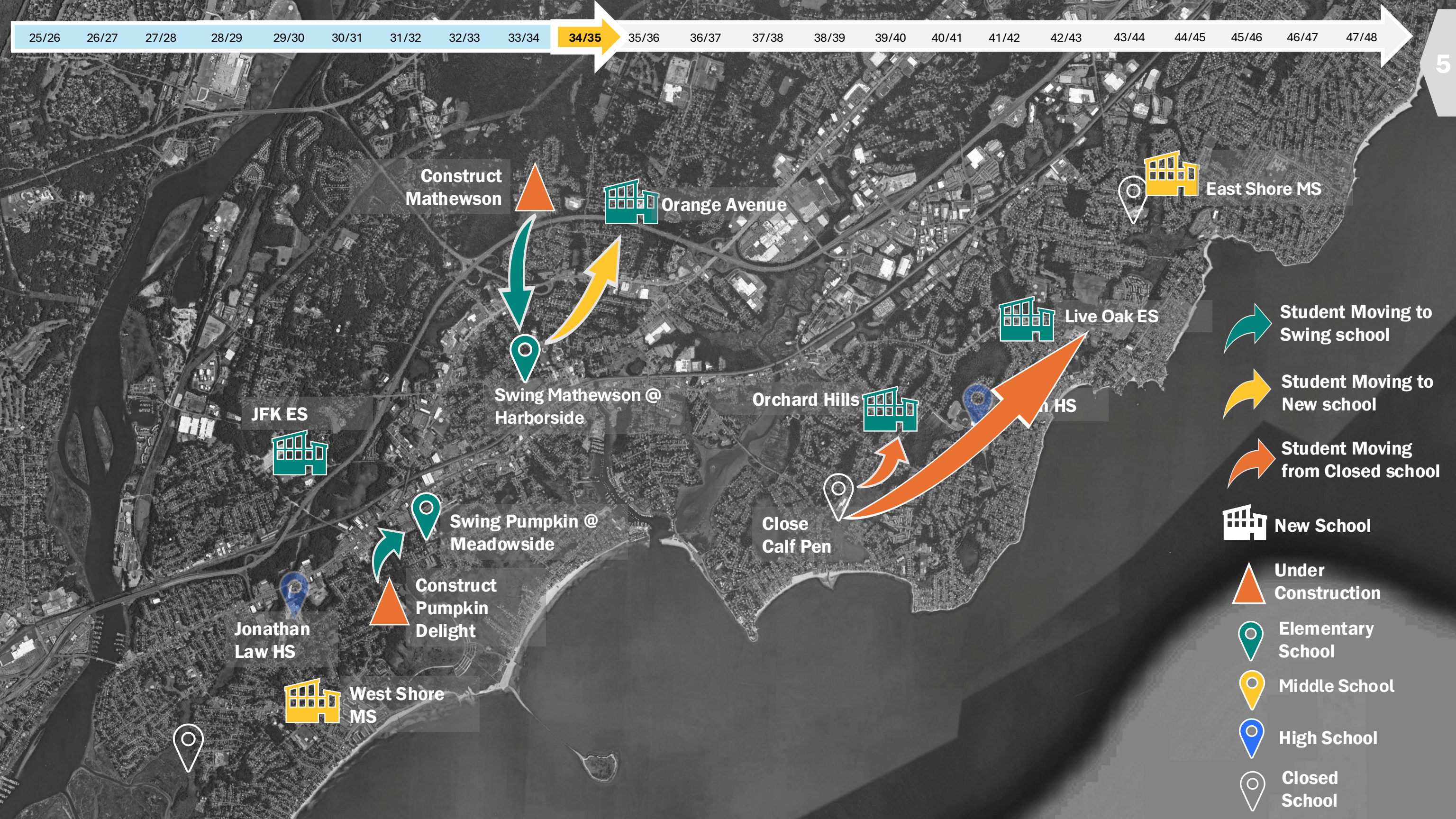
Jonathan Law HS


Pumpkin Delight

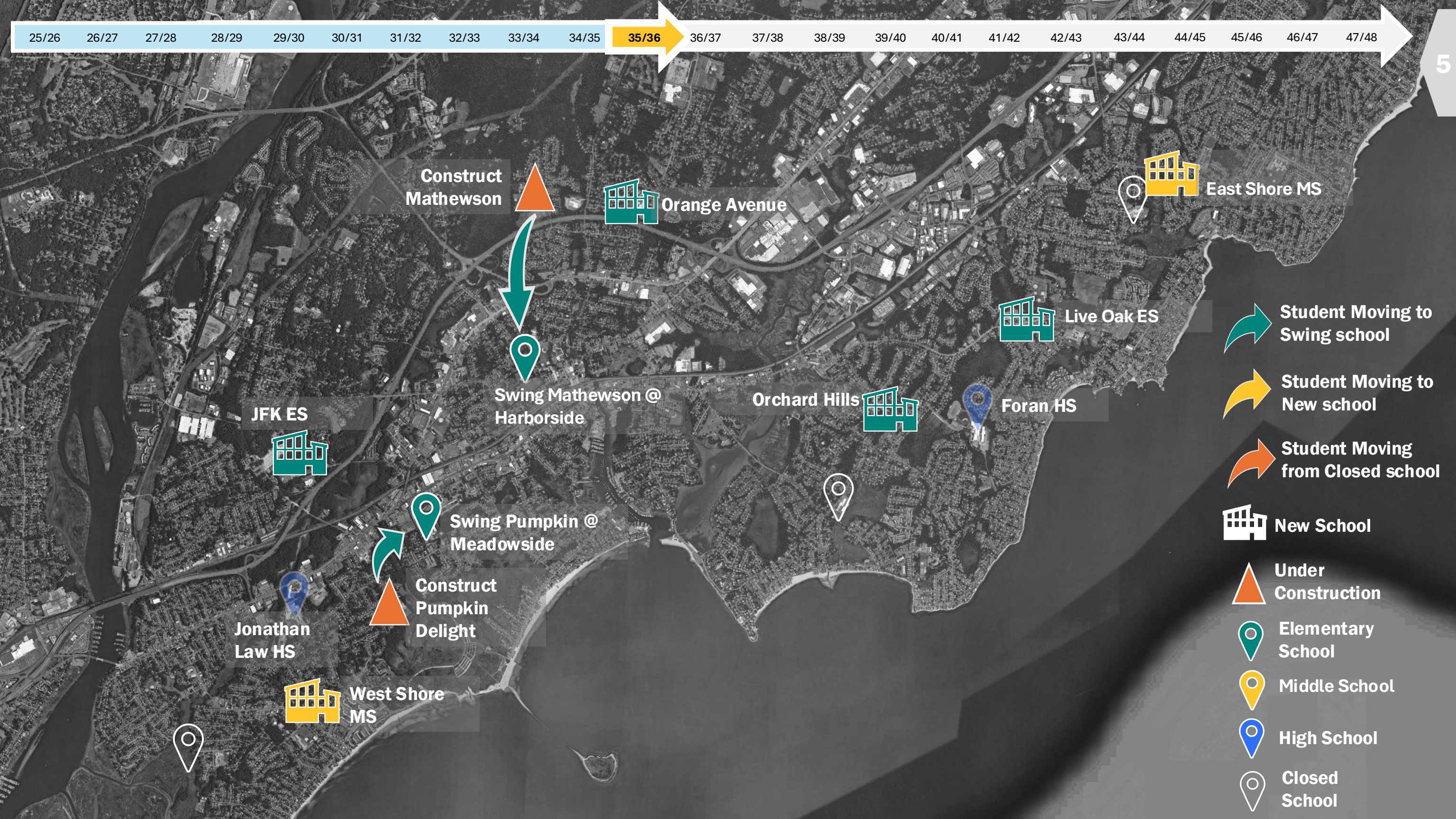
West Shore MS

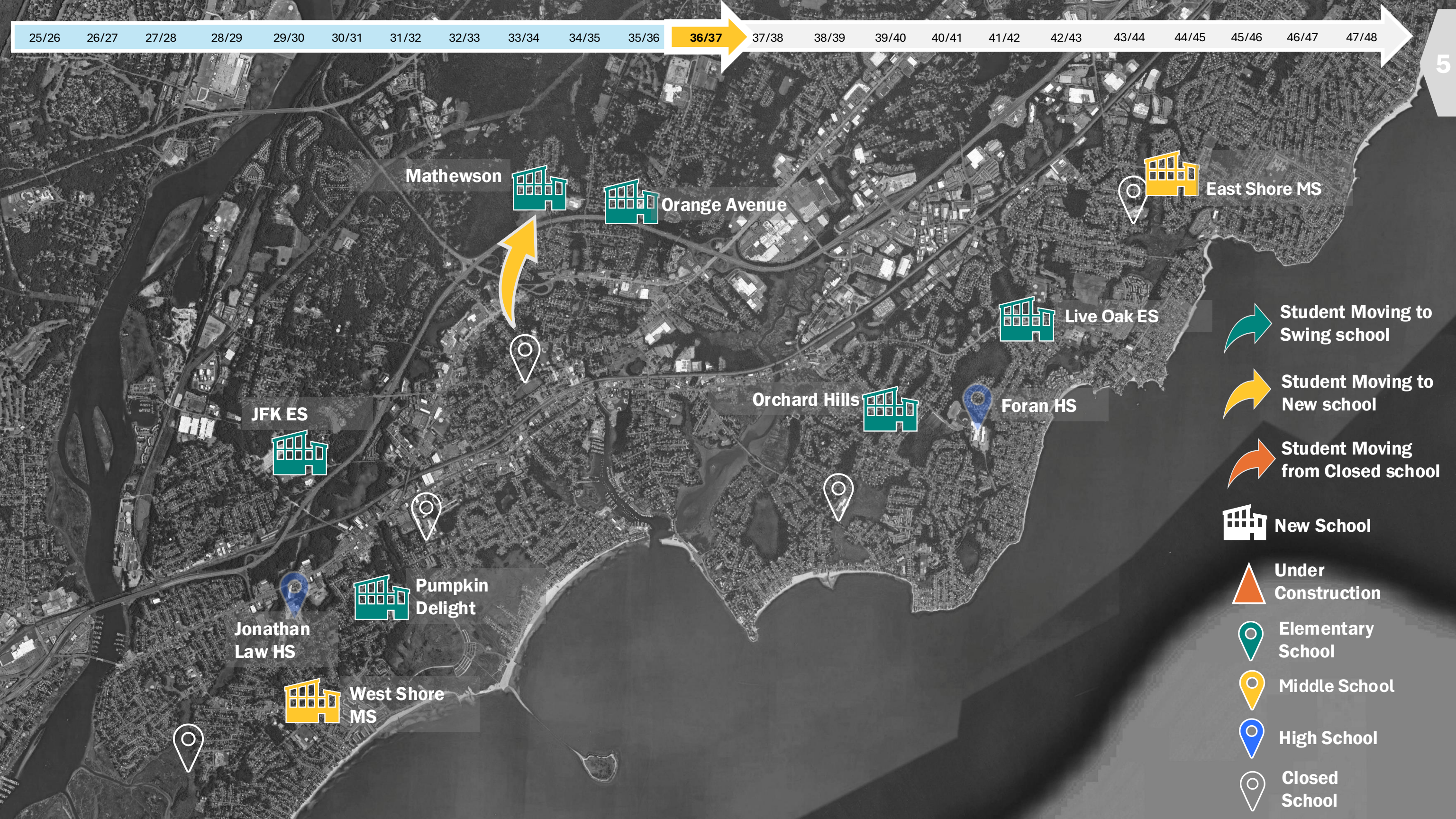
Close Former West Shore MS





-  Student Moving to Swing school
-  Student Moving to New school
-  Student Moving from Closed school
-  New School
-  Under Construction
-  Elementary School
-  Middle School
-  High School
-  Closed School





Mathewson

Orange Avenue

East Shore MS

Live Oak ES

Orchard Hills

Foran HS

JFK ES

Pumpkin Delight

Jonathan Law HS

West Shore MS

Student Moving to Swing school

Student Moving to New school

Student Moving from Closed school

New School

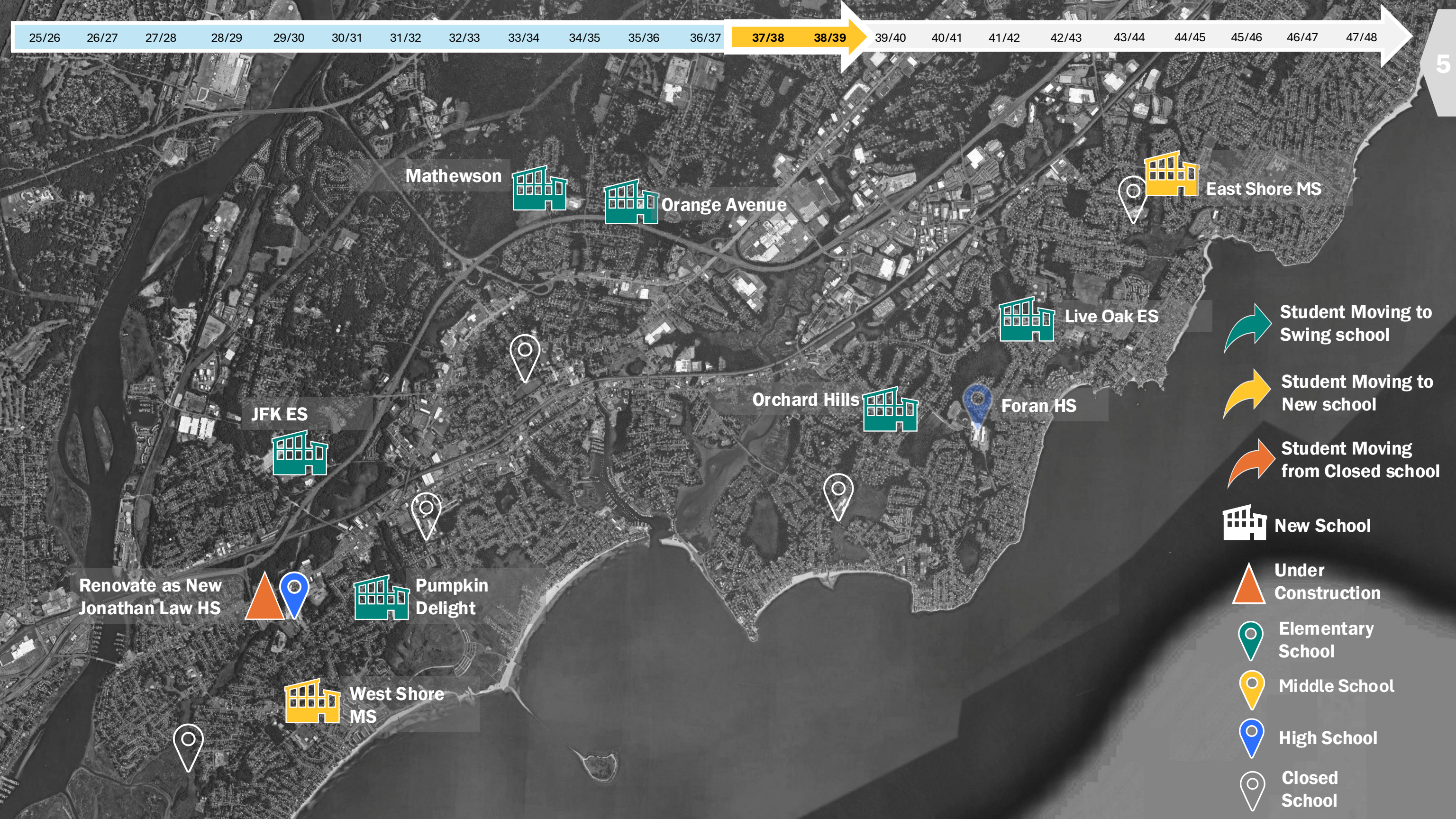
Under Construction

Elementary School

Middle School

High School

Closed School



Mathewson



Orange Avenue



East Shore MS



Live Oak ES



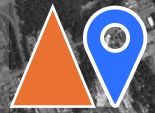
Orchard Hills

Foran HS

JFK ES



Renovate as New
Jonathan Law HS



Pumpkin
Delight



West Shore
MS



Student Moving to
Swing school



Student Moving to
New school



Student Moving
from Closed school



New School



Under
Construction



Elementary
School



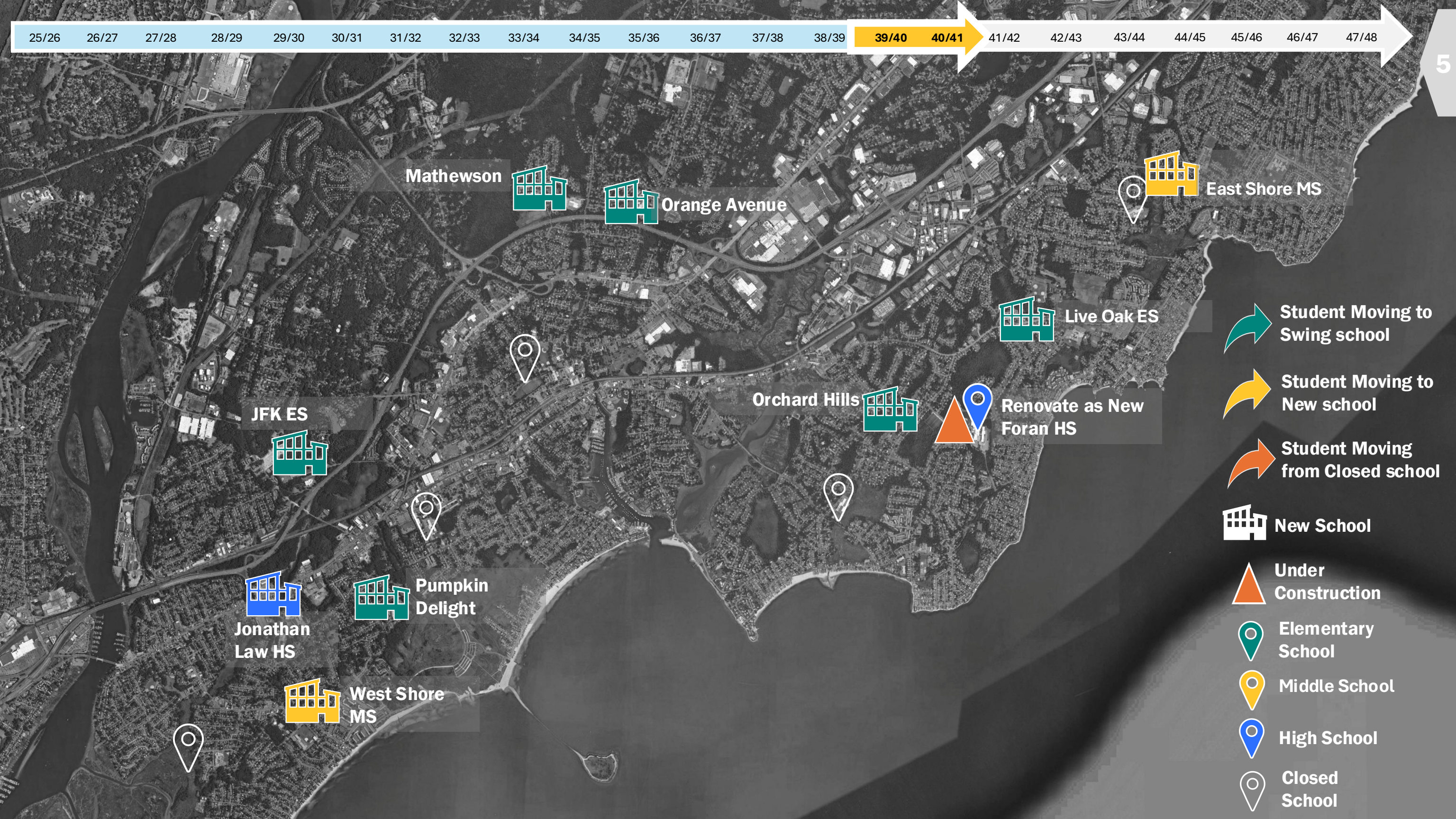
Middle School



High School



Closed
School



Mathewson



Orange Avenue



East Shore MS



Live Oak ES

Orchard Hills



Renovate as New Foran HS

JFK ES



Pumpkin Delight

Jonathan Law HS



West Shore MS



Student Moving to Swing school



Student Moving to New school



Student Moving from Closed school



New School



Under Construction



Elementary School



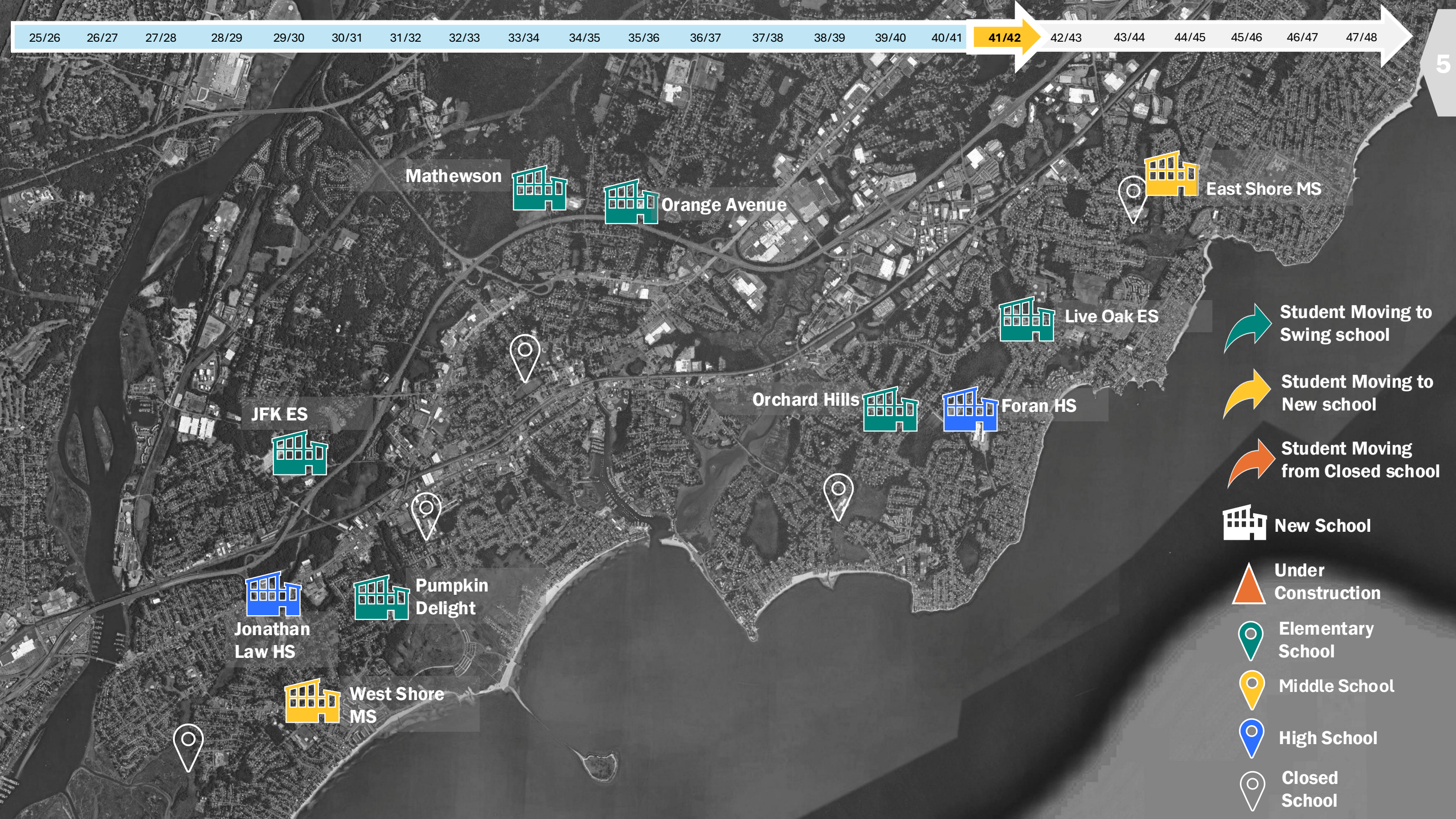
Middle School



High School



Closed School



Mathewson



Orange Avenue



East Shore MS



Live Oak ES

Orchard Hills



Foran HS

JFK ES



Pumpkin Delight



Jonathan Law HS



West Shore MS



Student Moving to Swing school



Student Moving to New school



Student Moving from Closed school



New School



Under Construction



Elementary School



Middle School



High School



Closed School

Meet Maya, a kindergartener @ Live Oaks Elementary school

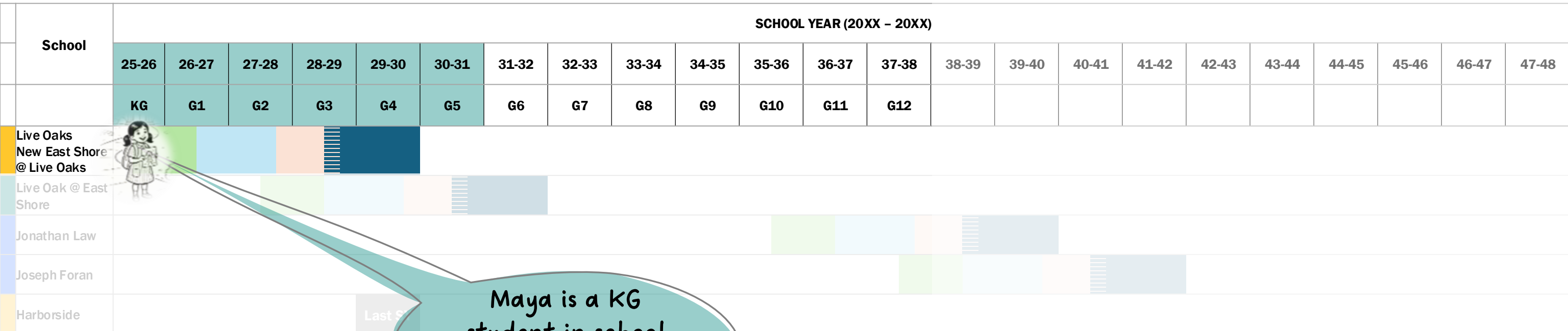


A Student Journey Timeline

New Site + 2MS → 6ES → 2HS

Implementation Scenario 5: 2MS (New site) → 6ES → 2HS

- Elementary
- Middle
- High

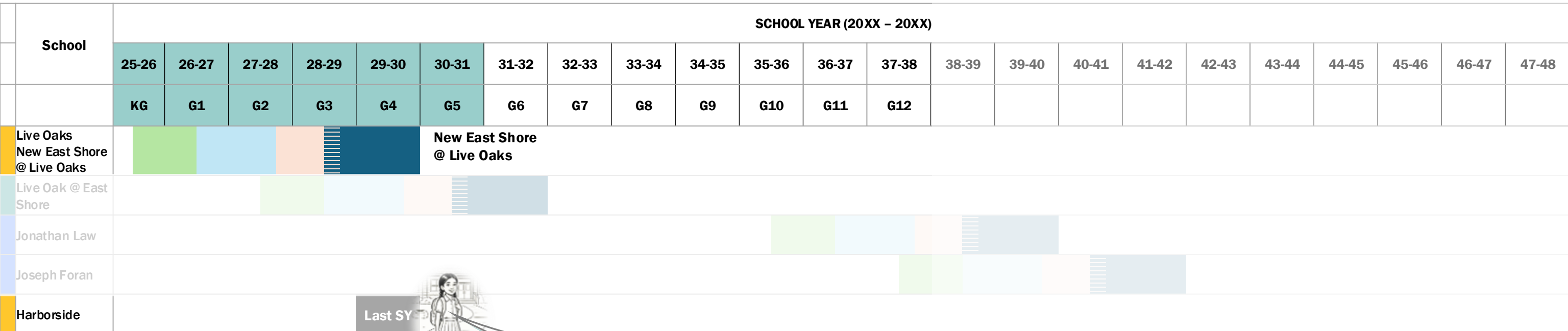


Maya is a KG student in school year 25-26 @ Live Oaks

- Budget development and approval
- Procurement, approvals, coordination
- Design
- Construction

Implementation Scenario 5: 2MS (New site) → 6ES → 2HS

- Elementary
- Middle
- High



Last SY →

Maya and her classmates move to a swing space at Harborside in grade 5

- Budget development and approval
- Procurement, approvals, coordination
- Design
- Construction

Implementation Scenario 5: 2MS (New site) → 6ES → 2HS

- Elementary
- Middle
- High

School	SCHOOL YEAR (20XX - 20XX)																							
	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45	45-46	46-47	47-48	
	KG	G1	G2	G3	G4	G5	G6	G7	G8	G9	G10	G11	G12											
New East Shore @ Live Oaks																								
Live Oak @ East Shore																								
Jonathan Law																								
Joseph Foran																								
Harborside						Last SY																		

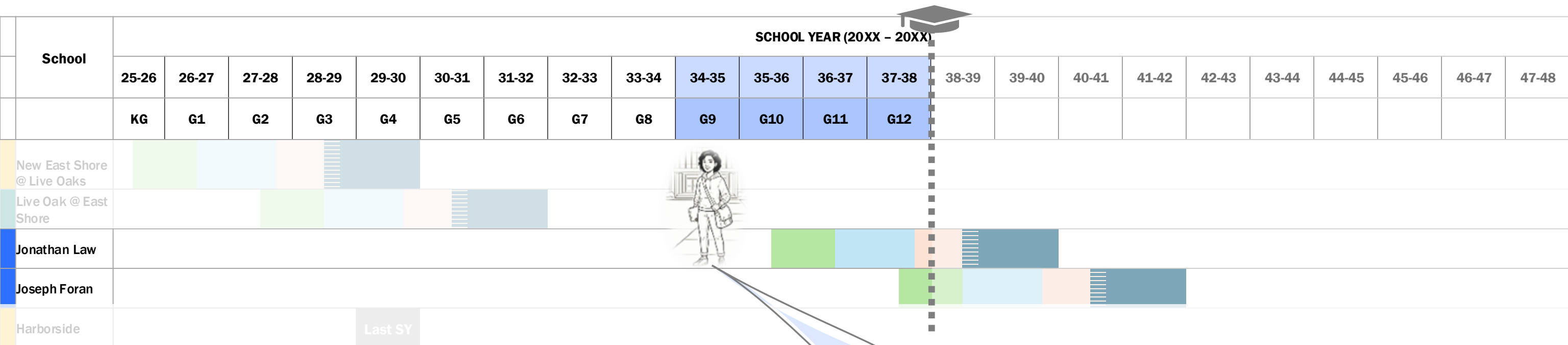


Maya goes to middle school at the new East Shore Middle School (New building at her former elementary school site)

- Budget development and approval
- Procurement, approvals, coordination
- Design
-
- Construction

Implementation Scenario 5: 2MS (New site) → 6ES → 2HS

- Elementary
- Middle
- High



Maya goes to high school in 2034

Implementation Scenario 5: 2MS (New site) → 6ES → 2HS



- The new property allows for concurrent middle school construction projects for East Shore and West Shore
- The Live Oaks students and program would be on a construction site for the new East Shore MS, then have to move to Harborside for swing space, then back to the old East Shore property for their new school building.
- The district would add an additional property to consider for alternative use or disposition on the west side, likely the old West Shore property.

Key Question: are there concerns with having Live Oaks next to a construction site, then moving to swing space, then moving to their permanent new school?

Overview of Implementation Options

1. Start with Elementary Schools
 - **2 ES → 2 MS → 4 ES → 2 HS**
2. Start with High Schools
 - **2 HS → 2 ES → 2 MS → 4 ES**
3. Start with 1 middle schools/1 Elementary school
 - **1 MS/1ES → 1 MS/1ES → 4ES → 2HS**
4. Start with Middle schools
 - **2MS → 6ES → 2HS**
5. Start with Middle schools (with New Property)
 - **2MS → 6ES → 2HS**



Overview of Implementation Options

<p>1. Start with Elementary Schools</p> <ul style="list-style-type: none">• 2 ES → 2 MS → 4 ES → 2 HS	<p>Requires assignment policy modifications to reduce moves for Calf Pen and Meadowside students</p>
<p>2. Start with High Schools</p> <ul style="list-style-type: none">• 2 HS → 2 ES → 2 MS → 4 ES	<p>Extends school consolidation timeline, unless the district closes schools before construction at ES/MS</p>
<p>3. Start with 1 middle schools/1 Elementary school</p> <ul style="list-style-type: none">• 1 MS/1ES → 1 MS/1ES → 4ES → 2HS	<p>Requires Harborside to close before construction and puts pressure on Harborside as MS swing</p>
<p>4. Start with Middle schools</p> <ul style="list-style-type: none">• 2MS → 6ES → 2HS	<p>Requires staggered MS construction or early closure of an ES to create swing space. Multiple moves for JFK & Live Oaks</p>
<p>5. Start with Middle schools (with New Property)</p> <ul style="list-style-type: none">• 2MS → 6ES → 2HS	<p>Creates additional property for disposition or alt use and requires multiple moves for Live Oaks</p>

Cost Considerations

- Implementation rough order of magnitude costs could vary from approximately \$1.05 billion (base year) as high as \$1.7 billion
- This will vary and depends on several factors including timing, phasing, and delivery approach (concurrent vs. sequential vs a combination of projects)
- Costing will be provided based on selected logistical and operational scenarios

Safety & Security Considerations



How Safety & Security are Integrated into Planning & Design

- Safety is not a single feature. It is a coordinated system of planning, design, and operations.
- For any new build or renovation project, safety and security takes on a structured process that includes understanding risks, assessing vulnerabilities, applying layered design strategies, and aligning them with operations and policy.
- We propose a balanced, holistic approach that considers the full range of factors:
 - Transportation & Site Safety
 - Positive & Connected Culture
 - Mental Health / Supports
 - Physical Design & Features
 - Policy & Preparedness



Process for Identifying Safety & Security Considerations

- Understand risks by combining national data, stakeholder input, and site-specific context (adjacencies, traffic, community use).
- Assess vulnerabilities by analyzing circulation and supervision patterns, identifying high-risk areas (entries, isolated zones, shared spaces), and evaluating existing conditions (for renovations).
- Planning and design approach that integrates:
 - Site Safety: traffic separation, visibility, controlled access
 - Single, clearly defined public entry with secure vestibule with visual control
 - Layered access throughout building with clear public vs. secure thresholds
 - Apply layered approach (passive, active, operational measures)
- Coordinate design approach with district operations and policy by aligning with protocols, and planning for adaptability over time.
- Test + Refine
 - Validate with stakeholders and safety officials
 - Scenario test (arrival, lockdown, after-hours use)
- Adjust design to close gaps



Human by Design