

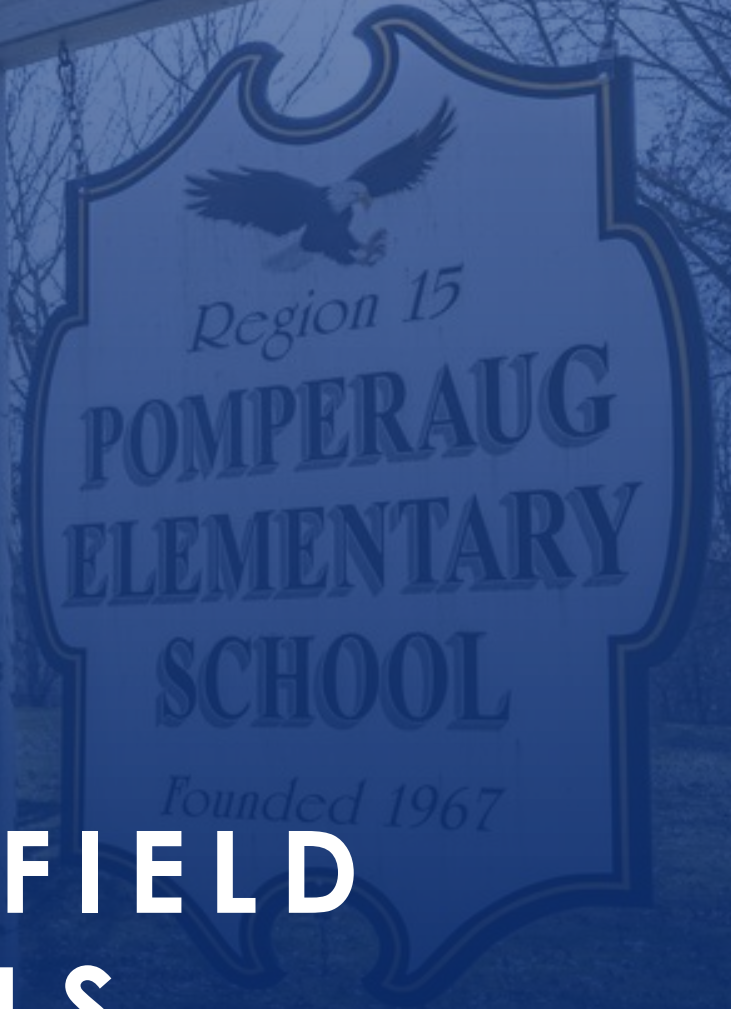


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FEASIBILITY STUDY FOR

POMPERAUG & GAINFIELD ELEMENTARY SCHOOLS

POMPERAUG REGIONAL SCHOOL DISTRICT 15



Community
Conversation #2
04.10.2025

AGENDA

Start 6:00pm

1. Team Introduction
2. Critical Aspects of the Project (Goals, Schedule)
3. CC#1 Recap
4. Case Studies ~ *Consolidated New & Phased-Occupied Renovation*
5. Interactive Discussion (*Mentimeter!*)
6. What's Next (Stay Connected)

End 7:00pm

Building Tour of PES



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TEAM RE-INTRODUCTIONS



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JEFF WYSZYNSKI
AIA

*Principal-in-Charge /
Primary Contact*



ANTONIA CIAVERELLA
EDAC, LEED AP BD+C,
WELL FACULTY, FITWEL

*Architectural Designer,
Engagement Facilitator*



KRISTEN MITCHELL
PLA, LEED GA

*Senior Project
Manager, Langan*



BRADLEY PARK

MEP Engineering, CES

STAFF OF
50 PEOPLE

90%
REPEAT CLIENTS

100+ K-12
PROJECTS

LANGAN
Civil Engineering,
Landscape Architecture

CONSULTING ENGINEERING SERVICES (CES)
MEP Engineering, Fire Protection

MICHAEL HORTON ASSOCIATES
Structural Engineering

CRITICAL ASPECTS OF THE PROJECT

MIDDLEBURY

Memorial Middle School

Middlebury Elementary School
(2033-34 ~ 362P)

Long Meadow Elementary School
(2033-34 ~ 535P)

Windsor High School

SOUTHBURY

Gainfield Elementary School
(2032-33 ~ 381P)

Rochambeau Middle School

Pomperaug Elementary School
(2033-34 ~ 479P)



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Developing a plan for Pomperaug RSD 15:

Impactful community conversations

Generational, long term thought process

Equitable, facilitate access to education

Best value, financially responsible

Creative solutions to optimize space

Elevate educational environment

Explore Possibilities New, RNV, Consolidate, Other?



EXISTING CONDITIONS

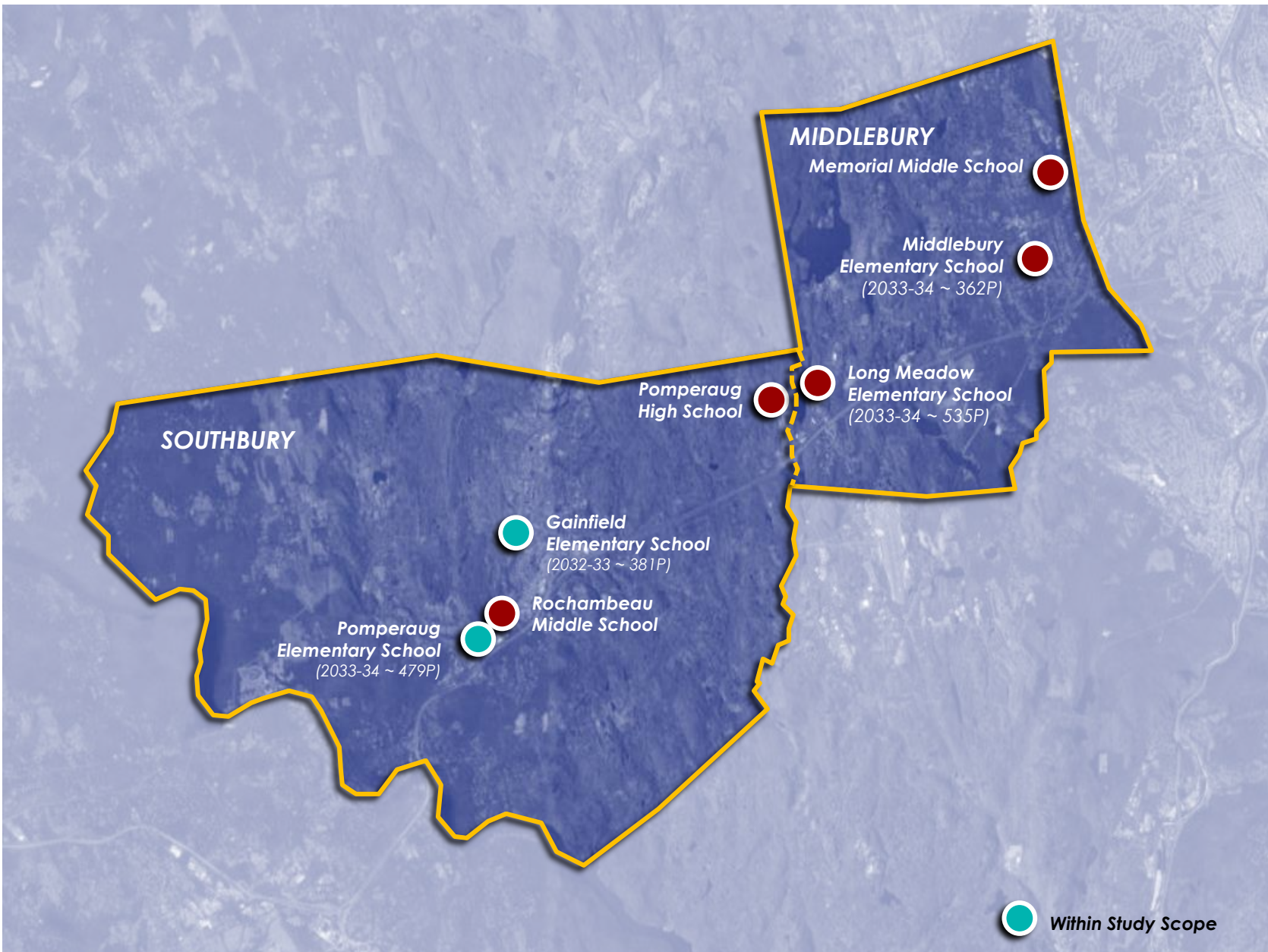
YOUR SCHOOL FACILITIES



GAINFIELD ELEMENTARY SCHOOL



POMPERAUG ELEMENTARY SCHOOL



EXISTING ENROLLMENT AREA ANALYSIS



Building Name	Orig. Cons.	Age	GR.	Curr. Enroll.*	GSF	SF/Stu.	State Standard
Gainfield Elementary	1941	83	K-5	324*	55,371	140	45,497
Pomperaug Elementary	1967	57	K-5	395*	66,745	136	53,752

+9%

+4%

*Current Enrollment data gathered during programming conversations with Principals on 1/16/25.

Goals for the Project



RENOVATE AS NEW (K-5)

1

Renovate PES
Renovate GES

2a

Combine PES /
GES on GES Site

2b

Combine PES /
GES on PES Site

NEW (K-5)

3a

Combine
PES/GES in New
Building @ PES

Alt. site

3b

Combine
PES/GES in New
Building @ GES

4

New PES +
New GES +

Stay Connected



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Check the project webpage for updates, presentations, documents or reports, and announcements!



PROJECT EMAIL

BuildingStudy@region15.org



VISIT THE WEBSITE

<https://www.region15.org/board-of-education/ges-pes>



Schools

TOGETHER FOR STUDENTS
REGION 15
A COMMUNITY OF LEARNERS

Pomperaug Regional School District 15

STUDENTS FAMILIES STAFF CONTACT US

ABOUT US BOE GES/PES DISTRICT OFFICES REGISTER ATHLETICS COMMUNITY

Region 15 Board of Education

Agendas, Minutes & Presentations

BOE Newsletters

Budget Information

Finance Committee

GES-PES Feasibility Study

Medical Pooling Committee

Notice of Non Discrimination

Policies & Regulations

Policy and Curriculum Committee

Pension Committee

GES-PES FEASIBILITY INFORMATION

Pomperaug Regional School District 15
POMPERAUG & GAINFIELD ELEMENTARY SCHOOLS FEASIBILITY STUDY

You're invited! Please join us for a Community Conversation! Share your feedback with us during the process of this feasibility study.

Community Conversation #1
Thurs. 3/13 6-7 PM
Theme: Conditions, Utilization & Thinking Big!
Gainfield Elementary School

Community Conversation #2
Thurs. 4/10 6-7 PM
Theme: Initial Options & Feedback
Pomperaug Elementary School

Community Conversation #3
Thurs. 5/22 6-7 PM
Theme: Finalizing the Plan & Next Steps
Long Meadow Elementary School

About the Feasibility Study:
A variety of options are being explored for the district's two oldest schools which need significant repair: Gainfield Elementary School and Pomperaug Elementary School. Options consider renovation, addition, new and new consolidated.

Your Voice Matters! We Hope You Can Join Us.

STAY CONNECTED! Project Website: <https://www.region15.org/board-of-education/ges-pes> Project Email: buildingstudy@region15.org

Agendas / Minutes / Presentations

GES-PES Feasibility Study Committee Members:

Board Chair (ex-officio) (non-voting): Ms. Manzo

Central Office Administrators (non-voting): Joshua Smith, Superintendent
Joe Martino, Director of Finance

Board of Education Members: Heather Dwyer, Heather Rodgers, Sally Romano

Southbury Town Officials: Jeff Manville and John Michaels

Middlebury Town Officials: Ed St. John and Vin Cipriano

GES Principal: Jon Romeo

PES Principal: Stephanie Furman

PES Teacher: Lynne Dolan

GES Teacher: Christina Hubbard

PTO Community Members: Jason Andrews and Molly Mandje

CC#1 RECAP

SOUTHBURY

MIDDLEBURY

Memorial Middle School

Middlebury Elementary School
(2033-34 ~ 362P)

Long Meadow Elementary
School
(2033-34 ~ 535P)

Gainfield Elementary School
(2032-33 ~ 381P)

Rochambeau Middle
School

Pomperaug Elementary School
(2033-34 ~ 479P)



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CC#1 Recap

Topics of conversation...

CULTURE

SAFETY

Attracting
Talent

CAMPUS
with multiple
grades

Insurance
costs of New
vs. RNV

Consolidation
Concerns –
Brookfield

Poll Teachers to
get their feedback
before coming to
the community

Building
Community

Adding
to LMES

Class
Size

Outdoor
Education

Small Feel,
Home Town
Schools

Travel time
on a bus



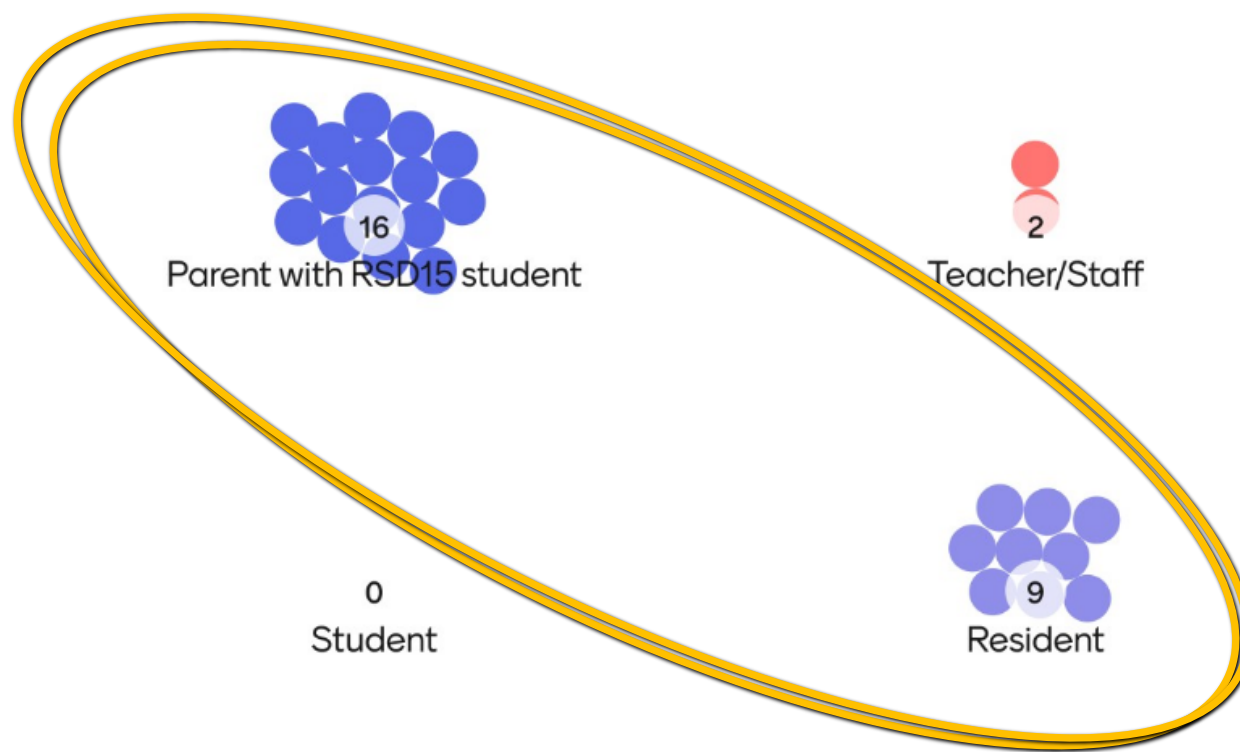
CC1 Mentimeter Survey – Live Results! (3/13/25)



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Mentimeter

Tell us about yourself...(check all that apply)



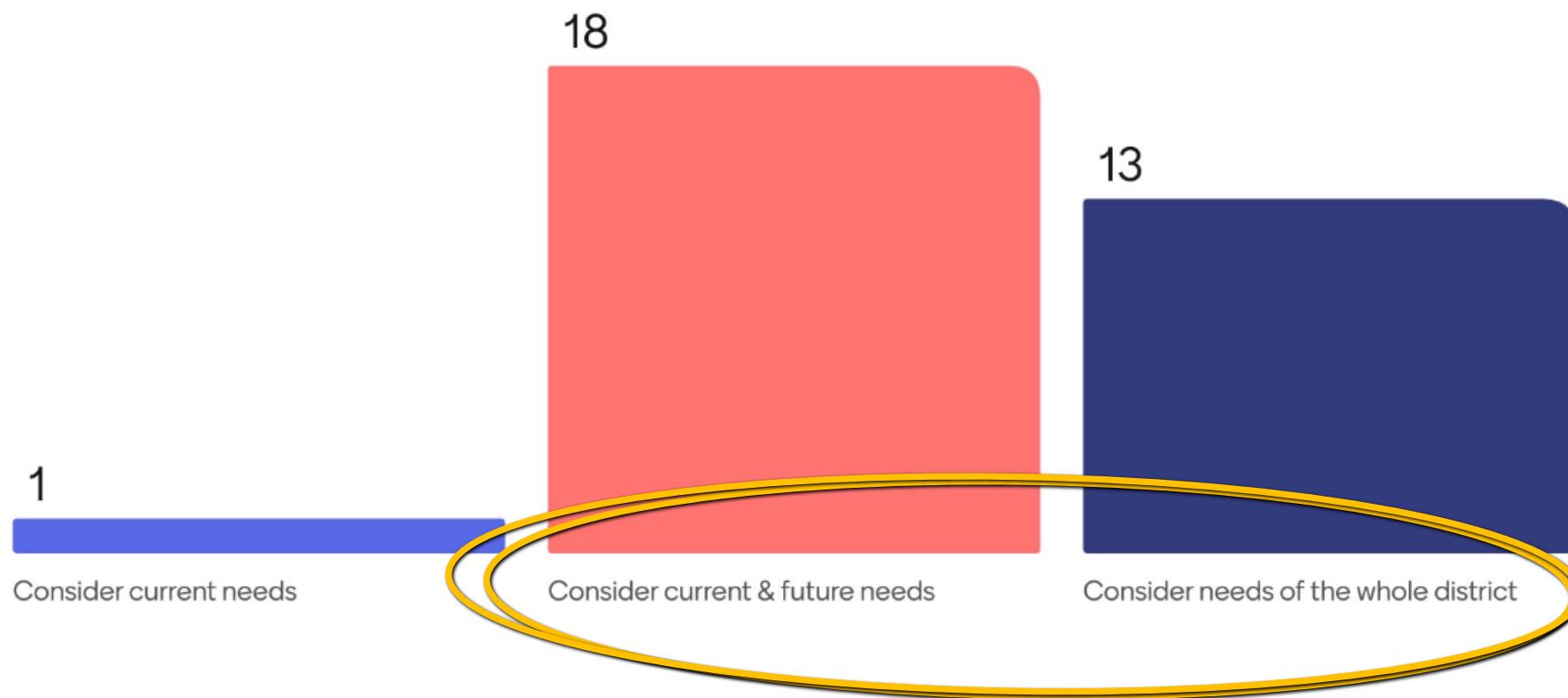
CC1 Mentimeter Survey – Live Results! (3/13/25)



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Mentimeter

When making improvements to PES/GES, what is most important? (Select up to 2)



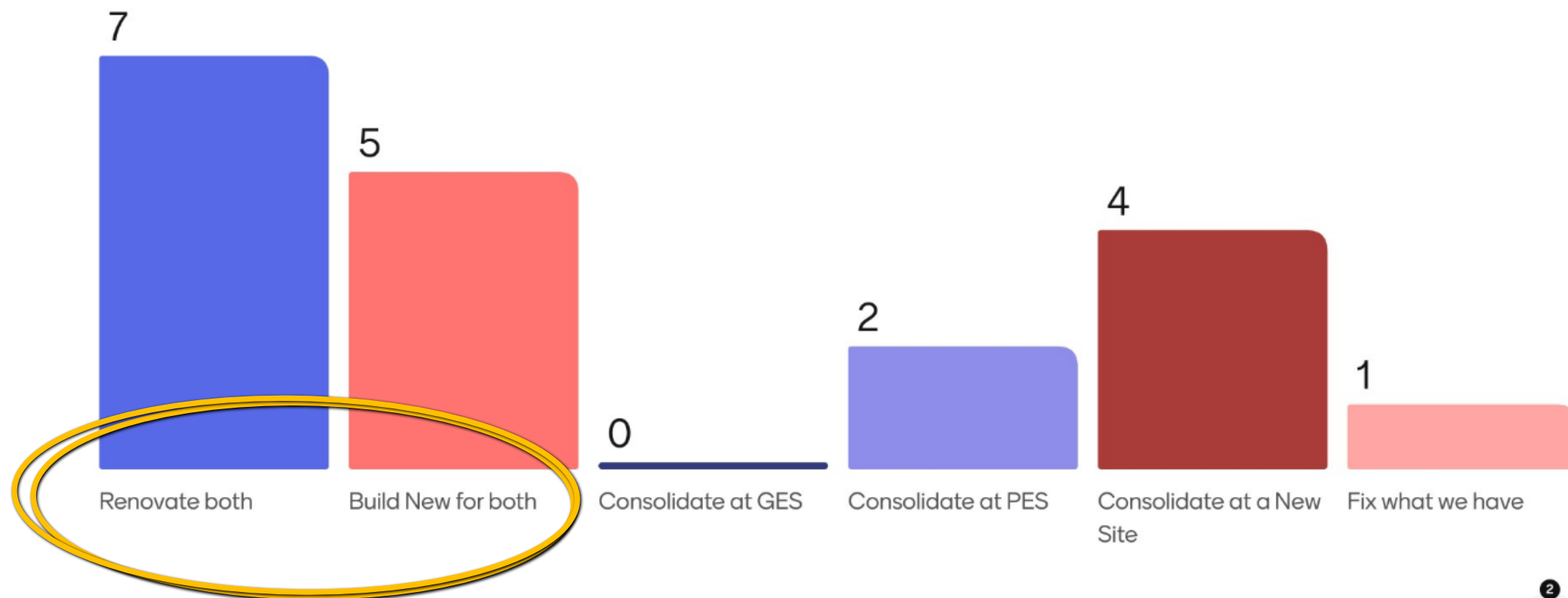
CC1 Mentimeter Survey – Live Results! (3/13/25)



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Mentimeter

Of the possible options for GES/PES, what is your preference?



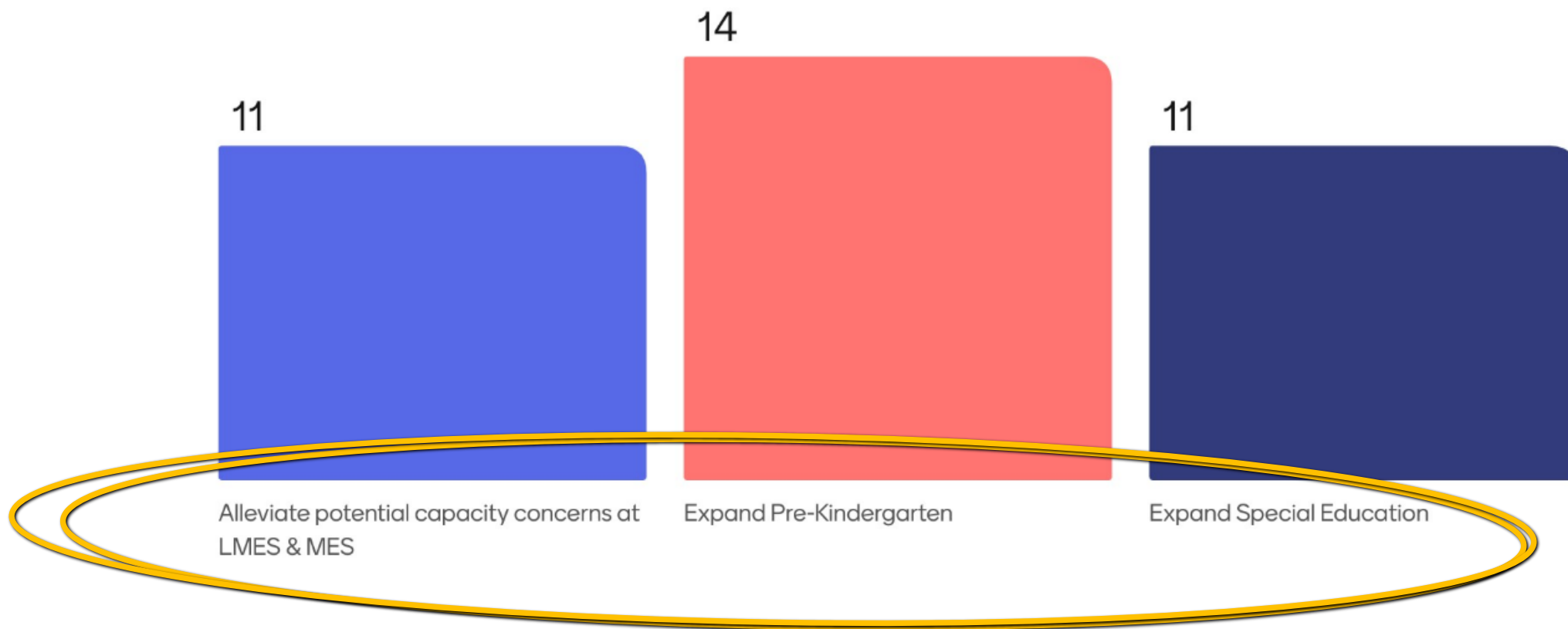
CC1 Mentimeter Survey – Live Results! (3/13/25)



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ARCHITECTS

Mentimeter

Should the options consider the following (check all that apply)



CC1 Mentimeter Survey – Live Results! (3/13/25)



What else should the options consider?

49 responses



CC1 Mentimeter Survey – Live Results! (3/13/25)



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What works well, and should be continued?

School community

Mr Romeo

MR ROMEO

Small, close-knit school communities

Strong leadership

School culture

Close knit community,
not overwhelming in size

Smaller school feel



CC1 Mentimeter Survey – Live Results! (3/13/25)



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ARCHITECTS

 Mentimeter

What works well, and should be continued?

Connection between
staff and students

Teachers

Location

Small home town feel

Highly skilled teacher;
central part of
community

Integration with town

Experienced, high
quality staff

Students have an
opportunity to know
each other



CC1 Mentimeter Survey – Live Results! (3/13/25)



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 Mentimeter

What works well, and should be continued?

Talent

Perceived high teacher
retention

Locations near town
center

Family connection to
school

Close to library, police,
fire station

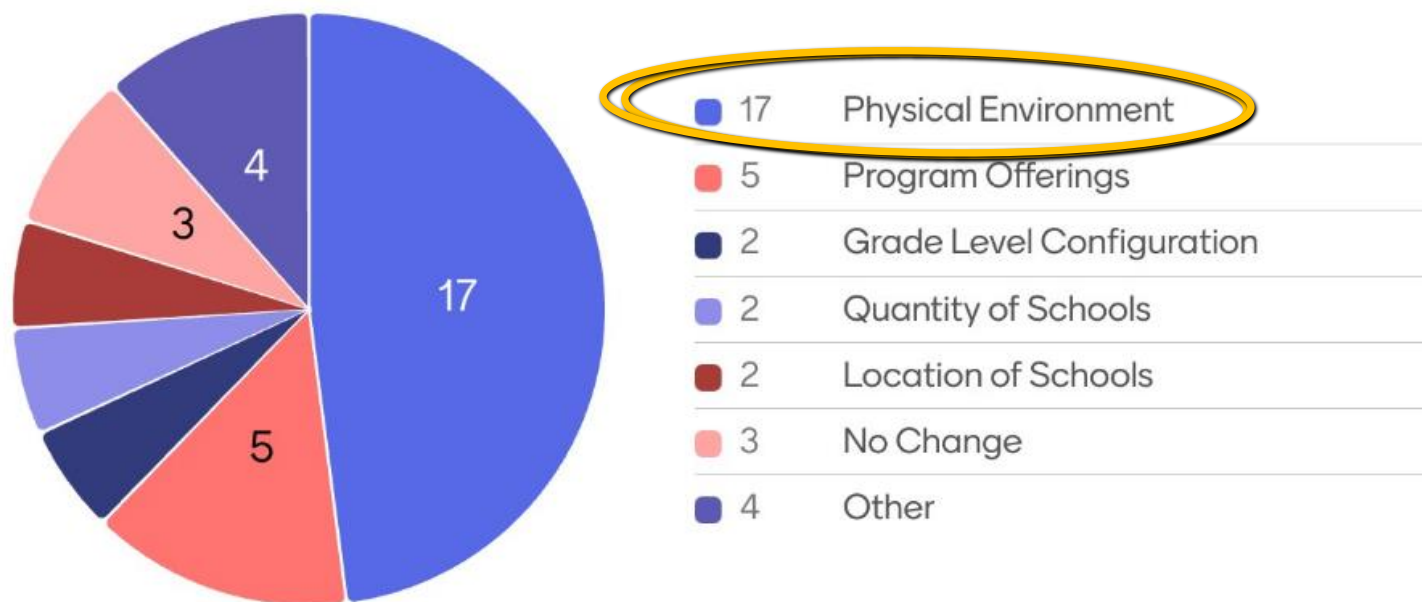
Close to community
center



CC1 Mentimeter Survey – Live Results! (3/13/25)



What would you change, if anything? (Choose up to 3)



CC1 Mentimeter Survey – Live Results! (3/13/25)



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 Mentimeter

What are your biggest concerns or questions about the project?

Size of building

Impact to learning and
cost and location

Forming an impersonal
megaschool

Timetable

Location of new
construction

Location

Size of a combined
school

Size



CC1 Mentimeter Survey – Live Results! (3/13/25)



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What are your biggest concerns or questions about the project?

That the building is big enough to meet future needs

Keeping children in a good learning environment while we renovate/build

Public support

Loss of staff

Losing the culture of each school

Physical site location and size and structure

Impact on learning environment and experience for currently enrolled students and families while renovation or construction is underway

Staff and town underestimating impact



CC1 Mentimeter Survey – Live Results! (3/13/25)



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ARCHITECTS



What are your biggest concerns or questions about the project?

Losing staff thru consolidation

Getting an accurate cost/benefit analysis of the different options

Funding

Size and logistics of new school if consolidated; current disrepair of existing structures requires us to have a new school(s)

Money going too much to a building rather than educational needs

Size of building/overall not a community feeling

Poor planning by leadership

Not having the family feel of a smaller school



CC1 Mentimeter Survey – Live Results! (3/13/25)



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What are your biggest concerns or questions about the project?

Getting Middlebury on board

That a bigger consolidated school, solves one issue but causes other issues that need to be considered

Children that thrive in a smaller more intimate space getting lost in the shuffle

Consolidation. More students in one school is not always a good thing, even if it is a cheaper option. It should be about student/teacher experience and not cost.

Long term changes that last



CC1 Mentimeter Survey – Live Results! (3/13/25)



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In the context of the PES/GES Feasibility Study, what is most important to you?

28 responses



CC1 Mentimeter Survey – Live Results! (3/13/25)



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 Mentimeter

What one thing must we accomplish to consider this project a success?

Happy staff and students

Safe

Listen to the teachers!!!!

Community buy in

Better experience and performance of students

Realistic options

On time opening

Keeping Mr Romeo



CC1 Mentimeter Survey – Live Results! (3/13/25)



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 Mentimeter

What one thing must we accomplish to consider this project a success?

A solution with long-term viability

Get teachers to understand the benefit of change.

Community culture

Teachers

Quality of student experience

Happy kids!!

Leadership must plan first.

Students and staff feel like they belong.



14



CC1 Mentimeter Survey – Live Results! (3/13/25)



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 Mentimeter

What one thing must we accomplish to consider this project a success?

Functional safe
buildings



14



CC1 Mentimeter Survey – Live Results! (3/13/25)



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 Mentimeter

What other topics should we cover at future conversations?

Options

Options and details

Go forward options

Options

Costs

Alternate
locations...IBM?

Scope of options

Snacks



CC1 Mentimeter Survey – Live Results! (3/13/25)



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 Mentimeter

What other topics should we cover at future conversations?

Allow tours and post mortem conversations with other districts that have done new build

test

test



CASE STUDY

CONSOLIDATED NEW

MIDDLEBURY

Memorial Middle School

Middlebury Elementary School
(2033-34 ~ 362P)

Long Meadow Elementary
School
(2033-34 ~ 535P)

Pomperaug High
School

SOUTHBURY

Gainfield Elementary School
(2032-33 ~ 381P)

Rochambeau Middle
School

Pomperaug Elementary School
(2033-34 ~ 479P)



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Your Questions & Concerns...

- Consolidation
- Culture & sense of community
- Small-school feeling
- Physical site, location, structure



Case Study – Madison Neck River Elementary



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WHAT'S RELEVANT:

- Consolidation of two school cultures
- Small Learning Communities
- Topographical challenges on site
- Septic system

Some differences are...

- Brand new site with ample acreage
- Pre-Kindergarten program included
- Larger total student population



Madison, CT | New | Grades PK-5 | 640 Students | 90,997 GSF | \$61.2 Million TPC | \$48.4 Million CC | 18 Mo. Const, Completion 7/25

Case Study – Madison Neck River Elementary



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Madison's Story:

- *Embarked on a “Renewal Plan” in 2019 to address aging facilities*
- *Step 1: build a new PK-5 on newly acquired property, close Jeffrey & Ryerson K-3 Elementary Schools, converted Brown Intermediate into a PK-5*
- *Property is 14.2 acres, nearby academic campus containing HS & MS*
- *Site is on septic system, topographic challenges, wetlands in back*

Case Study – Madison Neck River Elementary



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Case Study – Madison Neck River Elementary

Proposed conceptual
layout of sanitary system

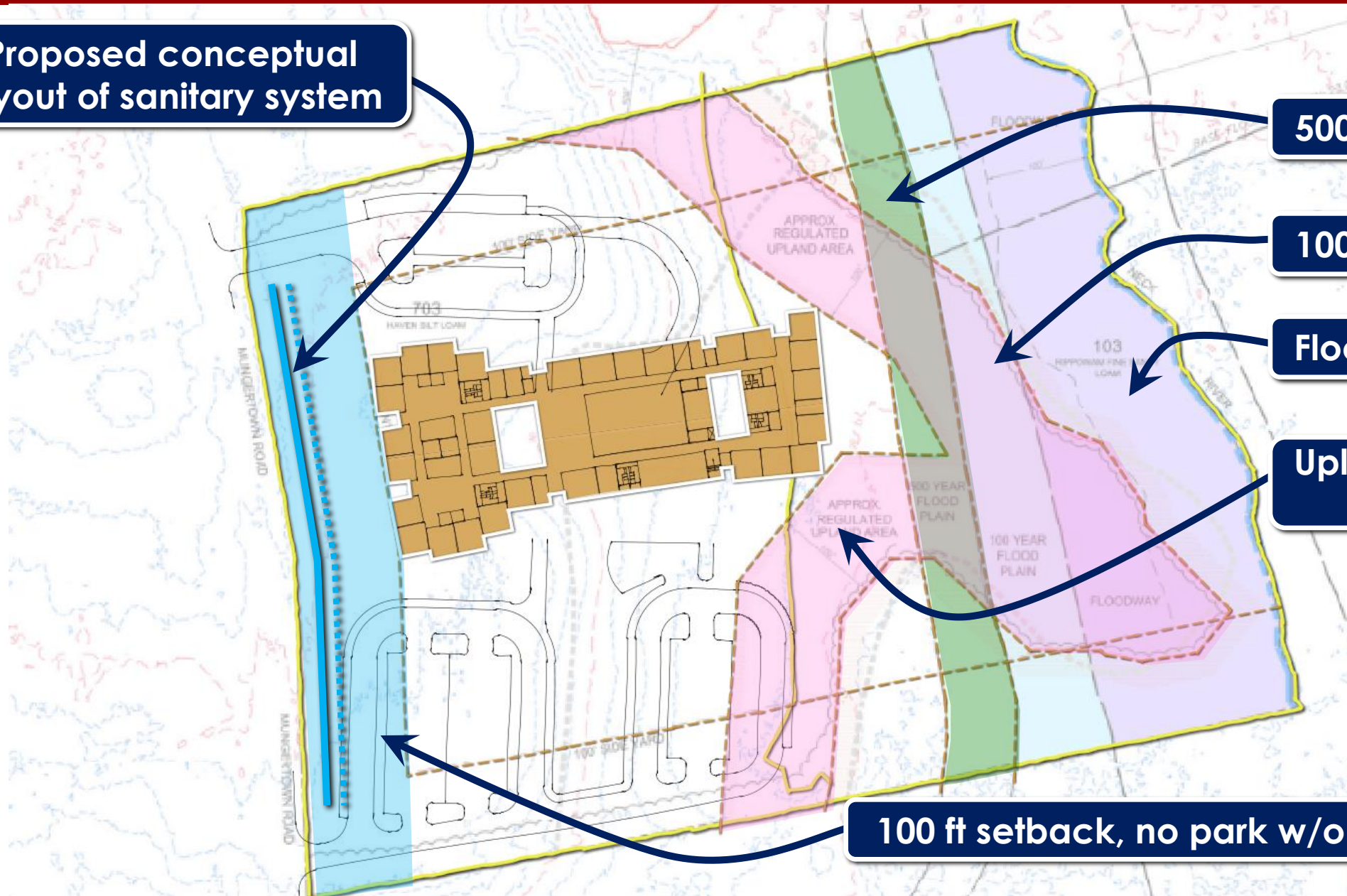
500 Year Flood Plain

100 Year Flood Plain


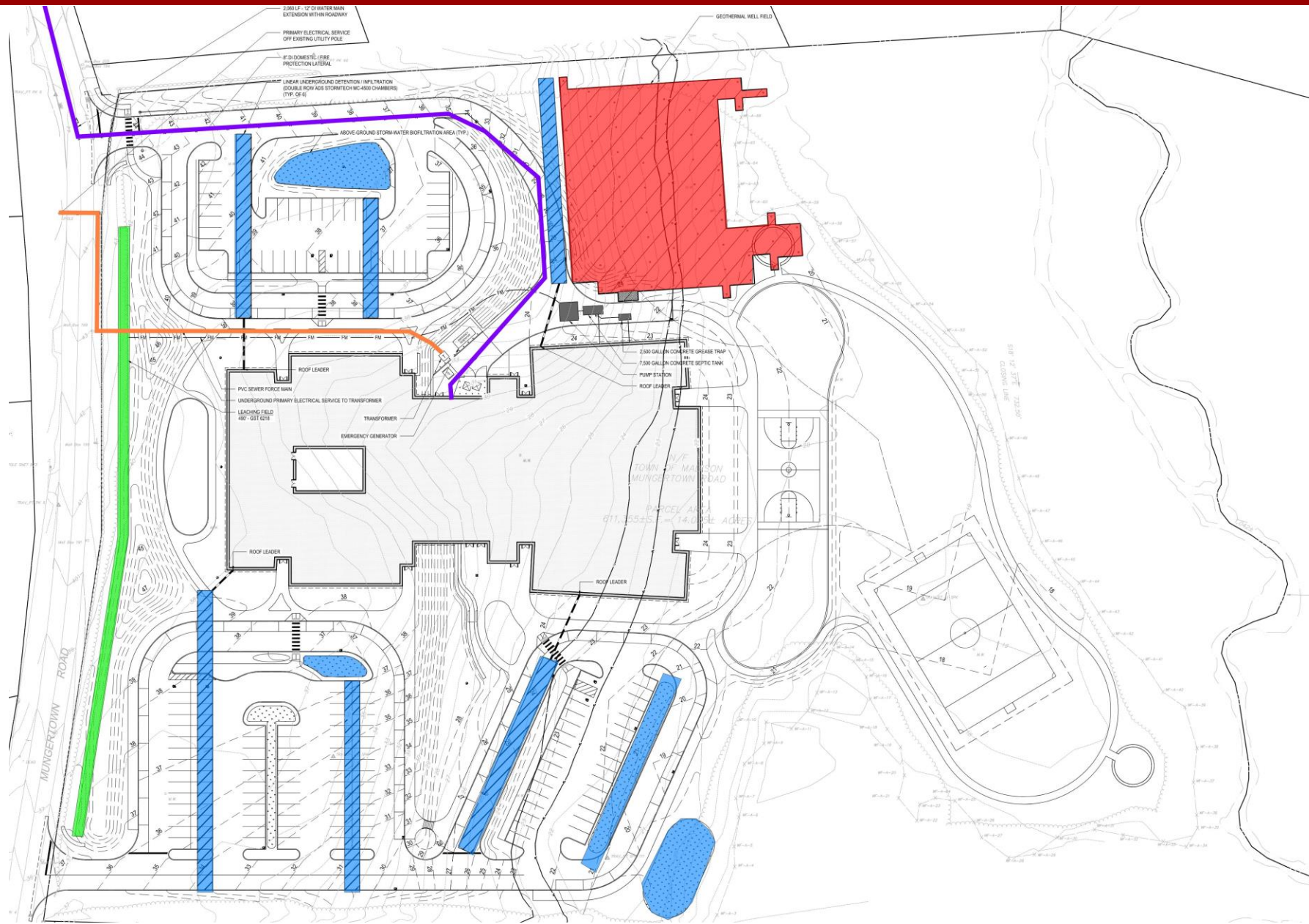
Floodway

Upland review area,
100 ft setback

100 ft setback, no park w/o special exception



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- Septic
- Water
- Stormwater
- Electric
- Geothermal

Case Study – Madison Neck River Elementary



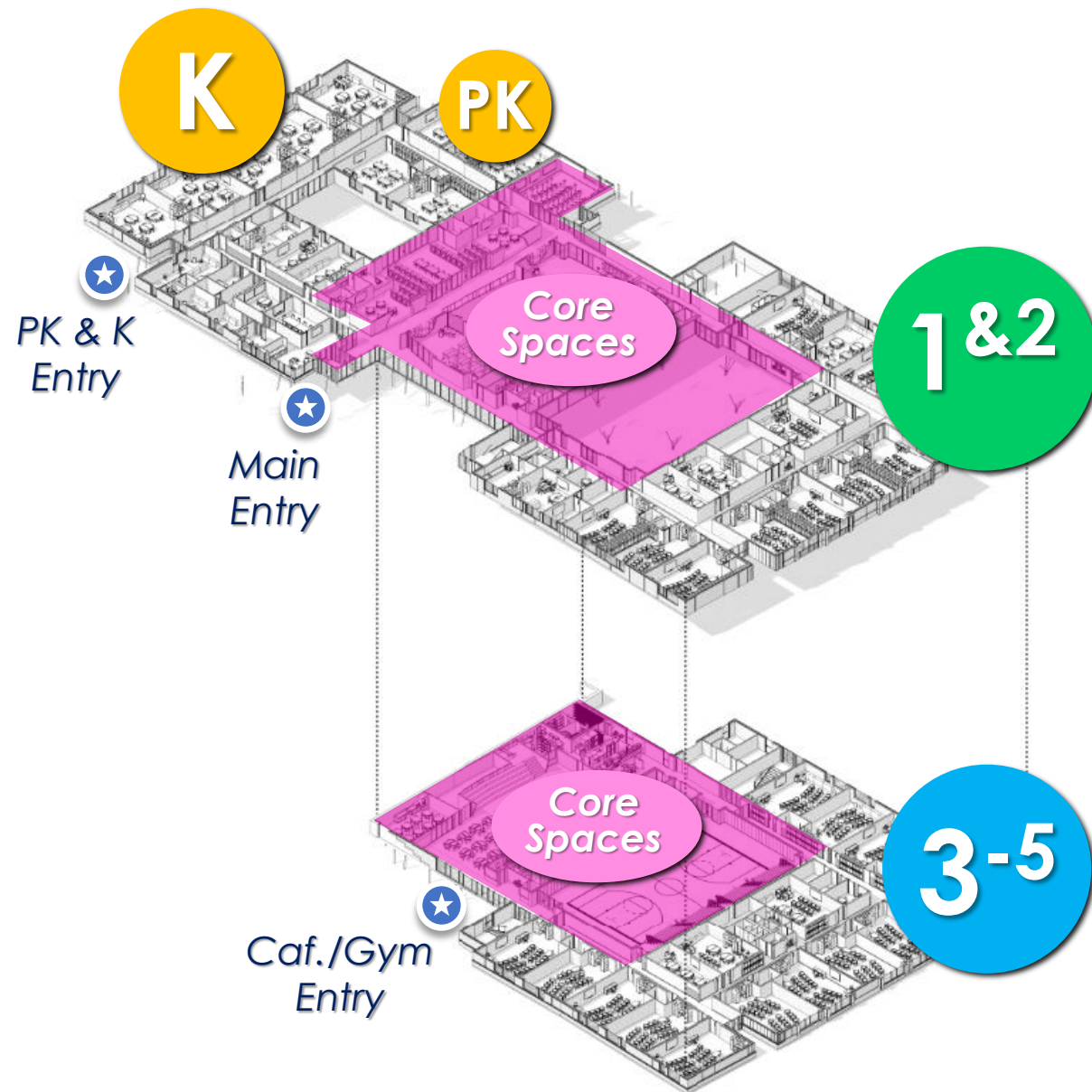
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Case Study – Madison Neck River Elementary



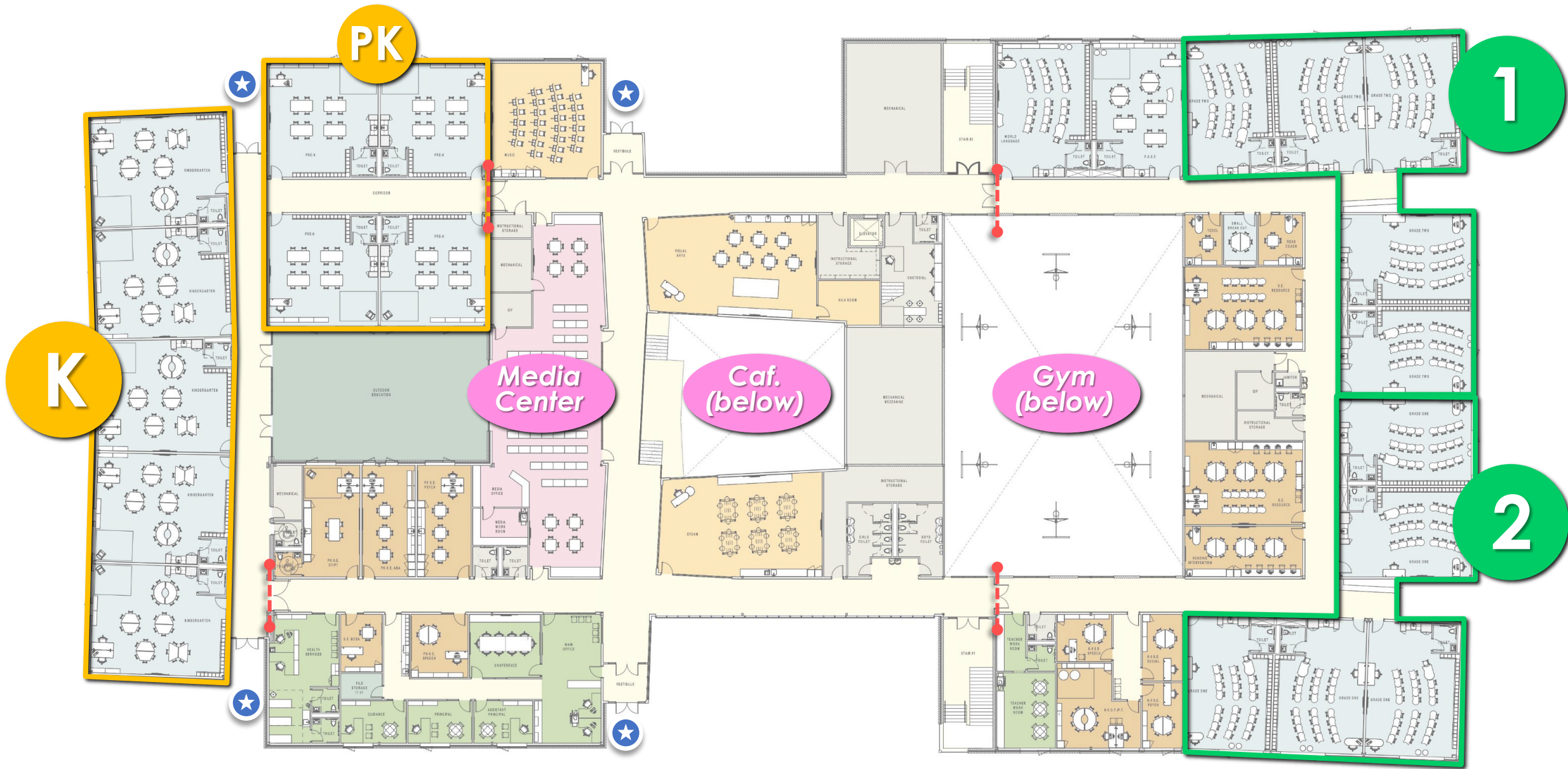
Case Study – Madison Neck River Elementary



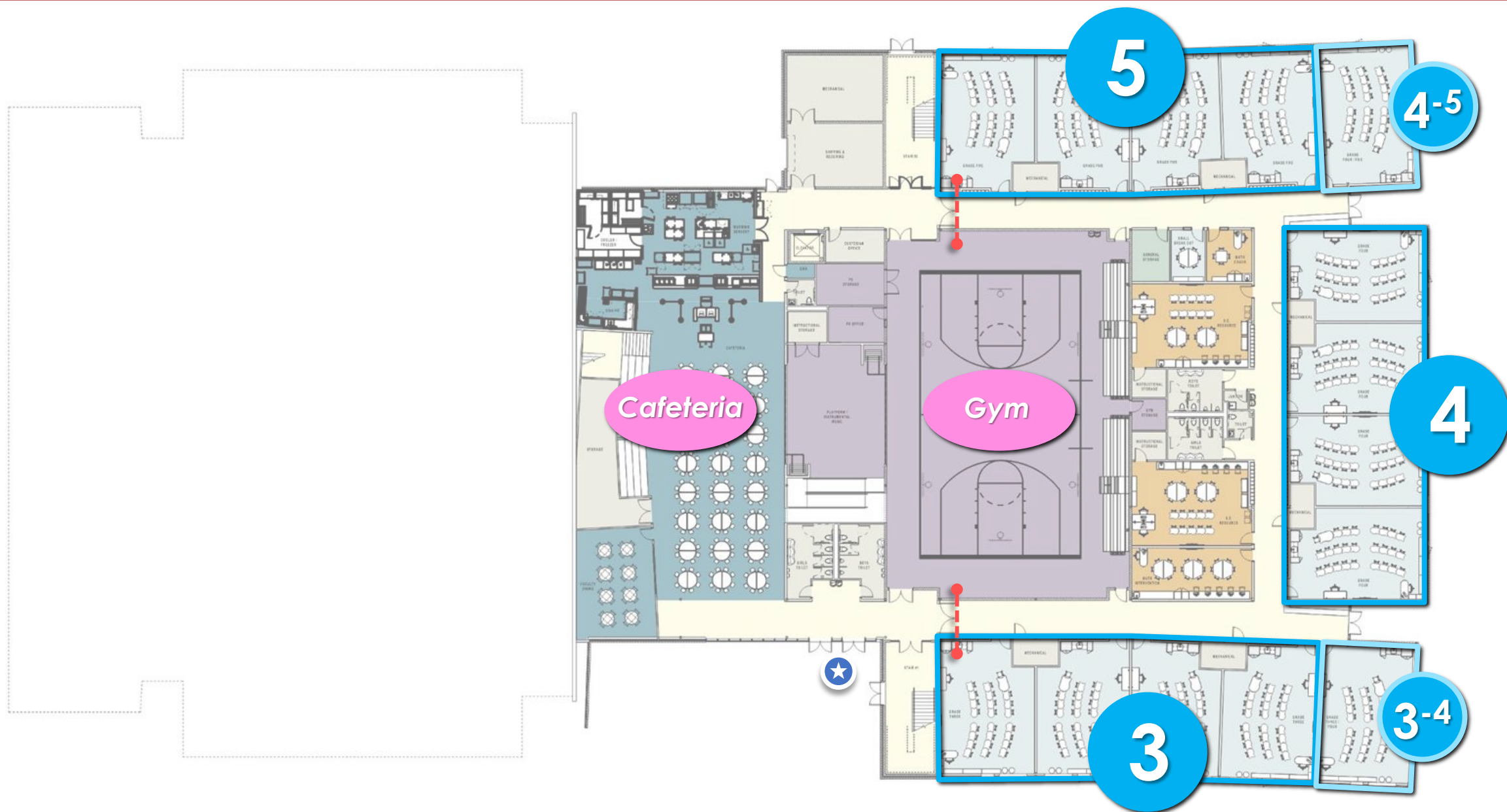
“School Within A School”



Case Study – Madison Neck River Elementary



Case Study – Madison Neck River Elementary



Case Study – Madison Neck River Elementary



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Case Study – Madison Neck River Elementary



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Case Study – Madison Neck River Elementary



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MEIG'S POINT



SALT MARSH PRESERVE



ROCKLAND PRESERVE SINGLETRACK



BAUER PARK



DOWNTOWN



ROCKLAND PRESERVE



HAMMONASSET BEACH

Case Study – Madison Neck River Elementary



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PRE-K & K
DUNES



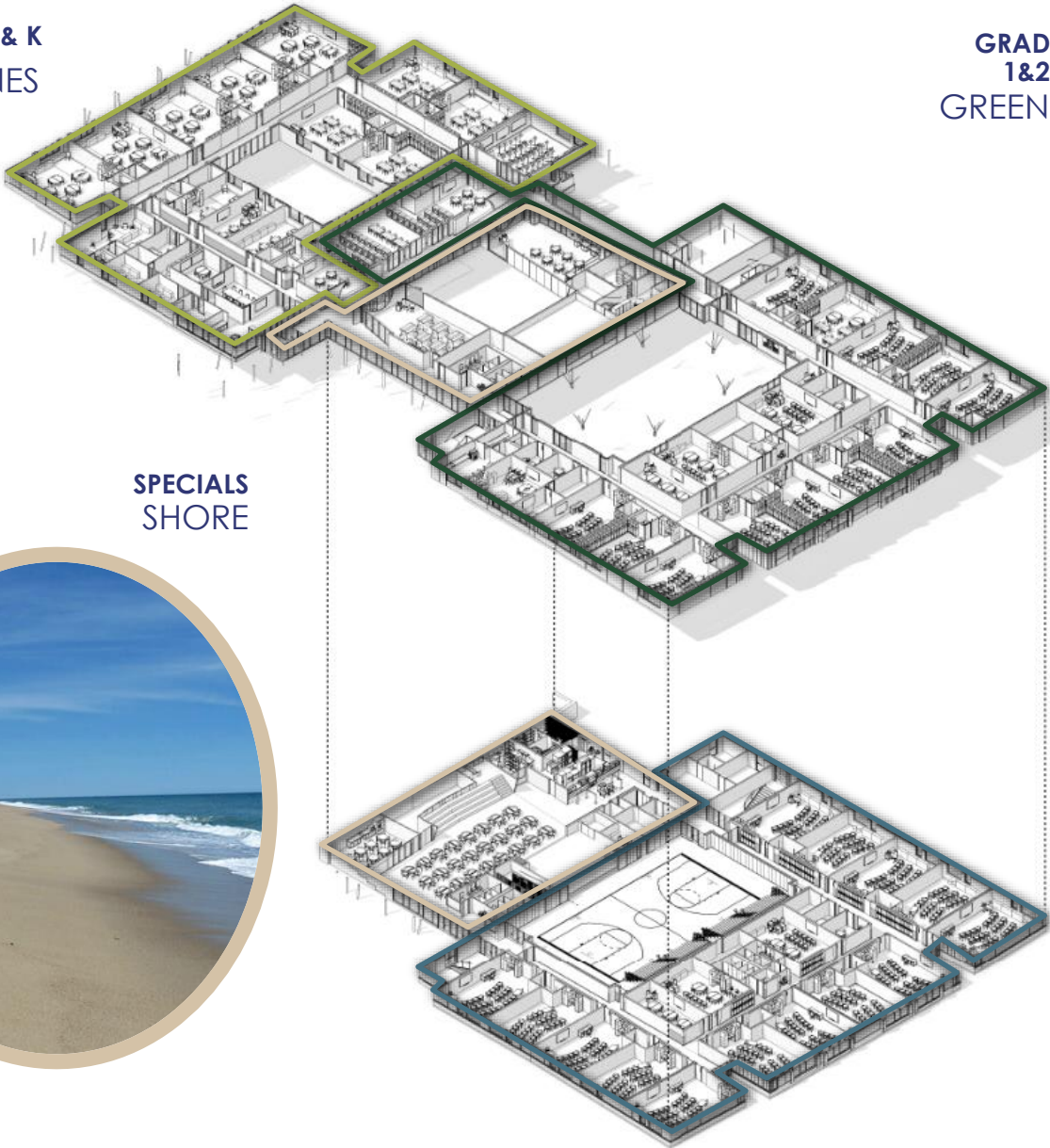
GRADES
1&2
GREENWAY



SPECIALS
SHORE



GRADES
3, 4 & 5
WATER



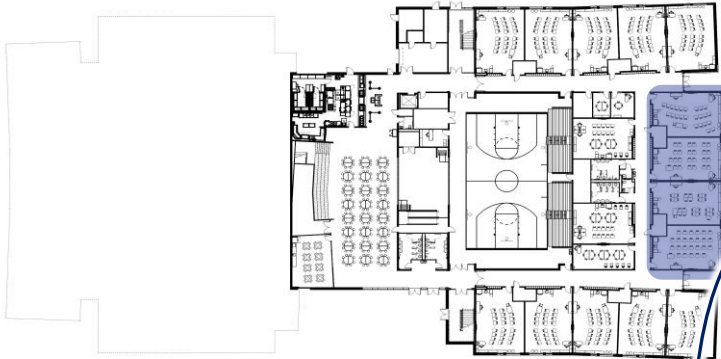
Case Study – Madison Neck River Elementary



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Areas for
tackable display



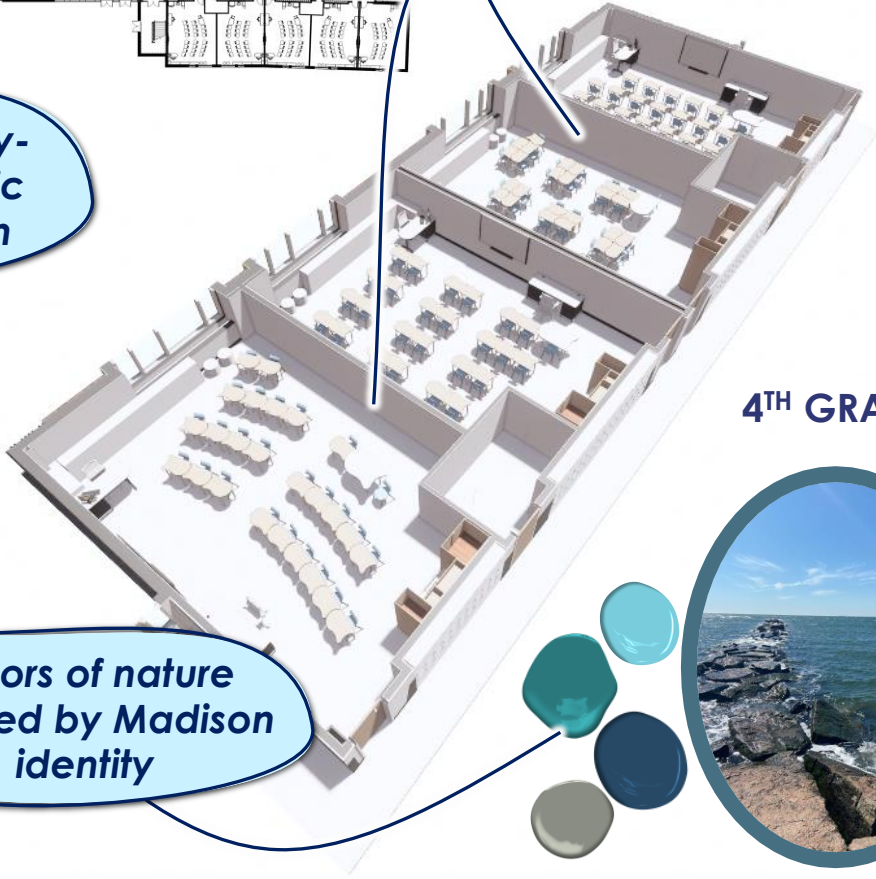
Area for vertical
learning, student
collaboration,
writable walls...

Area for identity-
inspired graphic
wall protection

PRE-K



Colors of nature
inspired by Madison
identity



4TH GRADE





A map of the Middlebury and Southbury school districts is shown in the background. The map is dark blue with yellow outlines for the district boundaries. Several schools are marked with colored dots (purple, teal, and blue) and labeled with their names and student populations. The labels include: Middlebury, Memorial Middle School, Middlebury Elementary School (2033-34 ~ 362P), Long Meadow Elementary School (2033-34 ~ 535P), Pomperaug High School, Gainfield Elementary School (2032-33 ~ 381P), Rochambeau Middle School, and Pomperaug Elementary School (2033-34 ~ 479P). The text 'CASE STUDY PHASED-OCCUPIED RENOVATION' is overlaid in large white letters.

CASE STUDY PHASED-OCCUPIED RENOVATION



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Your Questions & Concerns...

- *Impact to learning*
- *Maintaining good learning environment while under construction*



Case Study – Simsbury Latimer Lane Elementary



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WHAT'S RELEVANT:

- *Phased-occupied renovation*
- *Similar total student population*

Some differences are...

- *Relatively flat site*
- *Single level building*
- *One vintage, 1950's*

*...Even so, it still took almost
3 years of construction!*

*That's half of your
elementary school
experience!*

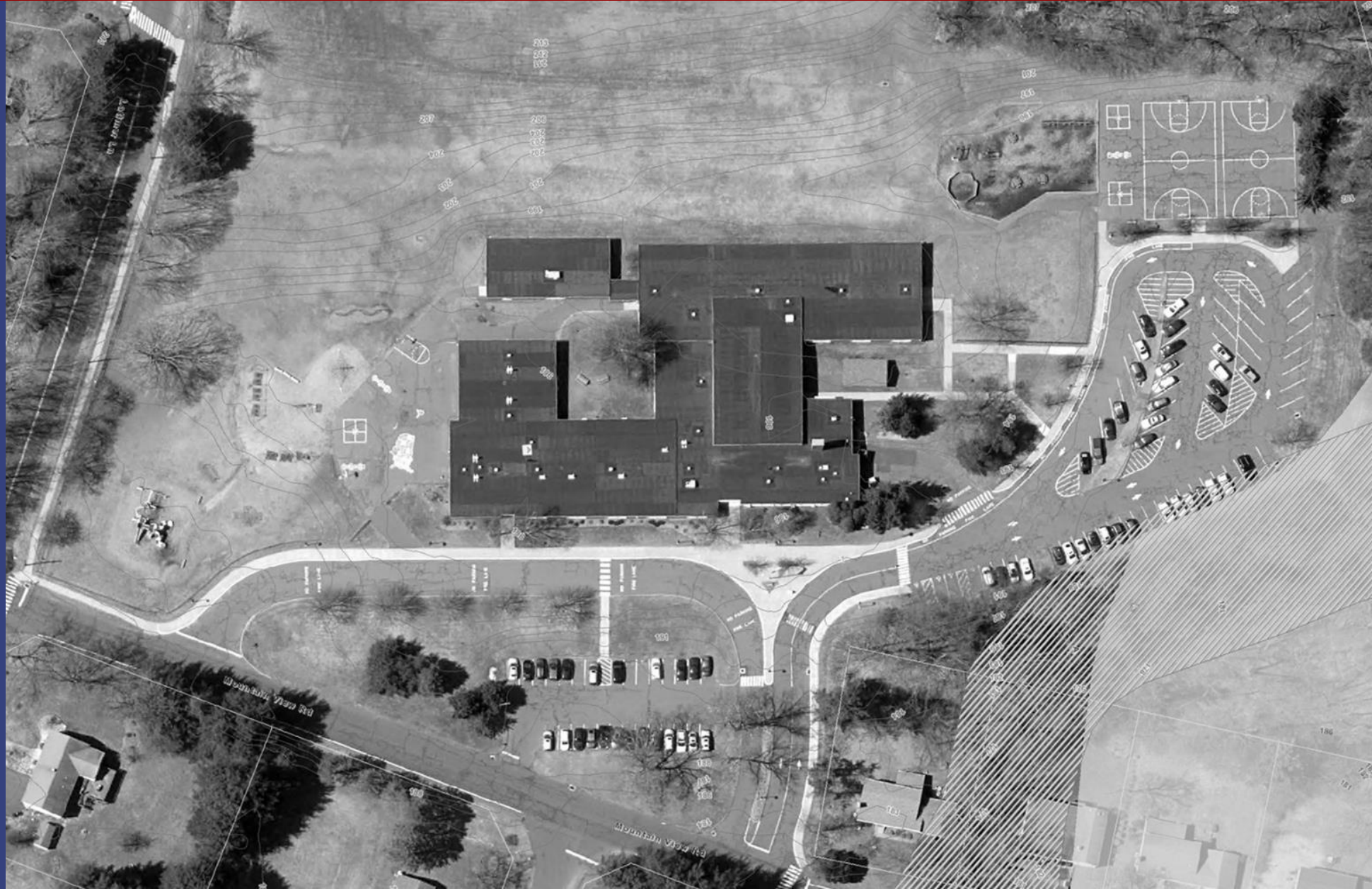


Case Study – Simsbury Latimer Lane Elementary



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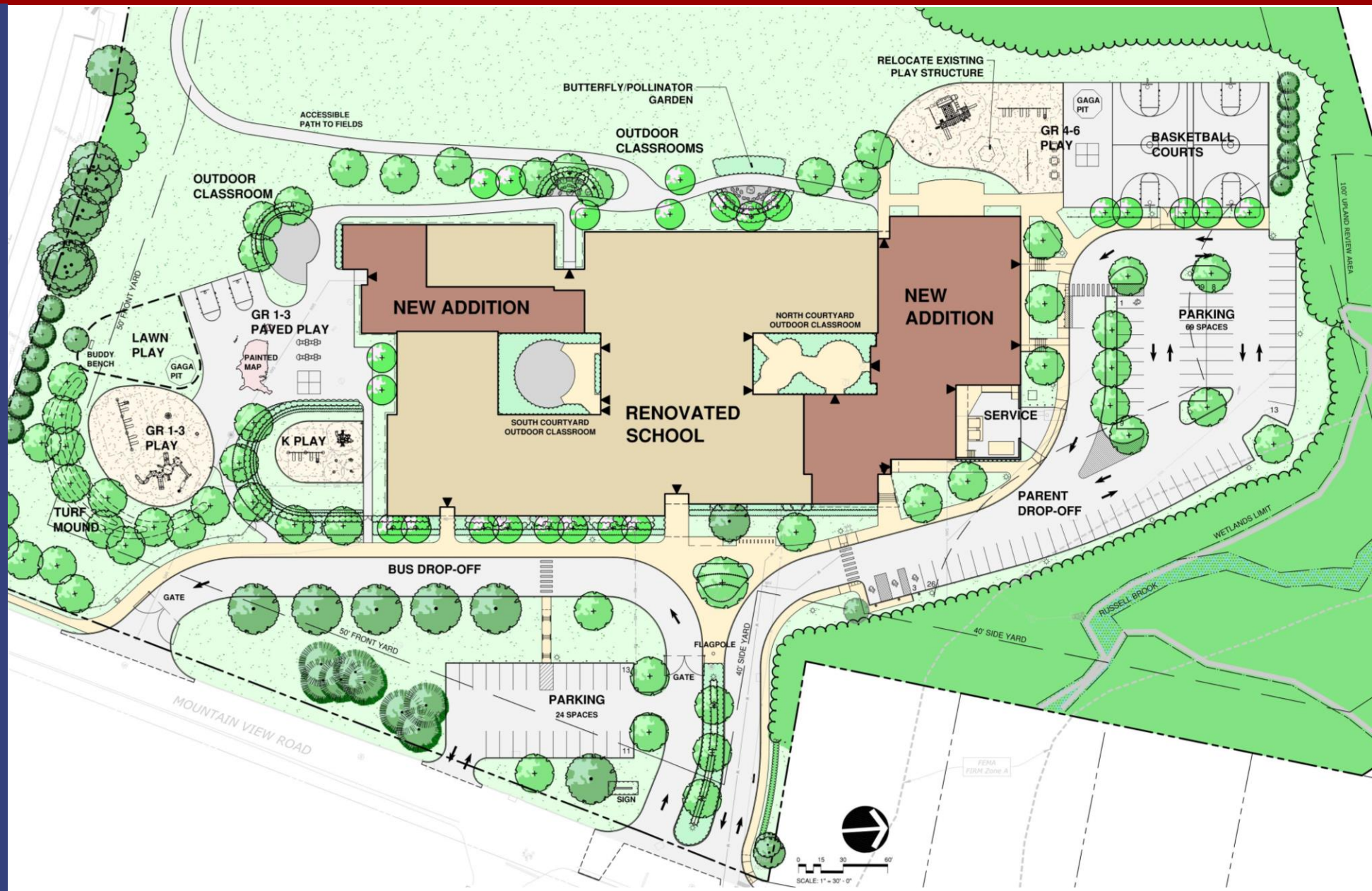
*Existing
Site*



Case Study – Simsbury Latimer Lane Elementary



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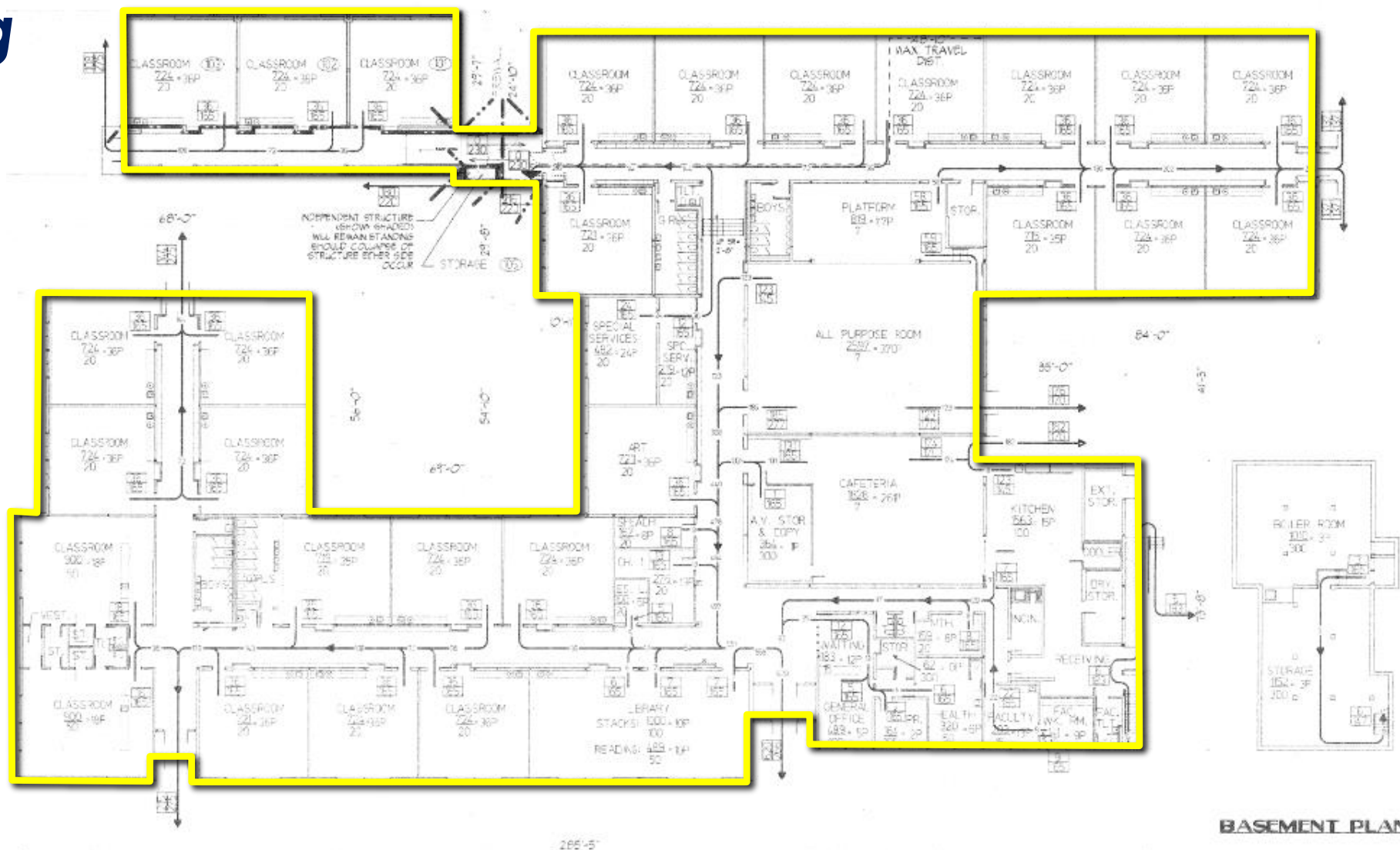
*Proposed
Site*

Case Study – Simsbury Latimer Lane Elementary



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Existing Plan



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Existing Building, Renovated to New

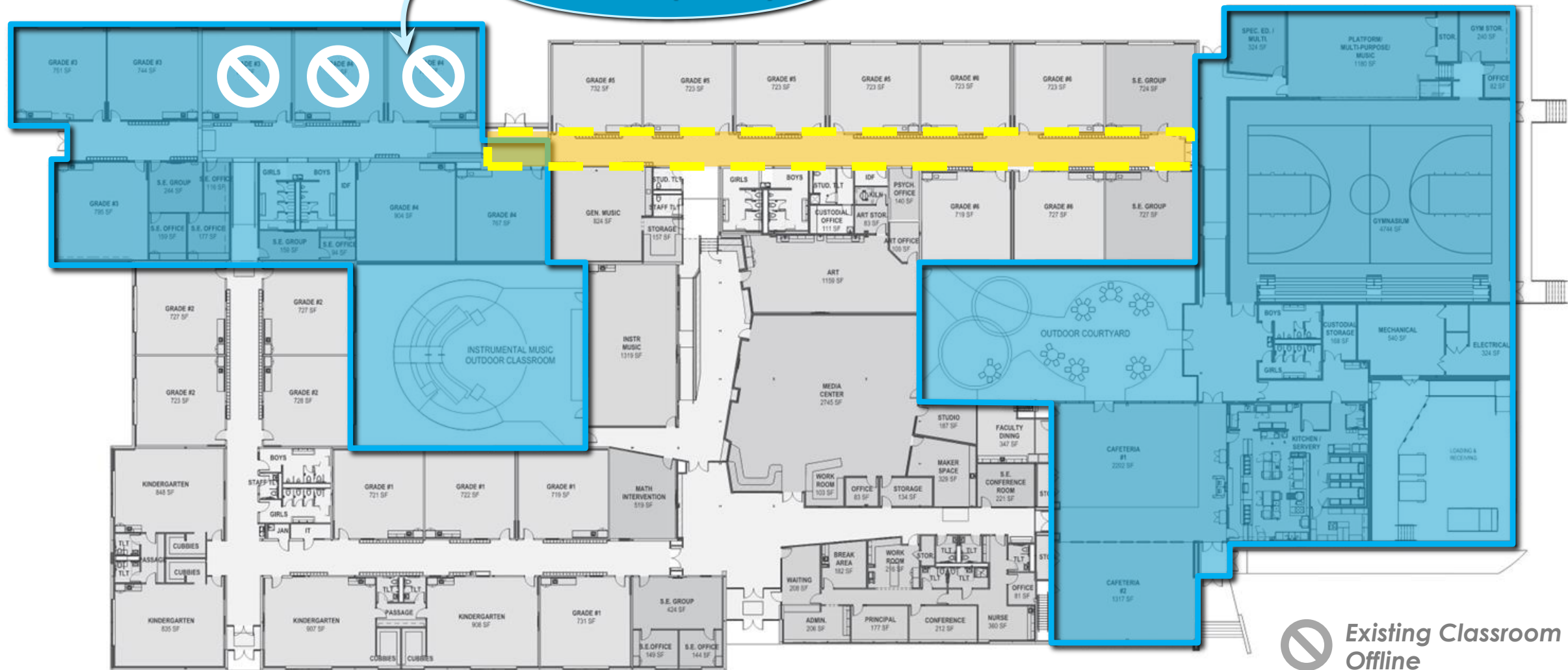
New Addition

Case Study – Simsbury Latimer Lane Elementary



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Phase I: Build New
Additions (18 mos.)



Existing Classroom
Offline

Off-Hours Work

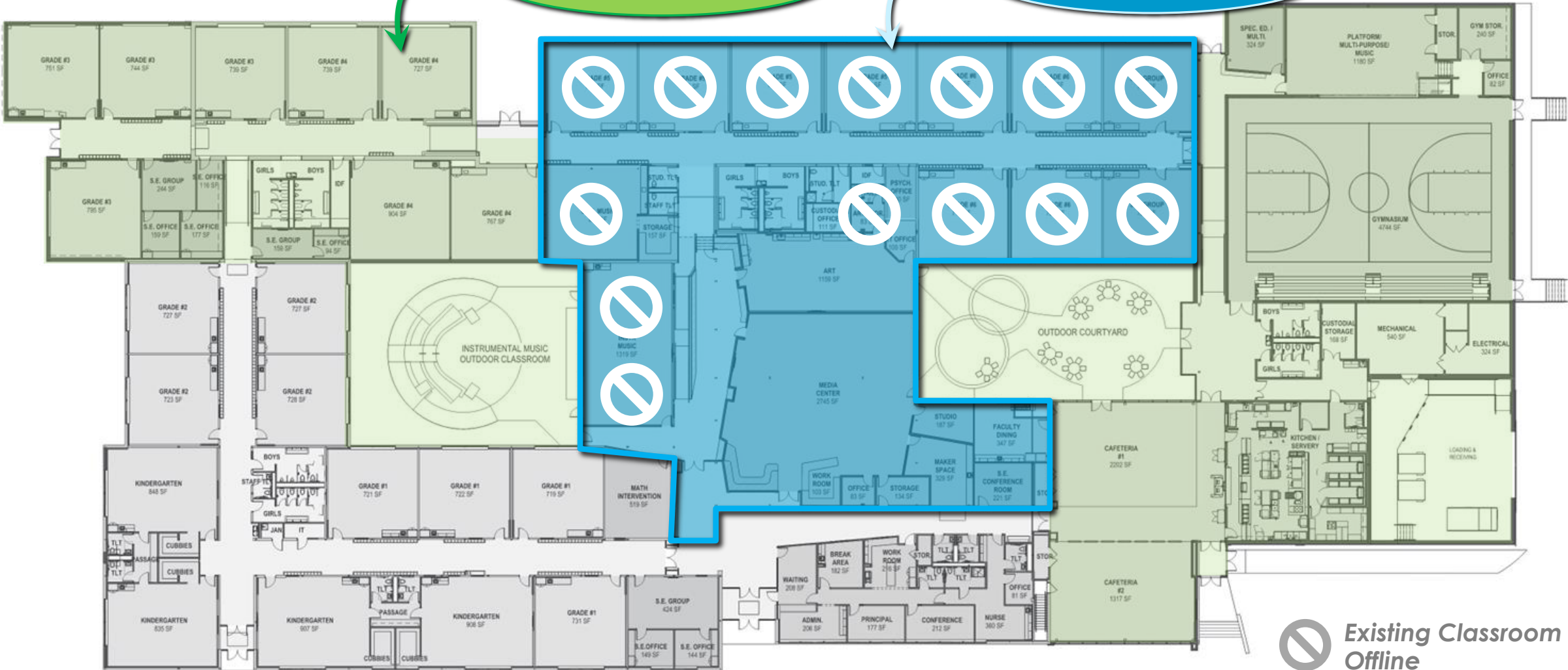
Case Study – Simsbury Latimer Lane Elementary



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Phase II: Swing into
new construction

Phase II: Renovations
(6-8 mos.)



Existing Classroom
Offline



Off-Hours Work

Case Study – Simsbury Latimer Lane Elementary



Case Study – Simsbury Latimer Lane Elementary



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Opportunities to
engage students
in the process!



In Summary ~ Comparison



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MADISON NECK RIVER ELEMENTARY SCHOOL

New Construction

Grades PK-5

640 Students

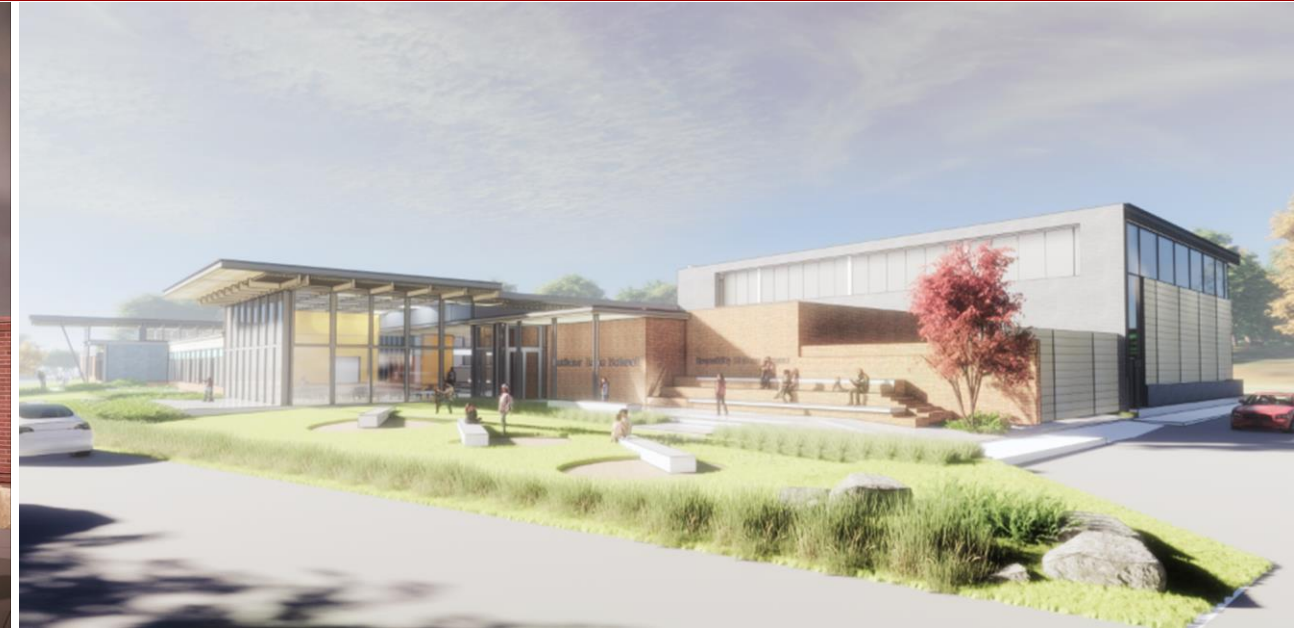
90,997 GSF

\$61.2 Million TPC

18 Months (Construction Duration)

Completion July 2025

Almost 2X as long,
with students living through
the process...



SIMSBURY LATIMER LANE ELEMENTARY SCHOOL

Renovate As New

Grades K-6

522 Students

68,080 GSF

\$39 Million TPC

36 Months (Construction Duration)

Completed 2024

POMPERAUG ELEMENTARY SCHOOL



Main Street South

Southbury
Senior Center

Existing Building ~ 66,745 SF
East Mod. ~ 4,500 SF
Site: 13.52 Acres

Rochambeau
Middle School

Site Considerations

- Topography
- Access & Sight Lines
- Ingress / Egress
- Campus setting
- Buildable Area
- Site Capacity
- Parking/Drop Off
- Utilities

E240'

E200'

Monarch Southbury
(Senior Living)



GAINFIELD ELEMENTARY SCHOOL



Sewer

Existing Building ~ 55,371 SF

North Mod. ~ 1,200 SF, South Mod. ~ 3,140

Site: 8 Acres

Poverty Road.

Old Field Road.

E195'

E210'

Site Considerations

- Natural Diversity Area
- Flood Plain
- Topography
- Access & Sight Lines
- Buildable Area
- Site Capacity
- Utilities
- Traffic / Drop Off



INTERACTIVE DISCUSSION

SOUTHBURY

MIDDLEBURY

Memorial Middle School

Middlebury Elementary School
(2033-34 ~ 362P)

Long Meadow Elementary
School
(2033-34 ~ 535P)

Pomperaug High
School

Gainfield Elementary School
(2032-33 ~ 381P)

Rochambeau Middle
School

Pomperaug Elementary School
(2033-34 ~ 479P)



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Join us on Mentimeter!



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Instructions

Go to

www.menti.com

Enter the code

1885 8692



Or use QR code

CC2 Mentimeter Survey – Live Results! (4/10/25)



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 Mentimeter

Tell us about yourself...(check all that apply)



CC2 Mentimeter Survey – Live Results! (4/10/25)



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 Mentimeter

Describe what's unique about the culture at PES.

Close community

School song

Part of the community
Walk to police, fire, town
hall

Be Kind mural

N/A

Don't know yet. We have a
1.5 year old and another on
the way. Excited to find out.

The staff is very close.
STAR student promise.

Caring staff Relatively small
classrooms which creates
strong teacher student
connection



14



CC2 Mentimeter Survey – Live Results! (4/10/25)



Describe what's unique about the culture at PES.

"Little Pomperaug"
School song, assemblies,
tile wall mural

Don't know yet. Have a
toddler at home that will
attend in a few years

Relationship teachers have
with students. School song
tells history. Be kind mural

School song

Small town- local
atmosphere

Downtown location and
a wonderful friendly
staff and vibe.

Part of the community

Assembly Outdoor mural

CC2 Mentimeter Survey – Live Results! (4/10/25)



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 Mentimeter

Describe what's unique about the culture at **GES**.

Supportive culture

Quieter part of town

Artwork in hallways.

School song, painted walls, happy little school

Excellent community
phenomenal principal

The (more) modern
library

Admin and staff foster a
caring community and
excellent relationship
between staff and student

When I was in 5th grade
a hot air balloon landed
in the back field

CC2 Mentimeter Survey – Live Results! (4/10/25)



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 Mentimeter

Describe what's unique about the culture at **GES**.

All staff knows all kids
and cares about them
deeply

Multiple generations

Similar size to each other -
each have a small school
community/culture



CC2 Mentimeter Survey – Live Results! (4/10/25)



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Mentimeter

What do GES and PES have in common?

23 responses



CC2 Mentimeter Survey – Live Results! (4/10/25)



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Mentimeter

Select your preference:

15



I prefer new if it is least disruptive, even if it costs more

3



I prefer additions/renovations if it is less costly but more disruptive



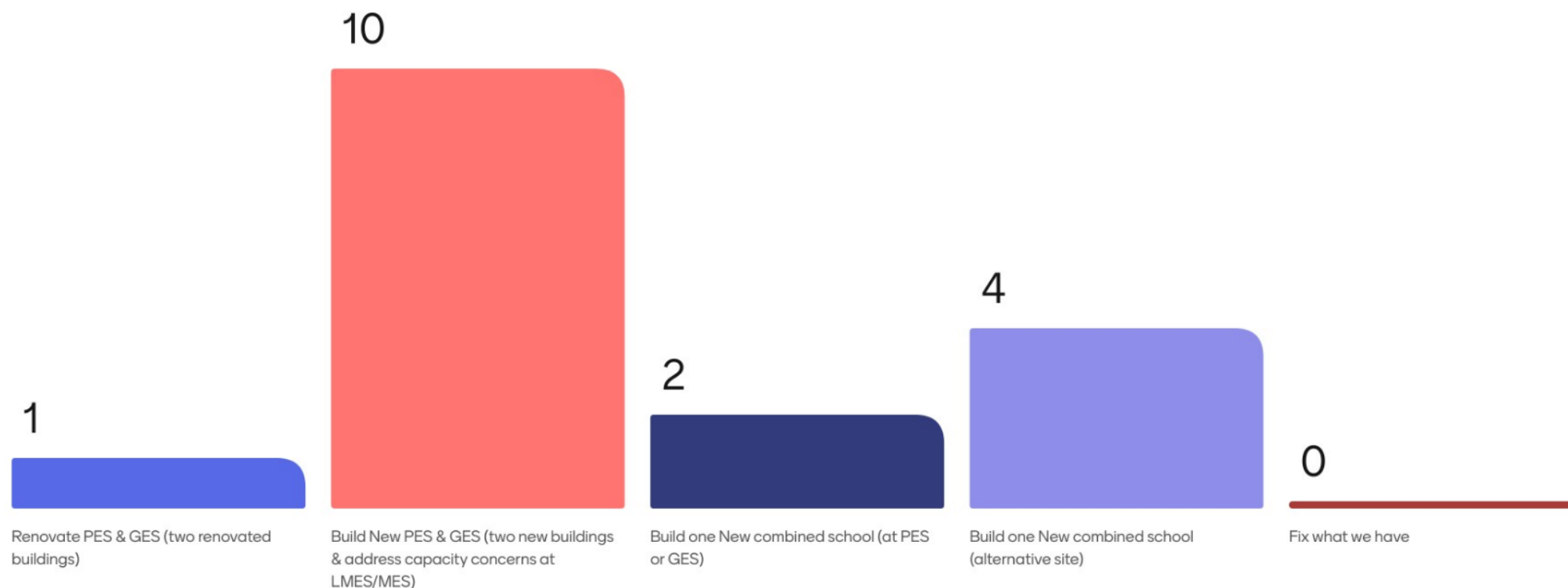
CC2 Mentimeter Survey – Live Results! (4/10/25)



Tecton
ARCHITECTS

Mentimeter

Select your preference:



CC2 Mentimeter Survey – Live Results! (4/10/25)



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 Mentimeter

What physical aspects of each property should be improved? (parking, accessibility, more space, air conditioning)

Parking

Safety

Traffic

Space

Safety

Hvac

Air quality

Parking & traffic



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 Mentimeter

What physical aspects of each property should be improved? (parking, accessibility, more space, air conditioning)

Traffic patterns

SECURITY and traffic

Traffic

Parking

Air quality and
temperature, safety,
traffic

Traffic

Drop off / pick up

Lighting



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 Mentimeter

What physical aspects of each property should be improved? (parking, accessibility, more space, air conditioning)

Air quality

Ac

Air conditioning

Parking, accessibility,
safety, air conditioning

Safety

Safety

Traffic

More space

CC2 Mentimeter Survey – Live Results! (4/10/25)



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 Mentimeter

What physical aspects of each property should be improved? (parking, accessibility, more space, air conditioning)

Equity

Collaboration space

Efficient footprint

Parking, air conditioning,
additional learning
spaces

Classroom sizes to
support large classes

Staff parking. Get traffic off
the public roads Optimize
energy efficiency Review
and implement iron tight
security



CC2 Mentimeter Survey – Live Results! (4/10/25)



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What programmatic aspects of each school should be improved? (outdoor classrooms, bigger gym, STEM rooms)

Intervention rooms

Large gathering space

Outdoor classroom

Collaboration spaces
not available

Bigger classrooms but
NOT larger class size

Special education

Bigger media center

Rooms too crowded for
number of kids



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 Mentimeter

What programmatic aspects of each school should be improved? (outdoor classrooms, bigger gym, STEM rooms)

Temporary fixes

Small group learning
spaces, building flow for
support

STEM rooms outdoor
learning spaces

More breakout rooms for
special and regular Ed

Cafrtera

Bigger classrooms

More classrooms.

Closets used as areas



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What **programmatic aspects** of each school should be improved? (outdoor classrooms, bigger gym, STEM rooms)

Digital labs

More light and air

Closets

Bigger gym

Space

Additional learning
spaces



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What is missing at either school (PES/GES) and should be incorporated into the project?

Efficiency

Hvac

Energy efficiencies

Parking

Traffic

At PES a gathering
space for the whole
school.

Solar

Dedicated intervention
rooms

CC2 Mentimeter Survey – Live Results! (4/10/25)



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 Mentimeter

What is missing at either school (PES/GES) and should be incorporated into the project?

Light & airy spaces

Aesthetics

Outdoor educational
space

Handicapped
accessible

Outdoor learning, air
conditioning, building
flow, accessibility

Air conditioning Parking

Good parking, traffic
flow

Parking and student
pick up



CC2 Mentimeter Survey – Live Results! (4/10/25)



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 Mentimeter

What is missing at either school (PES/GES) and should be incorporated into the project?

Solar

Additional learning
spaces

Life learning



WHAT'S NEXT

SOUTHBURY

MIDDLEBURY

Memorial Middle School

Middlebury Elementary School
(2033-34 ~ 362P)

Long Meadow Elementary School
(2033-34 ~ 535P)

Pomperaug High School

Gainfield Elementary School
(2032-33 ~ 381P)

Rochambeau Middle School

Pomperaug Elementary School
(2033-34 ~ 479P)

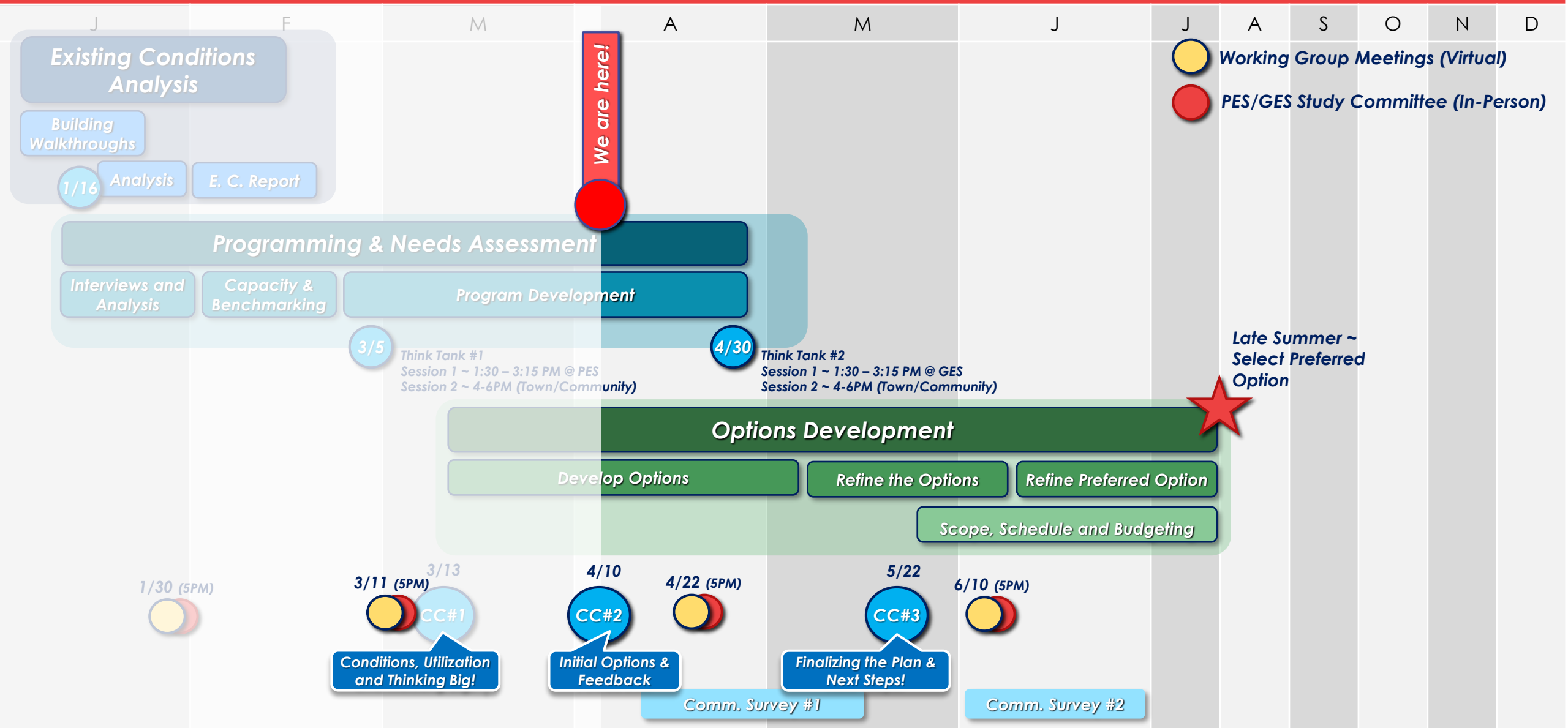


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PROPOSED MILESTONE SCHEDULE (Revised 03/07/25)

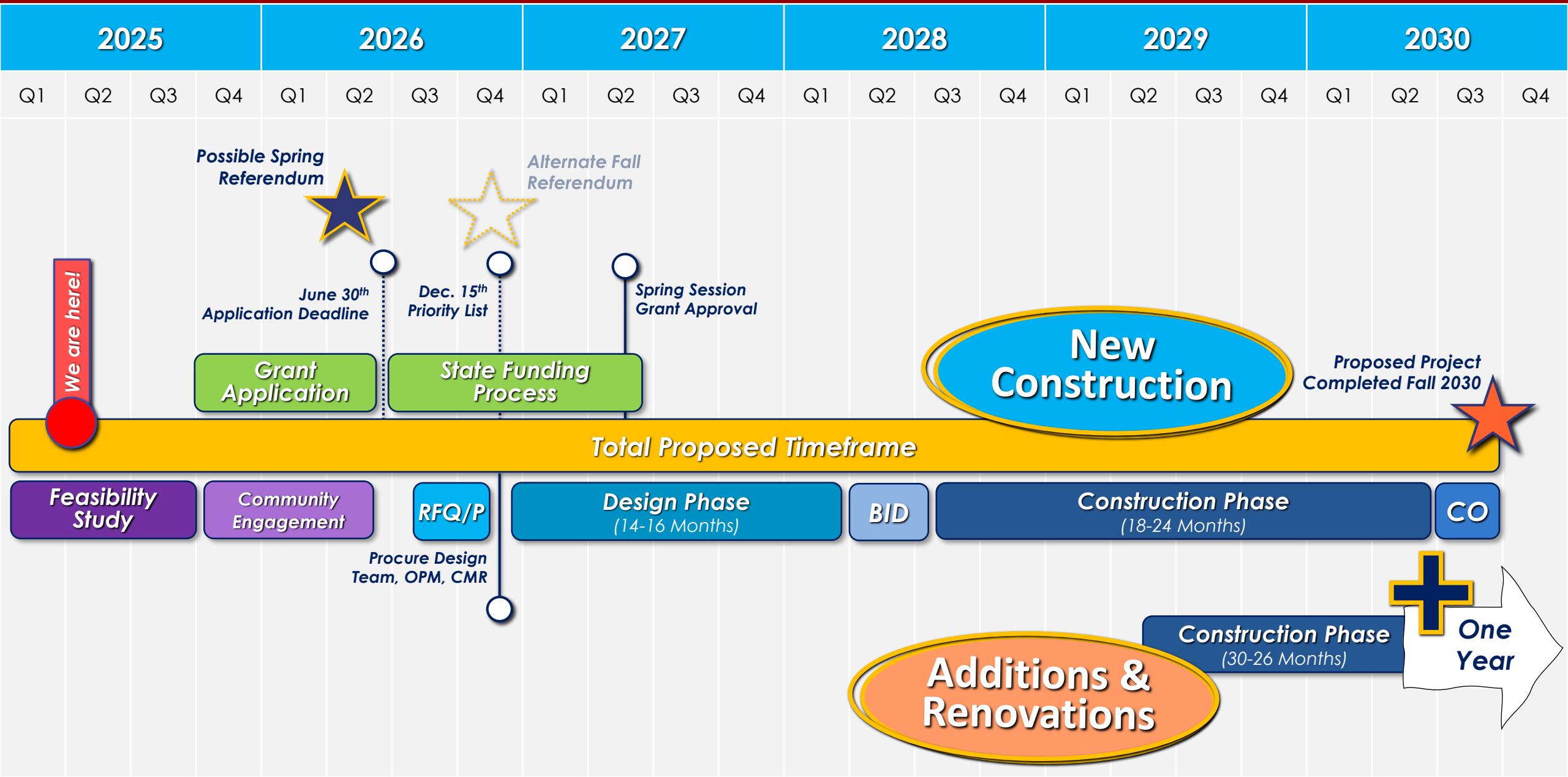


2025



KEEPING IT IN PERSPECTIVE

MILESTONE SCHEDULE (PRESENTED 3.11.2025)



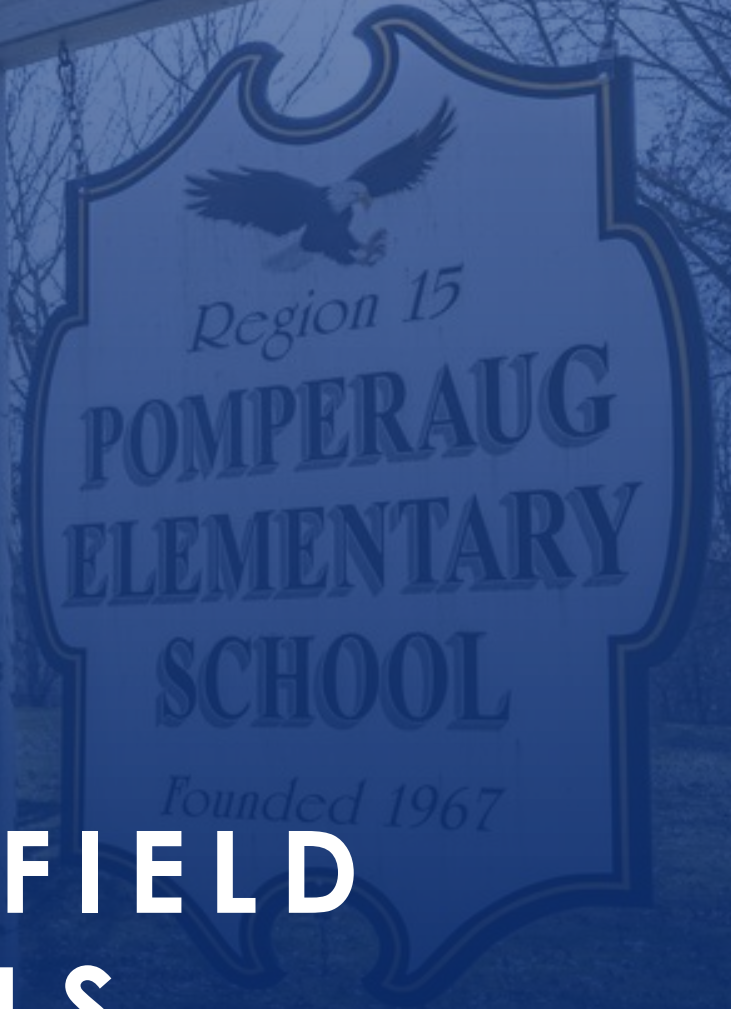


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FEASIBILITY STUDY FOR

POMPERAUG & GAINFIELD ELEMENTARY SCHOOLS

POMPERAUG REGIONAL SCHOOL DISTRICT 15



Community
Conversation #2
04.10.2025