



**Tecton**  
ARCHITECTS

FEASIBILITY STUDY FOR

# POMPERAUG & GAINFIELD ELEMENTARY SCHOOLS

POMPERAUG REGIONAL SCHOOL DISTRICT 15



Feasibility Study  
Committee Meeting  
01.30.2025



# AGENDA

## 1. Team re-introductions

## 2. Project Schedule

## 3. Work Completed to Date

Existing Conditions Walkthrough

Initial Feedback ~ Program / Needs

Upcoming Think Tanks ~ Format

## 4. Community Engagement

## 5. Initial Thoughts & Exploring the Options

# 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

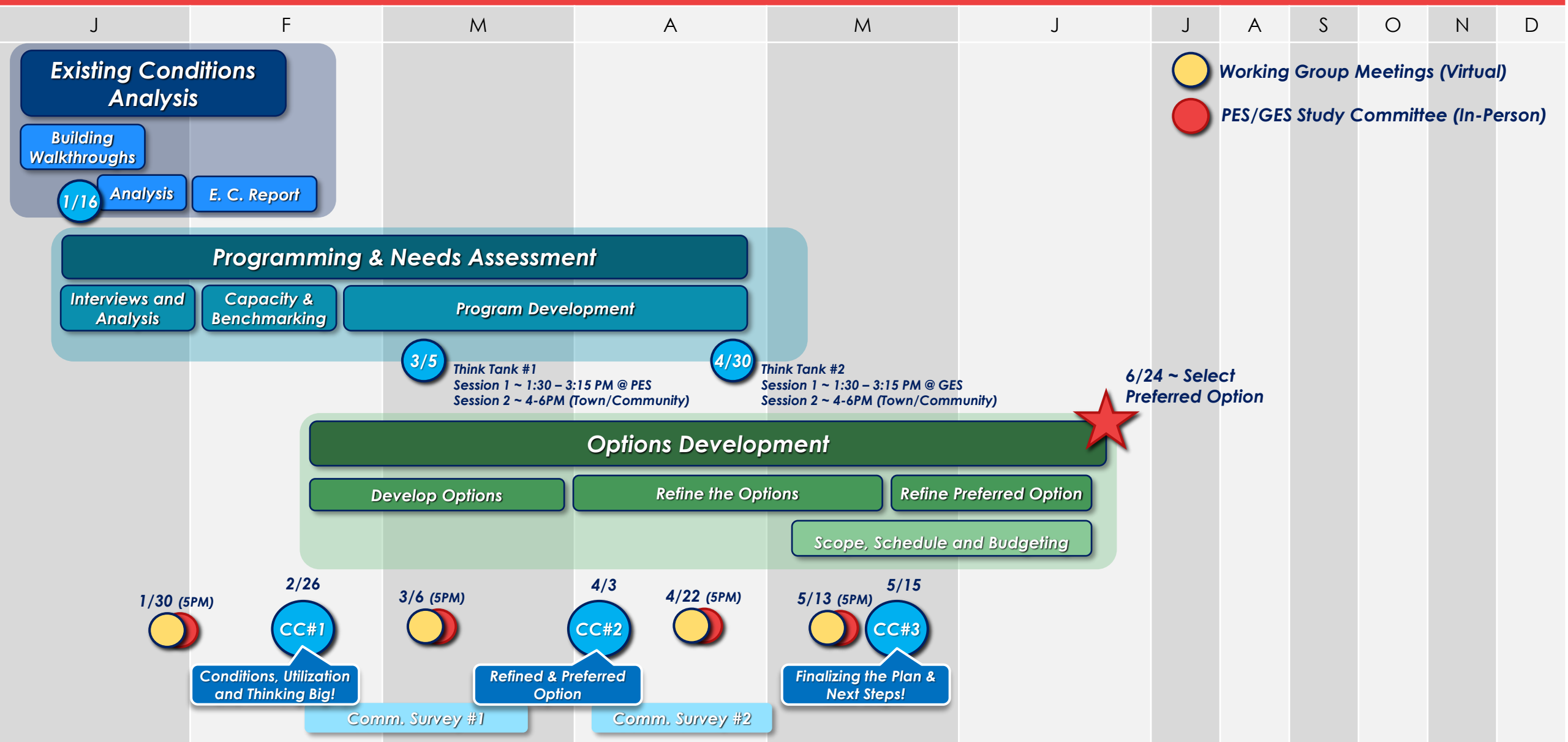
**MICHAEL HORTON ASSOCIATES**  
Structural Engineering



# PROPOSED MILESTONE SCHEDULE



2025





# EXISTING CONDITIONS

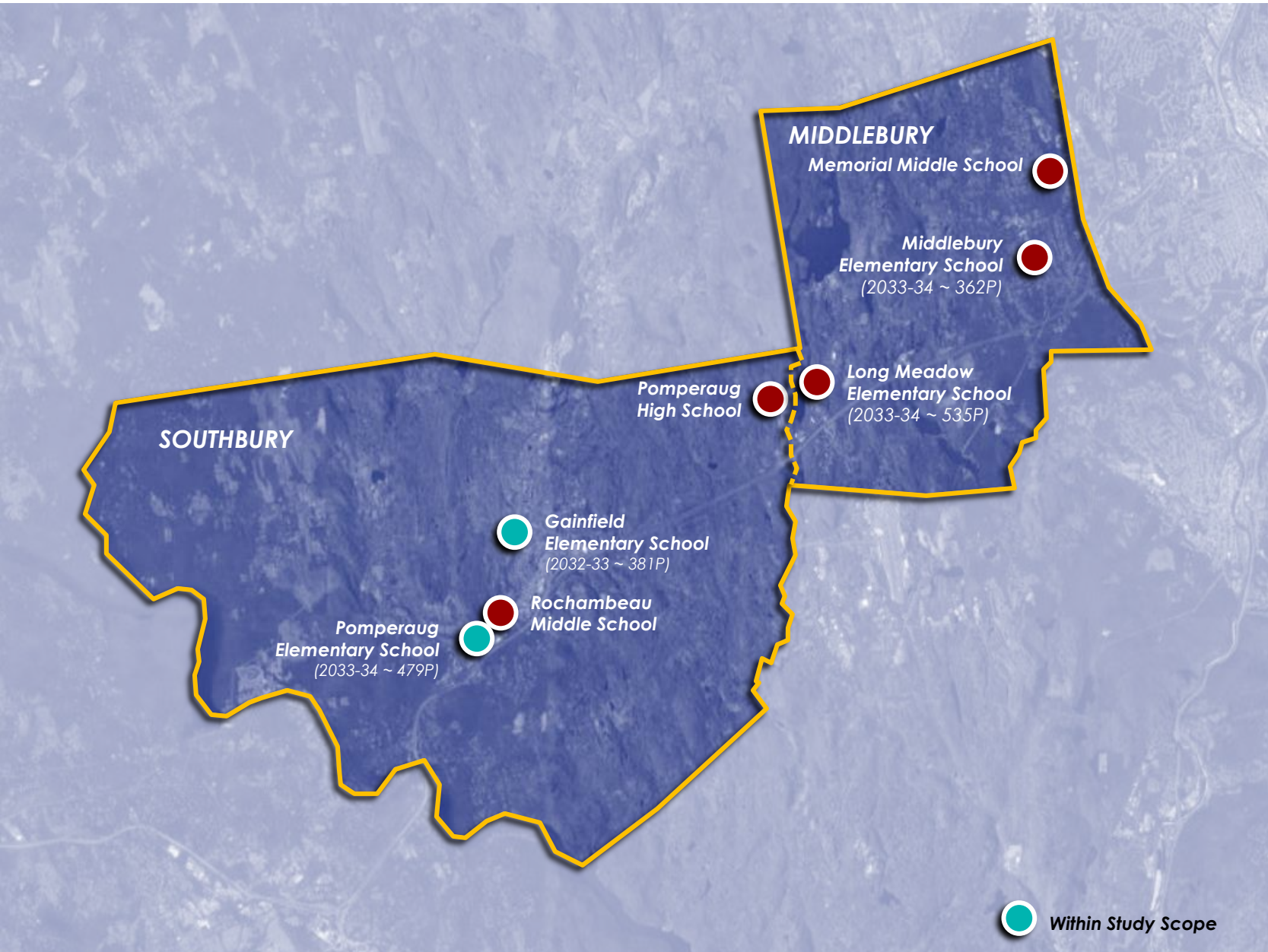
## YOUR SCHOOL FACILITIES



GAINFIELD ELEMENTARY SCHOOL



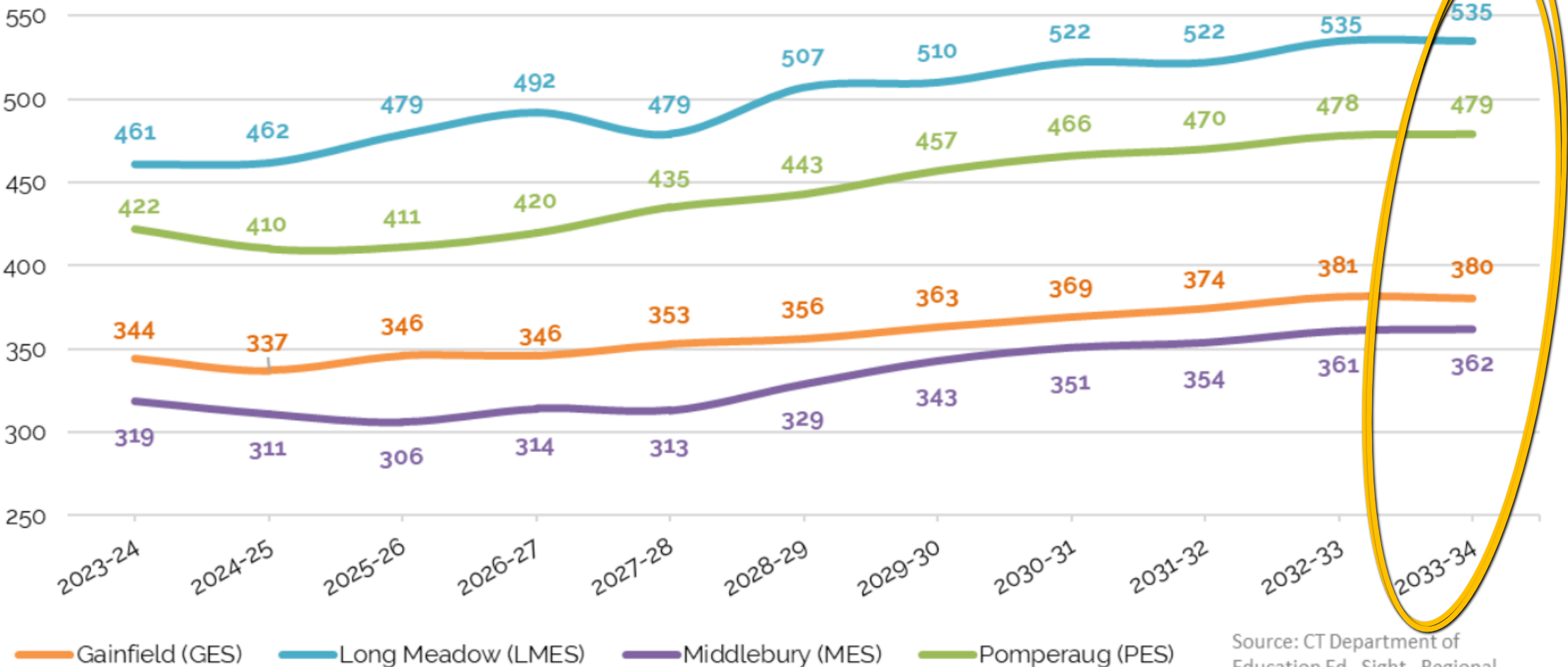
POMPERAUG ELEMENTARY SCHOOL



# DEMOGRAPHICS & ENROLLMENT ANALYSIS



Region 15 Elementary School (K-5) Projected Enrollment  
2023-24 to 2033-34



Source: CT Department of  
Education Ed. Sight. Regional  
School District 15



# 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 +9%
Pomperaug Elementary	1967	57	K-5	395	66,745	136	53,752 +4%

# EXISTING ENROLLMENT AREA ANALYSIS



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## Gainfield Elementary School

Project Number

School Name

LEA Name

LEA CODE:

SPACE STANDARDS WORKSHEET

This worksheet should be completed and submitted with the application for any N (new), E (extension), A (alteration, or RNV (renovation) project, or combination.

State Standard Space Specifications

Grades

Projecte d Enrollme nt	Pre-K & K	1	2	3	4	5	6	7	8	9	10	11	12
	Allowable Square Footage per Pupil												
0 - 350	124	124	124	124	124	156	156	180	180	180	194	194	194
351 - 750	120	120	120	120	120	152	152	176	176	176	190	190	190
751 - 1500	116	116	116	116	116	148	148	170	170	170	184	184	184
Over 1500	112	112	112	112	112	142	142	164	164	164	178	178	178

Steps for completing Section 1:

1. In the field labeled "Projected Enrollment" enter the projected enrollment for the school.

2. Select "Yes" for each grade served.

3. Answer whether there is 1% additional space for each grade.

4. Enter the existing square footage of the school.

5. Enter the square footage of the school extension.

6. Note that all square foot calculations are based on the projected enrollment.

Section 1.

Highest Proj 8-year enrollment

Pre-K and/or K Yes

1 Yes

2 Yes

3 Yes

4 Yes

5 Yes

6

7

8

9

10

11

12

Pre-K and/or K

1

2

3

4

5

124

124

124

124

156

6

7

8

9

10

11

12

Section 2.

(a) Total (grades Pre-K through 12)

(b) Number of grades housed

(c) Average [(a)/(b)]

(d) Extra 1% for HVAC (CGS10-286(c)(2))?

(e) Maximum allowable square footage per space standards [(c) x (d)]

776

6

129

Yes

42,323

42,323

Allowable SF\*  
(324 Students)  
(Grades K-5)

X 7.5%  
Gross Up

45,497

Gross Square  
Feet





# EXISTING ENROLLMENT AREA ANALYSIS



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## Pomperaug Elementary School

Project Number: TBD

School Name: Pomperaug Elementary School

LEA Name: RSD 15

LEA CODE:

SPACE STANDARDS WORKSHEET

This worksheet should be completed and submitted with the application for any N (new), E (extension), A (alteration, or RNV (renovation) project, or combination.

State Standard Space Specifications

Grades

Projected Enrollment	Pre-K & K	1	2	3	4	5	6	7	8	9	10	11	12
				Allowable Square Footage per Pupil									
0 - 350	124	124	124	124	124	156	156	180	180	180	194	194	194
351 - 750	120	120	120	120	120	152	152	176	176	176	190	190	190
751 - 1500	116	116	116	116	116	148	148	170	170	170	184	184	184
Over 1500	112	112	112	112	112	142	142	164	164	164	178	178	178

- Steps for completing Section 1:
1. In the field labeled "Projected Enrollment," enter the projected enrollment for the school.
  2. Select "Yes" for each grade served or to be served.
  3. Answer whether there is 1% additional space for HVAC.
  4. Enter the existing square footage of your school.
  5. Enter the square footage of the school built in the last 10 years.
  6. Note that all square foot calculations are measured in gross square feet.

Section 1.

Highest Proj 8-year enrollment: 395

Pre-K and/or K

Yes

1 Yes

2 Yes

3 Yes

4 Yes

5 Yes

6

7

8

9

10

11

12

Pre-K and/or K

120

120

120

120

120

152

6

7

8

9

10

11

12

Section 2.

(a) Total (grades Pre-K through 12)

(b) Number of grades housed

(c) Average [(a)/(b)]

(d) Extra 1% for HVAC (CGS10-286(c)(2))?

(e) Maximum allowable square footage per space standards [(c) x (d)]

752

6

125

Yes

50,002

50,002

Allowable SF\*

(395 Students)

(Grades K-5)

X 7.5%  
Gross Up

53,752

Gross Square  
Feet



# PROPOSED ENROLLMENT AREA ANALYSIS (2032-33 & 2033-34)



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## Pomperaug Elementary School

Project Number: TBD  
School Name: Pomperaug Elementary School  
LEA Name: RSD 15

LEA CODE:

SPACE STANDARDS WORKSHEET

This worksheet should be completed and submitted with the application for any N (new), E (extension), A (alteration, or RNV (renovation) project, or combination.

State Standard Space Specifications

Grades

Projected Enrollment	Pre-K & K	1	2	3	4	5	6	7	8	9	10	11	12
				Allowable Square Footage per Pupil									
0 - 350	124	124	124	124	124	156	156	180	180	180	194	194	194
351 - 750	120	120	120	120	120	152	152	176	176	176	190	190	190
751 - 1500	116	116	116	116	116	148	148	170	170	170	184	184	184
Over 1500	112	112	112	112	112	142	142	164	164	164	178	178	178

Steps for completing Section 1:

1. In the field labeled "Projected Enrollment," enter your

2. Select "Yes" for each grade served or to be served in your

3. Answer whether there is 1% additional space claimed for

4. Enter the existing square footage of your school construction

5. Enter the square footage of the school built 1959 or later

6. Note that all square foot calculations are measured to the exterior

Section 1.

Highest Proj 8-year enrollment: 916

Pre-K and/or K

Yes

6

7

8

9

10

11

12

Pre-K and/or K

116

116

116

116

116

148

Section 2.

(a) Total (grades Pre-K through 12)

(b) Number of grades housed

(c) Average [(a)/(b)]

(d) Extra 1% for HVAC (CGS10-286(c)(2))?

(e) Maximum allowable square footage per space standards [(c) x (d)]

728

6

121

Yes

112,253

112,253

Allowable SF\*

(916 Students)

(Grades K-5)

X 7.5%

Gross Up

120,672

Gross Square Feet



# EXISTING CONDITIONS & PROGRAM SUMMARY

MIDDLEBURY

Memorial Middle School

Middlebury Elementary School  
(2033-34 ~ 362P)

SOUTHBURY

Gainfield Elementary School  
(2032-33 ~ 381P)

Rochambeau Middle  
School

Pomperaug Elementary School  
(2033-34 ~ 479P)



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# 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)





# POMPERAUG ELEMENTARY SCHOOL 607 Main St S, Southbury



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**Building Size:** 66,745 SF (4,500 SF Modulares)

**Number of Stories:** 1

**Year Built:** 1967, 1977 (East & Courtyard Addition), 1992 (South Addition), 1999 Modulares

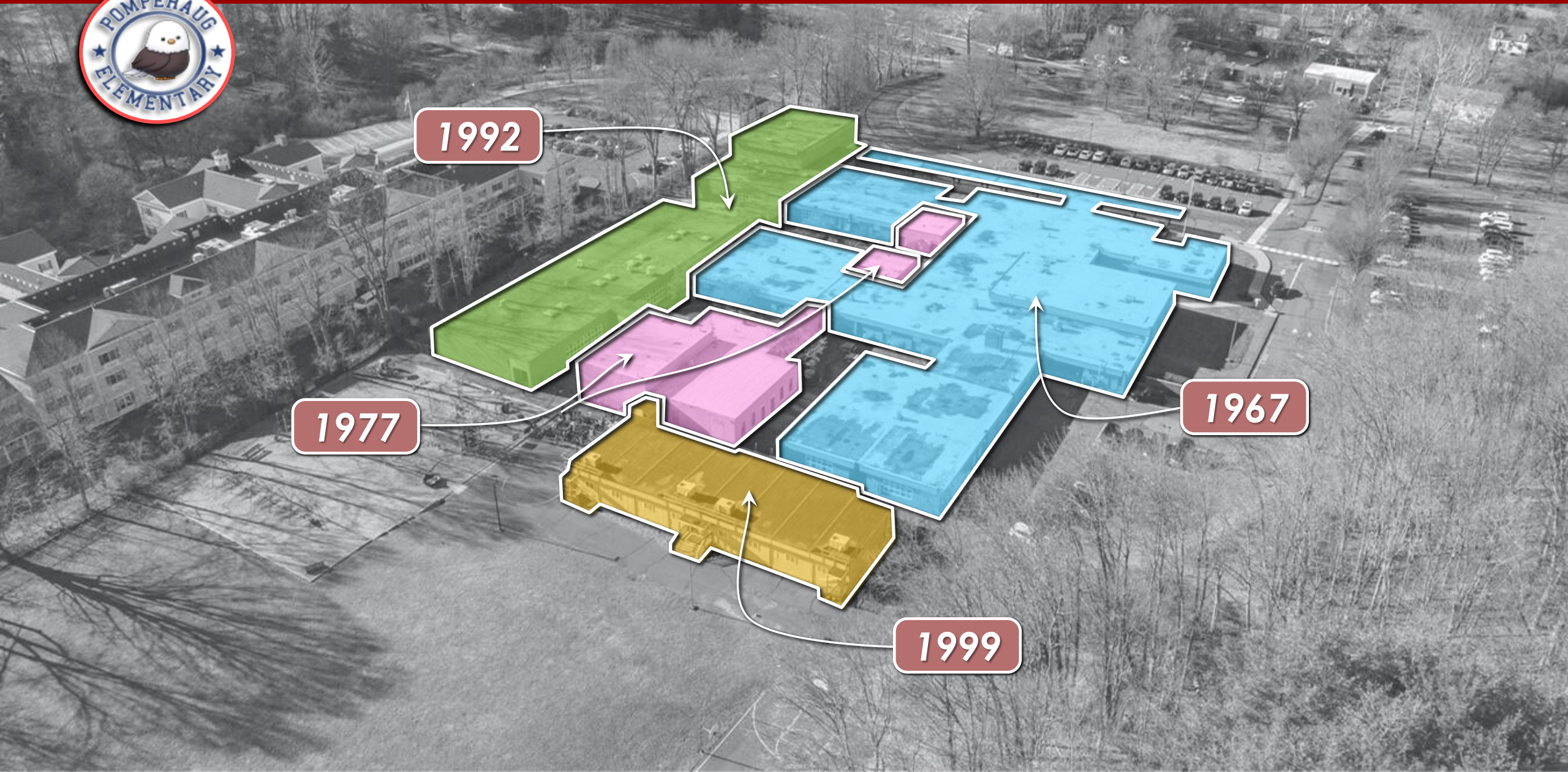
**Building Age:** 58 Years

**Site Size:** 13.52 Acres

**Parking Count:** ~55 Spaces



# POMPERAUG ELEMENTARY SCHOOL 607 Main St S, Southbury





# POMPERAUG ELEMENTARY SCHOOL 607 Main St S, Southbury



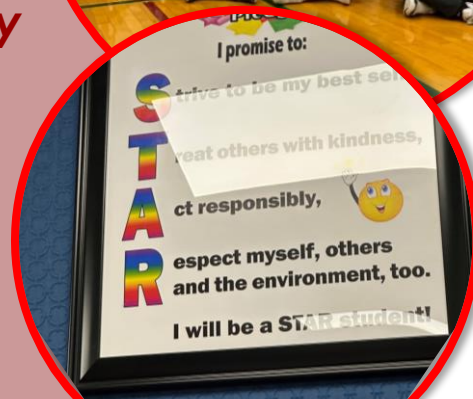
**Tecton**  
ARCHITECTS



School Song

***P-E-S is our school you see  
It's where we learn and play  
And grow some everyday***

***I'm proud to be, at Pomperaug Elementary  
Its spirit keeps us happy while we're here***



*In 1967, the doors were open wide  
Teachers, aides and specialists were waiting just inside  
Add the parents, who help and care always  
PES was listening and continues to this day*

*In 1979, new people came to town  
Where 350 students were, 450 did abound  
We added space, a media center prime  
PES Continues to update when it was time*

*From 1985, more students did appear  
New plans and renovations drawn, it was very clear  
Our needs had changed, and in 1992  
Our newly remade Pomperaug is waiting just for you!*

*In 1997, change was in the air  
LMES was opened-some of us went there  
It was our 30th birthday-celebrations were in store  
Changes come and changes go-K-5 we are once more*

***P-E-S is our school you see  
It's where we learn and play  
And grow some every day***

***I'm proud to be at Pomperaug Elementary  
Its spirit keeps us happy while we're here***

# POMPERAUG ELEMENTARY SCHOOL



## Site:

- Drop-off & Pick-up circulation challenges
- Traffic backs up along Main Street
- Poor condition; Parking, pavement, sidewalks, play surfaces

## Architectural Exterior:

- Overall poor condition; Roof, flashing, windows, gutters, control joints, water infiltration, sealants

## Architectural Interior:

- Minimal Ceiling/Structure height
- End of useful life at multiple locations – millwork, interior doors/hardware, floor finishes, ceiling finishes, painting, etc.
- Many building additions, sprawling layout, modular classrooms in poor condition & furthest from entry.

## Accessibility / Code:

- Door hardware, toilet cores, access at sinks/millwork, program areas





# POMPERAUG ELEMENTARY SCHOOL



## **Fire Protection:**

- Building not currently protected by a sprinkler system

## **Plumbing:**

- End of useful life fixtures, piping, equipment, etc.
- Septic system

## **Mechanical:**

- Building has minimal mechanical ventilation or isolated air conditioning, perimeter radiation.
- Minimal equipment upgrades since original install.

## **Electrical:**

- Most of the equipment, panels, and wiring are either at or close to their end of useful life lighting and electrical distribution
- Fire alarm system replacement

## **Telecom:**

- Access control, cameras, telecom/data are all at or close to the end of their useful life.



# POMPERAUG ELEMENTARY SCHOOL



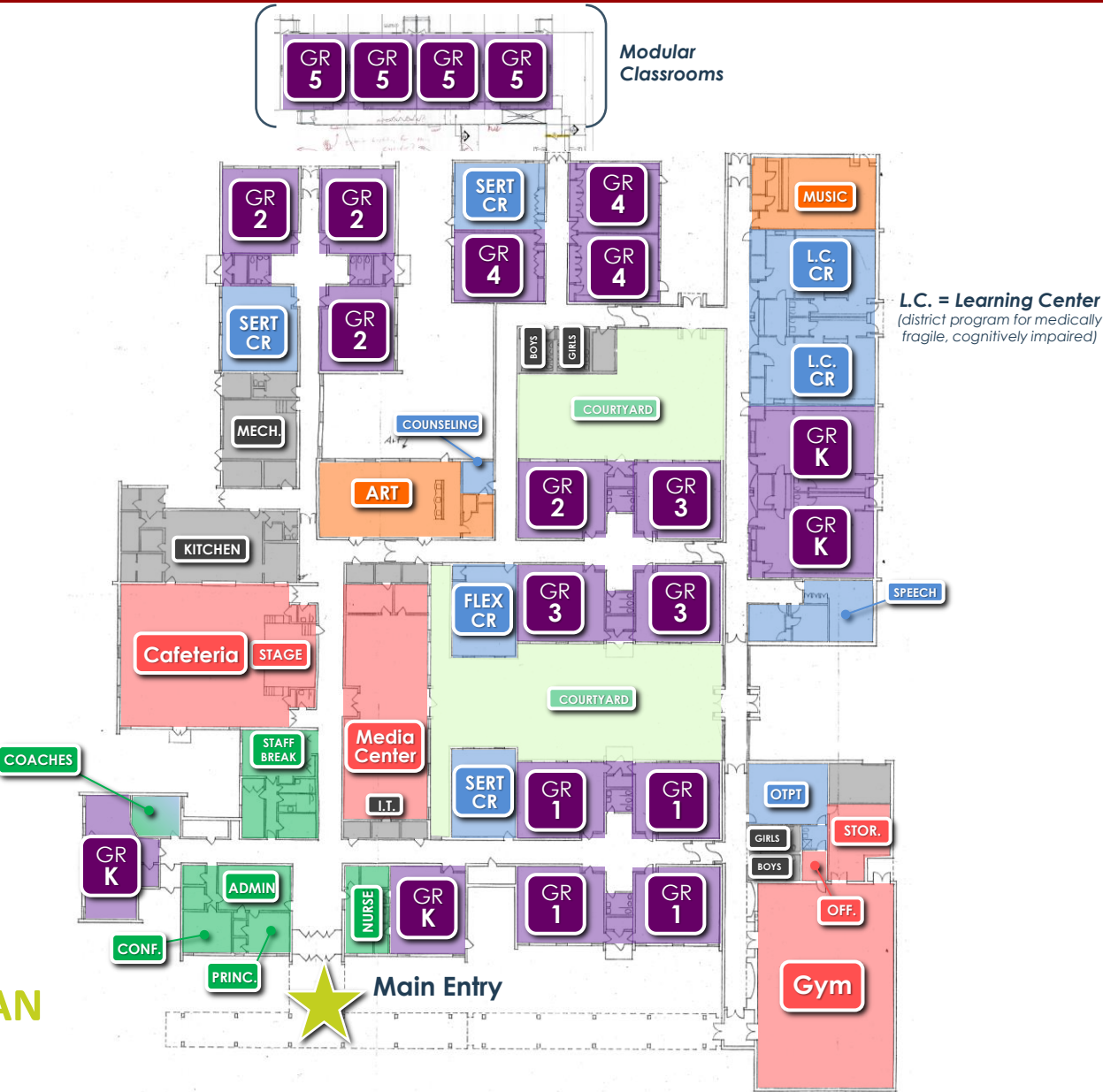


# POMPERAUG ELEMENTARY SCHOOL

## ROOM USE DIAGRAM



MAIN LEVEL PLAN





# POMPERAUG ELEMENTARY SCHOOL



## Programmatic Needs:

- **Lack of adequate space for professional development & mentoring for staff, no space for staff meetings**
- **Lockers in the corridor** pose safety and supervision concerns and are not suitable for grade level.
- Shortage of adequately sized and properly located offices for **coaches**, necessary for conducting interventions, coaching sessions, and de-regulation activities.
- Insufficient appropriate space for **small group instruction, SRBI**. Currently, vestibules, corridors, and the Media Center office are being utilized for this purpose.
- **No appropriate space for all school assemblies** ~ affects culture, operations, and reduces instructional time.
- **Drop-off, pick-up, and parking** are significant issues.
- **Specialized education** support spaces are available with current drop-in enrollment but require adequate separation.
- **Supervision** concerns at modular classrooms
- Music and chorus have minimal dedicated space; **acoustics are an ongoing issue**.



# *Let's pause for discussion...*

- *Any other comments related to the condition of the building or site?*
- *Anything to add related to the program summary?*
- *Thoughts on our initial observations...*





# 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.

## Site Considerations

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

E195'

E210'





# GAINFIELD ELEMENTARY SCHOOL 307 Old Field Rd, Southbury



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**Building Size: 55,371 SF (3,140 SF Modulares)**

**Number of Stories: 2**

**Year Built: 1941, 1950 (East Addition), pre-1970 (North Addition),  
1971 (West Addition), 1993, 94, 99 (Modular Additions)**

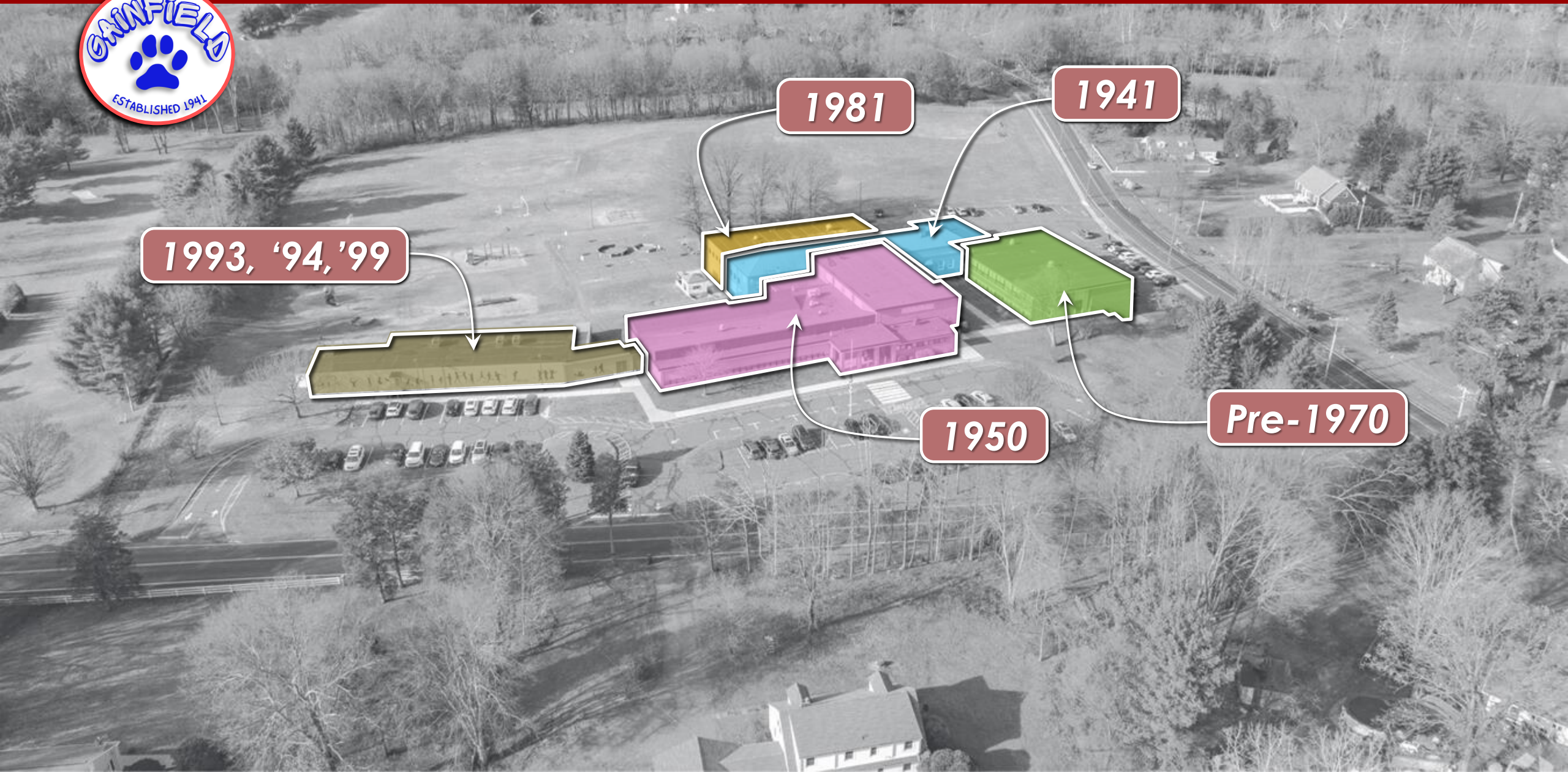
**Building Age: 84 Years**

**Site Size: 8 Acres**

**Parking Count: ~90 Spaces**



# GAINFIELD ELEMENTARY SCHOOL 307 Old Field Rd, Southbury



# GAINFIELD ELEMENTARY SCHOOL 307 Old Field Rd, Southbury

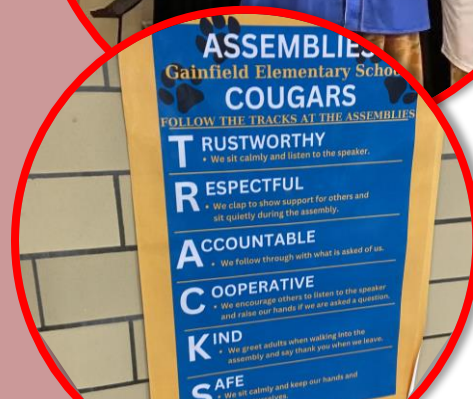
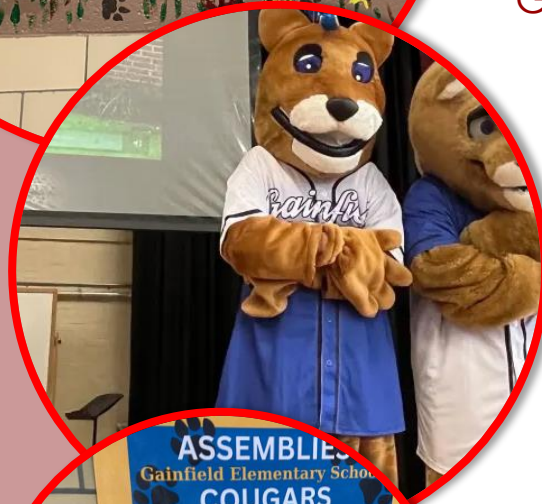


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School Song

**Gainfield Elementary,  
We sing our song for you!**



*Gainfield Elementary,  
We sing our song for you!*

*Gainfield Elementary, the cougar lies in you.  
From K to five we always strive ,  
to be the best we can.*

*Making lots of friends,  
Learning never ends,  
We follow in the tracks!*

*Gainfield Elementary,  
We sing our song for you!*



# GAINFIELD ELEMENTARY SCHOOL



## Site:

- Topography challenges in rear of site to play areas
- Drop-off & Pick-up traffic backs up to one-way bridge, circulation on site a challenge
- Parking, pavement, sidewalks, play surfaces @ EOUL

## Architectural Exterior:

- Roof, flashing, windows, gutters, control joints, water infiltration, sealants either at or near EOUL

## Architectural Interior:

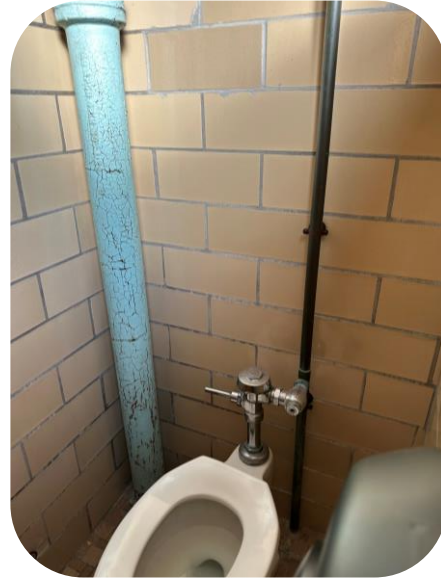
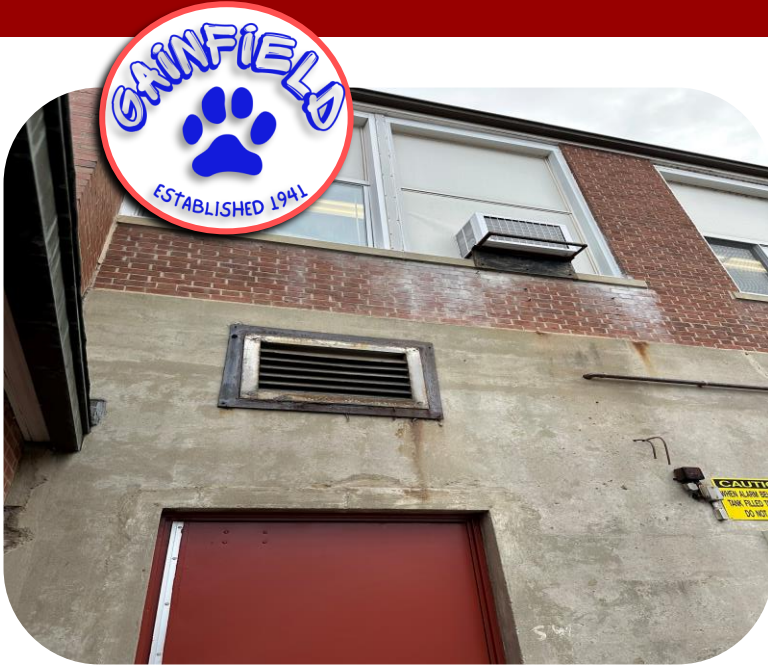
- End of useful life at multiple locations – millwork, interior doors/hardware, floor finishes, ceiling finishes, painting, etc.
- Modular classrooms past useful life

## Accessibility / Code:

- Multiple levels and sub-levels accessible only via staircases (no elevators)
- Door hardware, toilet cores, access at sinks/millwork, program areas



# GAINFIELD ELEMENTARY SCHOOL



## Fire Protection:

- Building not currently protected by a sprinkler system

## Plumbing:

- End of useful life fixtures, piping, equipment, etc.
- Septic system – multiple tanks to be maintained

## Mechanical:

- Building has minimal mechanical ventilation or isolated air conditioning, perimeter radiation.
- Minimal equipment upgrades since original install.
- One newer gas boiler, two originals (backup)

## Electrical:

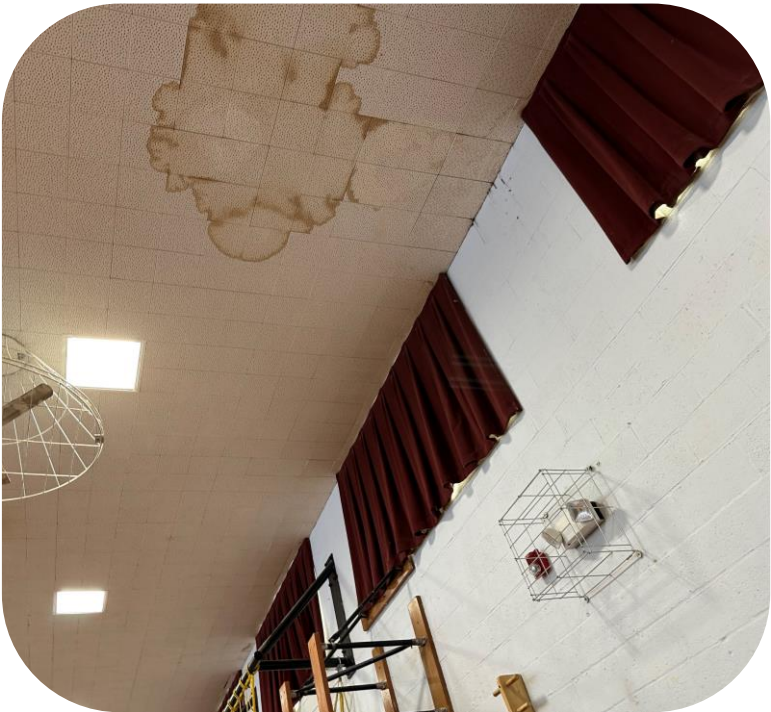
- Most of the equipment, panels, and wiring are either at or close to their end of useful life (lighting and electrical distribution)
- Fire alarm system replacement

## Telecom:

- Most of the equipment, panels, and wiring are either at or close to their end of useful life (lighting and electrical distribution)



# GAINFIELD ELEMENTARY SCHOOL





# GAINFIELD ELEMENTARY SCHOOL

## ROOM USE DIAGRAM



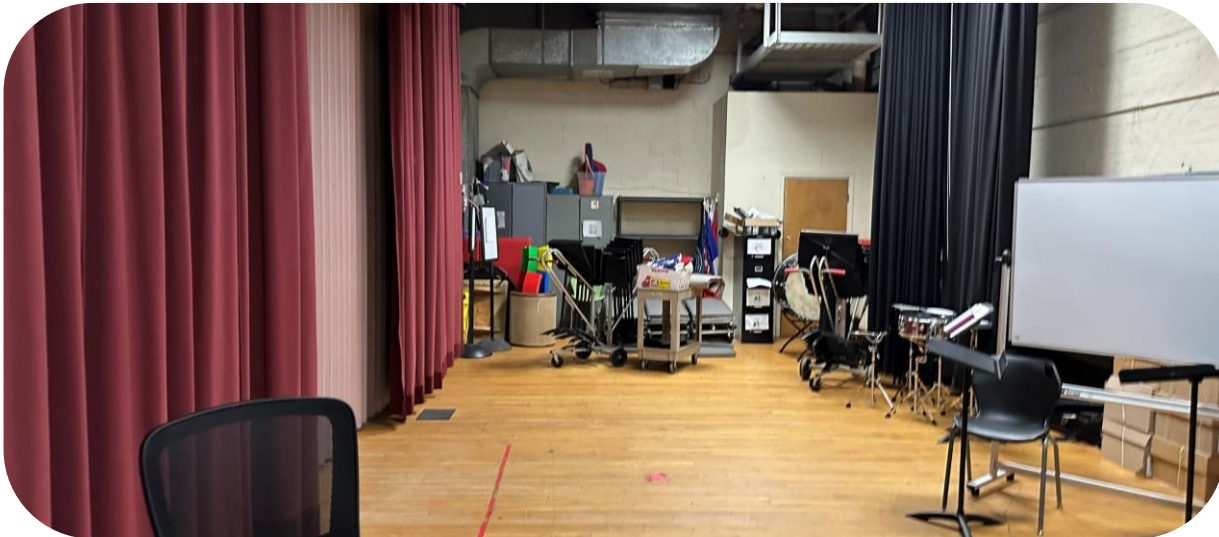
MAIN LEVEL PLAN



LOWER LEVEL PLAN



# GAINFIELD ELEMENTARY SCHOOL



## Programmatic Needs:

- **Accessibility** is a significant challenge for students that are either permanently or temporarily disabled
- **Administration not directly adjacent to main entry** ~ lacks visibility/secure oversight
- **Nurse space small**, plumbing not all functional
- **All teacher copy/work areas inadequate** throughout the building
- **OT/PT, MLL need dedicated spaces** (PT on stage, OT & MLL share space with SPED)
- **Music space too small** for movement activities
- **Art storage & outlets challenging (for tech class)**, doubles as Orchestra room, **Kiln in boiler room**
- **Stage used for Band (and PT)**, instrument storage is lacking
- **Gym is too small** for two classes at once
- **Kitchen and food service/serving areas inadequate**
- **General building storage, staff & student toilet rooms** insufficient to meet need, and not well placed





## "The gift of time"



**Experience the  
day through  
their eyes**

**Average speed of a 6-year-old  
@ 50 ft every 25-30 seconds**

**About a 5-minute walk!**

## MAIN LEVEL PLAN



# PROGRAM ANALYSIS GES & PES

Presented 1/30/25  
SF is approximate and  
will be refined.



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☑ = meets SF standard, but improvement could still be needed



School	Typ. CR	SPED / Self-Cont.		Coaches	Music	Art	Media	Gym	Cafeteria
GES (324)	15 (4 Mods)(22.0)	4 (3 Res., 1 FLEX)		2 (Math, ELA)	1 (+ Stage)	1 (+ Kiln)	1 ☑	1	1 ☑
	830 SF AVG. (900 SF)	660 SF AV. (600 SF)	850 SF (900 SF)	780 SF AV. (n/a)	660 SF (1,200 SF)	855 SF (1,200 SF)	4,050 SF (1,130 SF*)	3,740 SF (6,000 SF)	2,810 SF (1,890 SF**)
PES (395)	22 (4 Mods)(18.0)	6 ☑ (2 LC, 3 SERT, 1 FLEX)		1 (Shared)	1 (+ Stage)	1 ☑ (+ Kiln)	1 ☑	1	1 ☑
	830 SF AVG. (900 SF)	775 SF AV. (600 SF)	1,180 SF AV. (900 SF)	260 SF (n/a)	895 SF (1,200 SF)	1,425 SF (1,200 SF)	2,495 SF (1,380 SF*)	3,660 SF (6,000 SF)	2,960 SF (2,300 SF**)

SF per OGA Form SCG-2500

\*Media SF per OGA = Students \* 35 \* 10%  
\*\*Caf. SF per OGA = Students \* 17.5 / 3 lunch waves



# *Let's pause for discussion...*

- *Any other comments related to the condition of the building or site?*
- *Anything to add related to the program summary?*
- *Thoughts on our initial observations...*





# COMMUNITY ENGAGEMENT

MIDDLEBURY

Memorial Middle School

Middlebury Elementary School  
(2033-34 ~ 362P)

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

SOUTHBURY

Gainfield Elementary School  
(2032-33 ~ 381P)

Rochambeau Middle  
School

Pomperaug Elementary School  
(2033-34 ~ 479P)



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# COMMUNITY CONVERSATIONS ALL ARE WELCOME!



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What is a...  
Community  
Conversation?

*Opportunity for community members to share priorities as valued participants in the process!*



Community Conversations will be held on:

**February 26**

Theme: **Conditions, Utilization & Thinking Big!**  
Location & Time: **TBD**

**April 3**

Theme: **Refined & Preferred Option**  
Location & Time: **TBD**

**May 15**

Theme: **Finalizing the Plan & Next Steps**  
Location & Time: **TBD**

**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	Community Conversation #2	Community Conversation #3
<b>Wed. 2/26</b> Time TBD	<b>Thurs. 4/3</b> Time TBD	<b>Thurs. 5/15</b> Time TBD
- Theme- Conditions, Utilization & Thinking Big! Location TBD	- Theme- Refined and Preferred Option Location TBD	- Theme- Finalizing the Plan & Next Steps Location TBD

**About the Feasibility Study:**  
The district is exploring a variety of options for two of its elementary schools in Southbury: Gainfield Elementary School and Pomperaug Elementary School. Options consider renovation, addition, new, and new consolidated.

**Your Voice Matters! We Hope You Can Join Us.**

STUDY PHASE	CONCEPTUAL DESIGN	SCHEMATIC DESIGN	DESIGN DEVELOPMENT	CONSTRUCTION DOCUMENTS	CONSTRUCTION ADMINISTRATION
6-12 MONTHS	APPROX. 4-6 MONTHS	APPROX. 10-24 MONTHS	APPROX. 10-24 MONTHS	APPROX. 10-24 MONTHS	APPROX. 36 MONTHS

COMMUNITY ENGAGEMENT STARTS IN THE STUDY PHASE AND CONTINUES THROUGH THE ENTIRE PROCESS!

Stay Connected! Project website: <https://www.region15.org/about-us/building-projects> Email address: [TBD@address.com](mailto:TBD@address.com)



# THINK TANKS FOR STAFF, TOWN & COMMUNITY BY INVITE

What is a...  
Think Tank?

**Co-create the project's guiding principles that will serve as a touchstone for decision-making!**



Think Tank Sessions will be held on:

**May 5**

Session 1 | 1:30-3:15 PM | K-2 Staff (GES & PES)  
Session 2 | 4:00-6:00 PM | Town/Community by invite

Location: PES

**April 30**

Session 1 | 1:30-3:15 PM | 3-5 Staff (GES & PES)  
Session 2 | 4:00-6:00 PM | Town/Community by invite

Location: GES



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

**Tecton**  
ARCHITECTS

You're Invited! Please Join Us for a Think Tank!  
Help us create the guiding principles for the PES/GES Feasibility Study.

**What is a... Think Tank?**  
Information contained herein for DRAFT purposes only and subject to change.

**co-create the project's guiding principles**  
that will serve as a touchstone for decision-making moving forward!

We are just getting started...  
There will be many more opportunities to provide your feedback!

**Two dates, four sessions. Lots of fun!**  
We hope you can join us to share your bold goals and big-picture vision for the school district with us! Following a brief presentation, there will be break-out activities, and lots of fun!

**Wed. 3/5**  
2 Sessions!

**THINK TANK (DAY 1)**  
Location: Pomperaug Elementary School  
Session 1: 1:30 - 3:15 pm K-2 Staff (PES & GES)  
Session 2: 4:00 - 6:00 pm Town/Community by Invite

**Wed. 4/30**  
2 Sessions!

**THINK TANK (DAY 2)**  
Location: Gainfield Elementary School  
Session 1: 1:30 - 3:15 pm 3-5 Staff (GES & PES)  
Session 2: 4:00 - 6:00 pm Town/Community by Invite

**STAY CONNECTED!**  
Project website: <https://www.region15.org/about-us/building-projects>  
Email address: [TBD@address.com](mailto:TBD@address.com)

STUDY PHASE	CONCEPTUAL DESIGN	SCHEMATIC DESIGN	DESIGN DEVELOPMENT	CONSTRUCTION DOCUMENTS	CONSTRUCTION ADMINISTRATION
6-12 MONTHS	APPROX. 4-6 MONTHS	APPROX. 18-24 MONTHS	APPROX. 36 MONTHS		

COMMUNITY ENGAGEMENT STARTS IN THE STUDY PHASE AND CONTINUES THROUGH THE ENTIRE PROCESS!



# STAY CONNECTED



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



**SOCIAL MEDIA**  
(COMING SOON!)

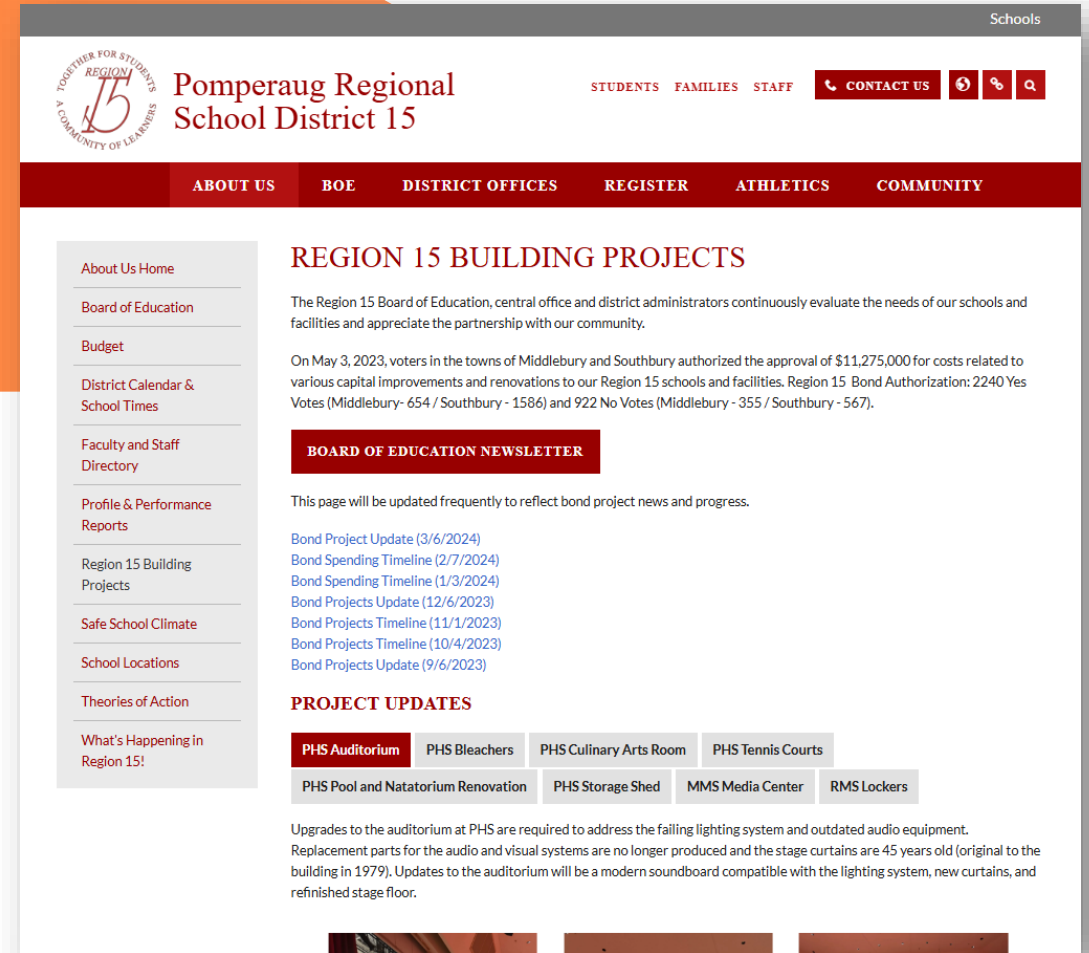


**PROJECT EMAIL**  
(COMING SOON!)



**VISIT THE WEBSITE**

<https://www.region15.org/about-us/building-projects>





# INITIAL THOUGHTS, EXPLORING THE OPTIONS

MIDDLEBURY

Memorial Middle School

Middlebury Elementary School  
(2033-34 ~ 362P)

SOUTHBURY

Gainfield Elementary School  
(2032-33 ~ 381P)

Rochambeau Middle School

Pomperaug Elementary School  
(2033-34 ~ 479P)



**Tecton**  
ARCHITECTS



# “RULES OF THUMB” for Site Selection



**Minimum Site Size** ~ should be a minimum of 5 acres, plus an additional acre for every 100 students. (Source: American Planning Association)



## What this means...

- **New GES at 45,497 SF for 324 Students needs... ~9 Acres**  
(current site: 8 Acres with wetlands)
- **New PES at 53,752 SF for 395 Students needs... ~9 Acres**  
(current site: 13.52 Acres)
- **Combined School for 719 Students needs... ~13 Acres**



**Acquisition & Attributes** ~ development costs, change of use, topography or wetland challenges, existing building demolition, rock removal... (Source: American Planning Association)



**Maximum Travel Time** ~ walking distance of 1/2 - 3/4 miles, or 1 hour of travel time. (Source: American Planning Association)

# “ROUNDTABLE WORKSHOP”



**Tecton**  
ARCHITECTS

Instructions

Go to

**www.menti.com**

Enter the code

**4932 3829**

**SURVEY IS CLOSED**



Or use QR code



# *Let's pause for discussion...*

- *Any other sites we should be considering?*
- *What do you like, not like?*
- *What is missing?*
- *What is important from a community perspective?*
- *Anything else...*



# OPTION 1: KEEP WHAT YOU HAVE

## Project Summary:

- Area
- Student Population
- Cost
- Timeframe

## Benefits:

- For Discussion

## Challenges:

- For Discussion





# OPTION 2: KEEP BOTH, RENO/ADD

## Project Summary:

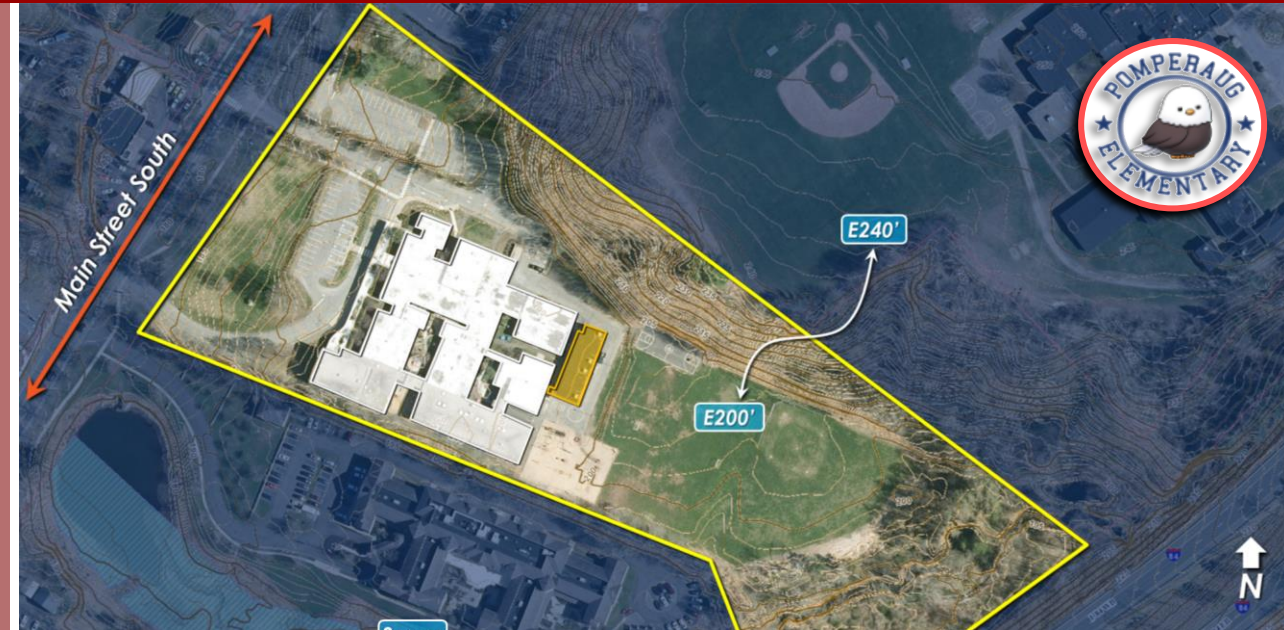
- Area
- Student Population
- Cost
- Timeframe

## Benefits:

- For Discussion

## Challenges:

- For Discussion





# OPTION 3: TWO NEW SCHOOLS

## Project Summary:

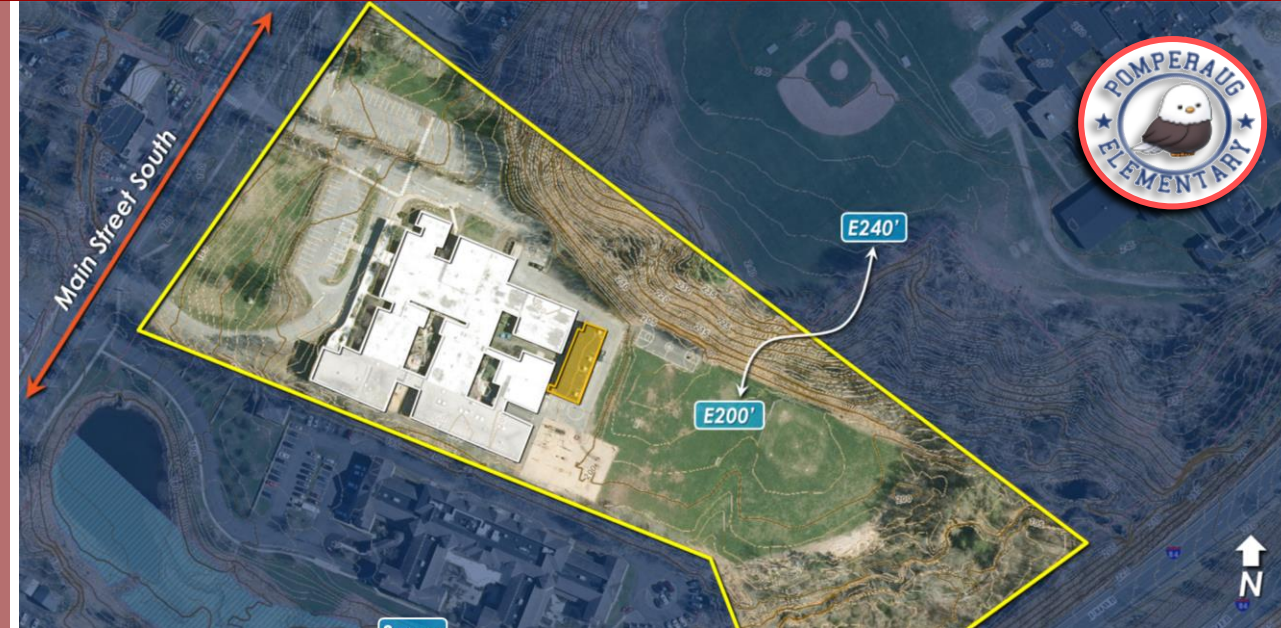
- Area
- Student Population
- Cost
- Timeframe

## Benefits:

- For Discussion

## Challenges:

- For Discussion





# OPTION 4: ONE NEW COMBINED SCHOOL

## Project Summary:

- Area
- Student Population
- Cost
- Timeframe

## Benefits:

- For Discussion

## Challenges:

- For Discussion







**Tecton**  
ARCHITECTS

FEASIBILITY STUDY FOR

# POMPERAUG & GAINFIELD ELEMENTARY SCHOOLS

POMPERAUG REGIONAL SCHOOL DISTRICT 15



Feasibility Study  
Committee Meeting  
01.30.2025



# **LIVE MENTIMETER SURVEY RESULTS**

# What are your goals for this project?

To build the best school or schools for the students in region 15

Space that is comfortable and healthy for children to learn.

Quality educational space for all students!

Timely solution

A state of the art sustainable school that will last for 50 years

To maximize the opportunity we have in front of us to provide students with a safe, healthy, modern school that is inclusive and conducive to learning.

To improve the experience of students, staff and families in our schools.

Strong community support for a resolution



# What are your goals for this project?

Build a new school

Best educational experience for elementary students

Help the community move forward with a project

Improve the environment & learning for students through a new school that will last

Safe environment for the children of our community to learn in, optimized for modern learning and teaching methodologies, ideally centrally located as the existing facilities are now

Hopefully to find a solution to Gainfield and Pomperaug code issues

To find a reasonable and responsible way to move forward with the school project, with good data to support it

To be able to deliver to our residents our project cost that they are willing to agree to.

# What are your goals for this project?

Build a school with an eye toward how children will learn in the future. Building for today makes a school obsolete in a short time.



# What are the opportunities we should capitalize on?

The positive cultures in each school!

Community engagement

Community engagement and feedback from different stakeholders

The culture of each of our schools and towns

The LMES bond coming offline. Good local representation in Hartford.

50% state reimbursement and making room in Middlebury schools by shifting Southbury students to Southbury schools

Feel the community is ready for a conversation about improving buildings

Cost benefit, safety of the children, improved learning environments, school cultures

# What are the opportunities we should capitalize on?

The chance to design an energy efficient school or schools that are also flexible to meet unanticipated changes in educational needs

Building preschool or other educational programming to be more inclusive and/or operate at a higher standard.

PES is having a PTO dinner, information could be available there for parents to see dates for meetings. The school TVs could have information

Schools should be palaces. The competition for the best teachers should be fierce. They should be making six-figure salaries.

Staff and family involvement.

That parents would want a state of the art school. And share school's current conditions.

Hopefully some additional state funding

Sustainability, community involvement, student's involvement (could bring parents into the process)



# What are the opportunities we should capitalize on?

Favorable bond rating.  
Political will to proceed. A  
good narrative as to why  
this should be done.

Good bond rating. Political  
will. Solid narrative and  
reason why the project is  
needed.

This is a need, not a want!  
Refurbishing outdated  
schools is wasting time and  
money.

# What concerns you most about the project, what are your fears?

Messaging and public support.

Selling the idea to Middlebury

Size of the school, if combined

Failing a community vote

Pushback from the village, timeline creep

I am concerned there will not be community buy-in and it will die on the vine.

The idea of a super school. 👎

Maintaining momentum



# What concerns you most about the project, what are your fears?

Combined school may be too ambitious

Our lack of courage to pursue the best option

The length of time it will take. The schools are in bad condition now.

The locations may not be able to hold the number of students and the features in a facility that we feel are necessary

Whether both sites can support a new or rebuilt facilities

Getting approval from voters. The size of a combined school for such little children also concerns me.

Sticker shock for the public, leading to opposition.

Overall costs to the project. Creating a divide within the Town. Making sure we have a unified Town.

# How can we build a sense of community with this project?

Inform and engage

Messaging. Outreach.

Reach out to the community every step of the process

Involve staff and families and community leaders

Continue to invite opportunities for input

Clearly demonstrate need and benefits to capture interest from both communities.

Focus on state of current schools, cost to maintain them.

You need to explain the need and sell it



# How can we build a sense of community with this project?

Design shared spaces for all community members to use

Reaching out to parents at conferences, school events and in the community so they have a say.

Community outreach and engagement, creating a shared vision for a combined school culture if we go that direction

Having town officials vocal about what they want

It will be important to emphasize how this project will improve opportunities for students and community groups who will be able to utilize the space too.

By telling all the region parents they will benefit. May need to redistrict

Keep the community informed and give them the opportunity to provide feedback/input

Leverage the idea that this is more than a school but also a hub of the community.

# How can we build a sense of community with this project?

Get everyone involved - not just moms and dads!!! Both Towns need to have a majority of YES voters.



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

Build the school

Support from both towns

Having the referendum pass

Getting a new school built.

Being able to sell the need

Make hard decisions and push through the barriers so we can pass the referendum

A yes vote

Community support. Both communities.

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

Community buy in

Sell the need, positive  
community support

Schools should be  
palaces

When we cut the ribbon,  
both towns feel a  
combined sense of pride

Space for students to learn  
comfortably and buy in from  
stakeholders

Having a school which is  
able to educate children  
and a community that votes  
for it.

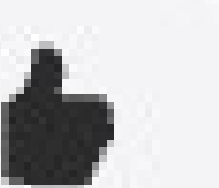
That through the whole  
process, we have taken care  
of children's educational  
experience, even through  
disruption.

On time, on budget, with  
all needs fulfilled.



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

Unity between Middlebury and Southbury. I vote from the Region, and I reply from both Towns!



17

