



GAINFIELD & POMPERAUG ELEMENTARY FEASIBILITY STUDY COMMITTEE MEETING

Pomperaug Elementary School, (PES), located at 607 Main Street South in Southbury, and Gainfield Elementary School, (GES), located at 307 Old Field Road in Southbury, have been in use since 1967 and 1941, respectively. The District is evaluating these two schools to determine the best option(s) for educational use of these facilities. A Feasibility Study, including plans, phasing plans and cost estimates, will be used to determine the path forward for the District.

Tuesday, May 5, 2025 Regular Meeting Minutes

Pomperaug High School Media Center

5:00 PM

PRESENT:	Ms. Heather Dwyer, BOE	Mr. Jon Romeo, Principal GES
	Mrs. Heather Rodgers, BOE	Ms. Stephanie Furman, Principal PES
	Dr. Sally Romano, BOE	Ms. Lynne Dolan, Teacher, PES
	Mr. Jason Van Stone, Southbury Selectman	Ms. Christina Hubbard, Teacher, GES (absent)
	(absent)	
	Mr. John Michaels, Southbury Board of Finance	Mr. Jason Andrews, PES PTO
	Mr. Ed St. John, Middlebury First Selectman	Ms. Molly Mandje, GES PTO (absent)
	(arrived 5:25 pm)	
	Mr. Vin Cipriano, Middlebury Board of Finance	
	(arrived 5:25 pm)	
PRESENT	Ms. Marion Manzo, Board of Education Chair	
Non -Voting	Joshua Smith, Superintendent of Schools	
	Mr. Joe Martino, Director of Finance Region 15	
	Ms. Antonia Ciaverella, Tecton Architects	
	Mr. Jeff Wyszynski, Tecton Architects	
	Mr. Tom Dimauro, Newfield Construction	

Ms. Manzo called the May 5, 2025 GES/PES Feasibility Study Committee meeting to order at 5:06 p.m. and the Pledge of Allegiance was recited. Call to Order

Upon a motion by Ms. Dwyer, seconded by Mr. Michaels IT WAS VOTED Approval of Minutes

"to approve the minutes from the April 22, 2025 GES/PES Feasibility Study Committee meeting" and passed with Ms. Dwyer, Mrs. Rodgers, Dr. Romano, Mr. Michaels, Mr. Romeo, Ms. Furman, Ms. Dolan, Mr. Andrews, and Ms. Mandje voting "aye". Mr. Van Stone, Mr. St. John, Mr. Cipriano, M.s Hubbard and Ms. Mandje were absent.

No comments from citizens. Comments from Citizens

Mr. Wyszynski and Ms. Ciaverella presented a Summary of Options for the committee's consideration: Renovate as New (RNV) and New Construction. Following a discussion, the committee agreed to eliminate all of the "renovate as new" options. The committee focused on narrowing down the "build new" options. In conclusion of their discussion, the committee agreed on three options to present to the Board of Education. Tecton Architects: Progress Update and Committee Discussion (Attachment 1)

Upon a motion by Mrs. Rodgers, seconded by Mr. Andrews IT WAS VOTED Adjourn

"to adjourn the May 5, 2025 GES/PES Feasibility Study Committee meeting at 6:49 p.m." Ms. Dwyer, Mrs. Rodgers, Dr. Romano, Mr. Michaels, Mr. Romeo, Ms. Furman, Ms. Dolan, Mr. Andrews, Mr. St. John, Mr. Cipriano and Ms. Mandje voting "aye". Mr. Van Stone, M.s Hubbard and Ms. Mandje were absent.



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FEASIBILITY STUDY FOR **POMPERAUG & GAINFIELD ELEMENTARY SCHOOLS**

POMPERAUG REGIONAL SCHOOL DISTRICT 15

Feasibility Study
Committee Meeting
05.05.2025

AGENDA

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1. Foundations

Team, Goals, Schedule

2. Community Engagement

Recap Think Tanks (Gr. 3-5 & Town/Community) (4/30/2025)

Prep for Community Conversation #3 @ LMES (5/22/2025)

Project Email & Website

3. Building Walkthroughs ~ LMES & MES

Walkthroughs & Programming Discussions (4/30/2025)

4. Narrowing the Options

Review of Options

Other Considerations Beyond Costs...

Roundtable Discussion

5. Next Steps

Pomperaug
Elementary School

Gainfield
Middle School

St James
Lutheran Church

Union Square

Yankee Expy

FOUNDATIONS



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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

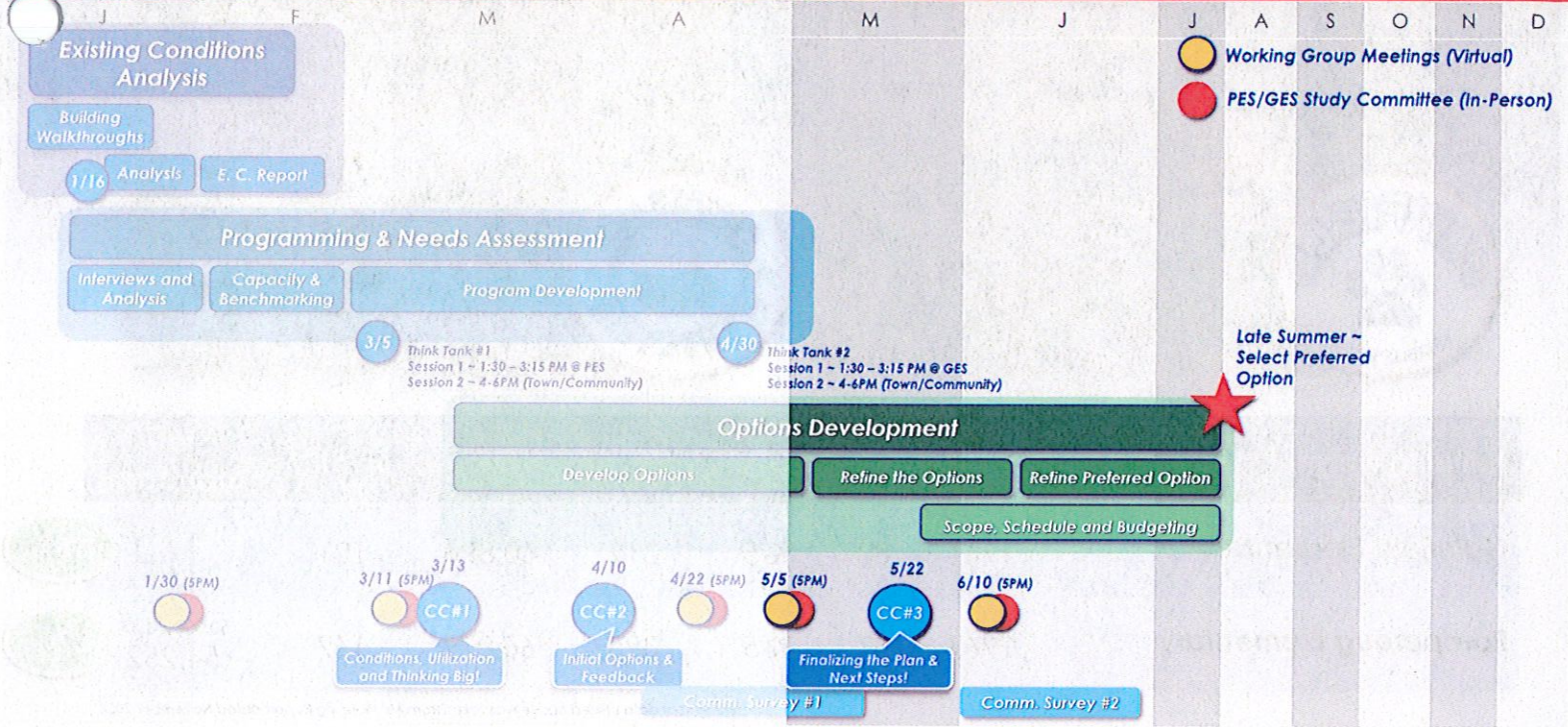
MICHAEL HORTON ASSOCIATES
Structural Engineering

PROPOSED MILESTONE SCHEDULE (Revised 03/07/25)



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2025

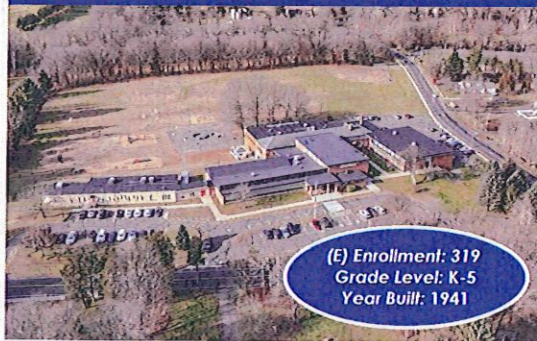


EXISTING CONDITIONS YOUR SCHOOL FACILITIES

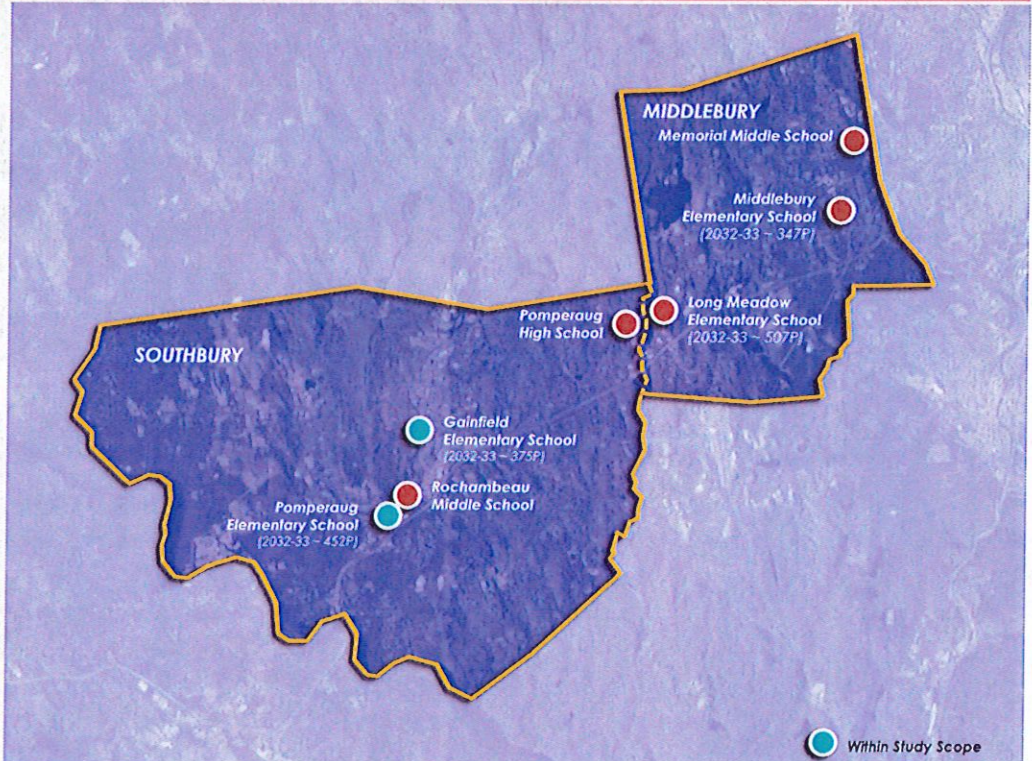


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GAINFIELD ELEMENTARY SCHOOL



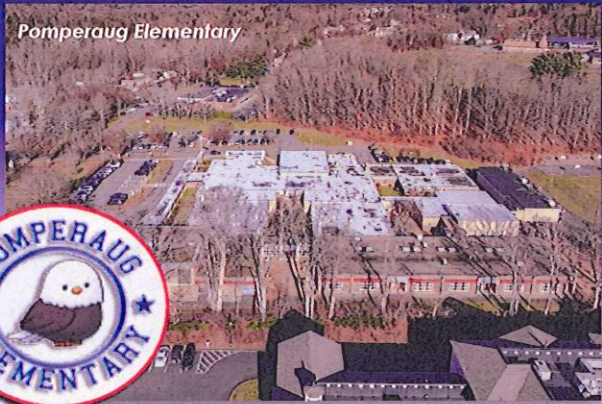
POMPERAUG ELEMENTARY SCHOOL



EXISTING ENROLLMENT AREA ANALYSIS



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Building Name	Orig. Cons.	Age	GR.	Curr. Enroll.*	GSF	SF/Stu.	State Standard	
Gainfield Elementary	1941	83	K-5	319	60,896	191	41,670 x 8.5% 45,212	35%
Pomperaug Elementary	1967	57	K-5	395	66,079	167	50,002 x 8.5% 54,252	22%

*Enrollment data utilized above was taken from MP Planning Report dated November 2024

COMMUNITY ENGAGEMENT



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Recap Think Tank 3-5 Staff (04/30/25)



Recap Think Tank 3-5 Staff (04/30/25)

Activities:



1. Student Experience. **Activity: "Constellations"**
2. Curriculum Insights. **Activity: "How Might We"**
3. Guiding Principles. **Activity: "Goldilocks"**

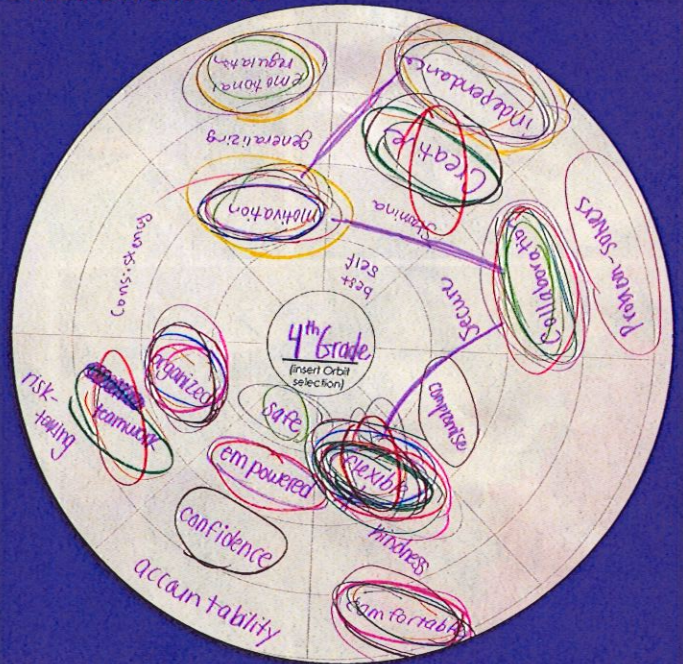


Recap Think Tank 3-5 Staff (04/30/25)



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Student Experience. Activity: "Constellations"

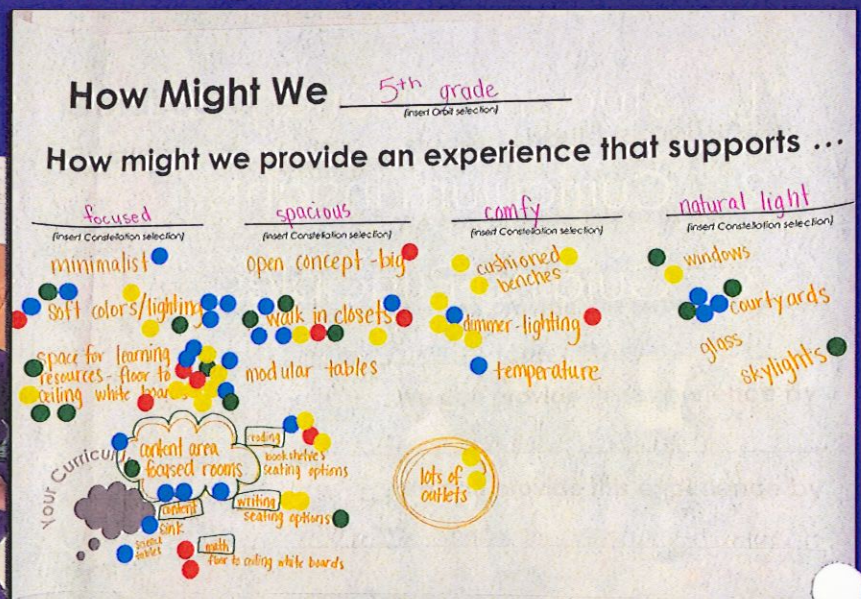


Recap Think Tank 3-5 Staff (04/30/25)



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Curriculum Insights. Activity: "How Might We"



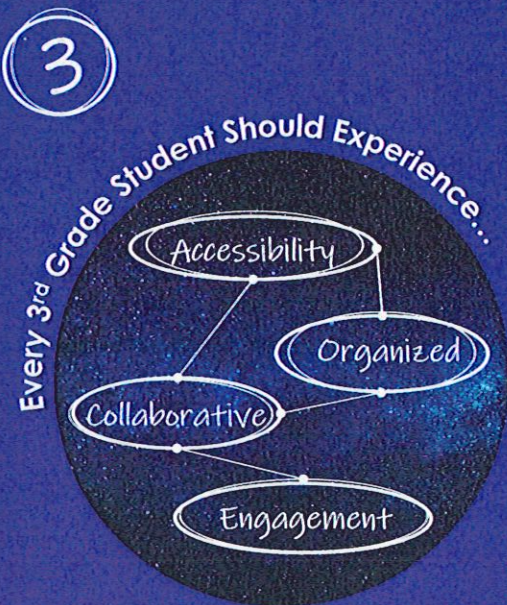
Guiding Principles. Activity: "Goldilocks"



Goldilocks

Every 3rd grade student should experience:
(insert Orbital selection)

1. Organized. We can provide this experience by designating locations for content specific materials.
(insert Constellation selection)
2. Collaborative. We can provide this experience by creating space for student support services to push in.
(insert Constellation selection)
3. Engagement. We can provide this experience by creating a quiet space for focus/regulation.
(insert Constellation selection)
4. Accessibility. We can provide this experience by building in ample space for vertical surfaces and group work.
(insert How Might We description)



Every 3rd Grade Student should experience:

Organized. We can provide this experience by designating locations for content specific materials.

Collaborative. We can provide this experience by creating space for student support services to push in.

Engagement. We can provide this experience by creating a quiet space for focus/regulation.

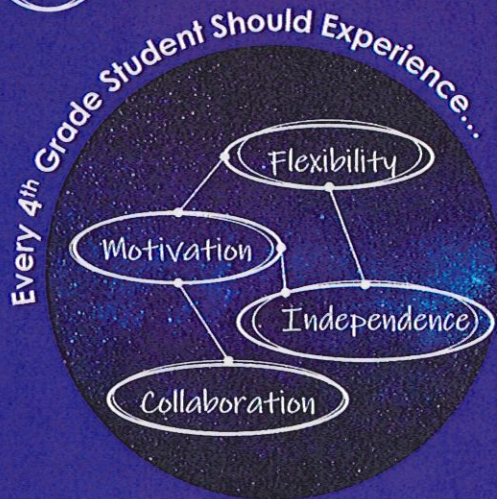
Accessibility. We can provide this experience by building in ample space for vertical surfaces and group work.

Recap Think Tank 3-5 Staff (04/30/25)



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4



Every 4th Grade Student should experience:

Flexibility. We can provide this experience by **creating** an environment where various seating options can occur that also allow sensory output and proximity to other shared spaces, such as bathrooms.

Independence. We can provide this experience by **making** spaces available for personal belongings, built-ins, and charging stations.

Motivation. We can provide this experience by **having** intentional wall space for data, quotes, pictures, sunlight, and student work (themes).

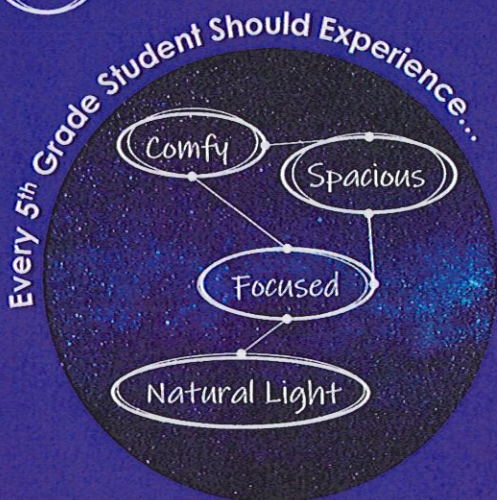
Collaboration. We can provide this experience by **creating** an environment for flexible seating and services nearby.

Recap Think Tank 3-5 Staff (04/30/25)



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5



Every 5th Grade Student should experience:

Comfy. We can provide this experience by **having** options like cushioned benches, dimmable lights, temperature control.

Spacious. We can provide this experience by **having** large open classrooms with walk-in closets and modular tables.

Focused. We can provide this experience by **having** minimalist designs that include features specific to content areas such as different seating and storage options, and floor to ceiling white boards.

Natural Light. We can provide this experience by **having** large windows, skylights and courtyards.

Recap Think Tank Town/Community (04/30/25)



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1. Follow the research to determine if including Pre-K in elementary is a better education
2. Comparison of historically projected values to actual values to determine accuracy
3. Zoning of 55+ communities and its impact on the demographic projections
4. Explanation of the decline, and 2024 modest growth
5. Designing for bubble years moving through the building
6. Age of our buildings and hazardous materials ~ the environmental conditions in any renovation and the cost of that work
7. The risks and guarantees from the State in terms of reimbursement
8. 1 school or 2 ~ what do the educators tell us? What can be learned from Brookfield, New Fairfield...
9. **New Option ~ what if we keep the GES site (New or RNV) and rebuild PES on another town site, giving that Main Street parcel back to the Town?**
10. **Community use of our core spaces** (Gym, Cafeteria) ~ no YMCA, the school gyms are used by rec. sports
11. Educational benefit to a K-2, 3-5 on one campus, shared resources in the middle ~ find examples of this model and ask those districts
12. **Cost per year to the average taxpayer** ~ share this with both Town BOF groups. Need to know earlier vs. later from the community what will be tolerable ~ survey them?
13. **What if we didn't build to state standards**, what are the costs ~ this is our opportunity to create the rec. space we need
14. What's our simple message ~ communicate the benefit behind the ask

Community Events



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What is a...
Community
Conversation?

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



Community Conversation #3 will be held on:

May 22

Theme: **Finalizing the Plan & Next Steps**

Time: **6-7pm**

Location: **Long Meadow Elementary School**

Also looking at
potential dates to
visit
Heritage Village
for an Info Session

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
Thurs. 3/13 6-7 PM	Thurs. 4/10 6-7 PM	Thurs. 5/22 6-7 PM
Theme: Conditions, Utilization & Thinking Big! Gainfield Elementary School	Theme: Initial Options & Feedback Pomperaug Elementary School	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 served the district for over 100 years. The study will explore the feasibility of renovating, replacing, or reconfiguring the schools to meet the needs of the future.

Voice Matters! We Hope You Can Join Us.

Feedback forms will be available at the community conversations and on the district website. Please provide feedback by the deadline.

For more information, visit www.region15.org/board-of-education/legendominutevideos

Stay Connected



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



SCAN ME



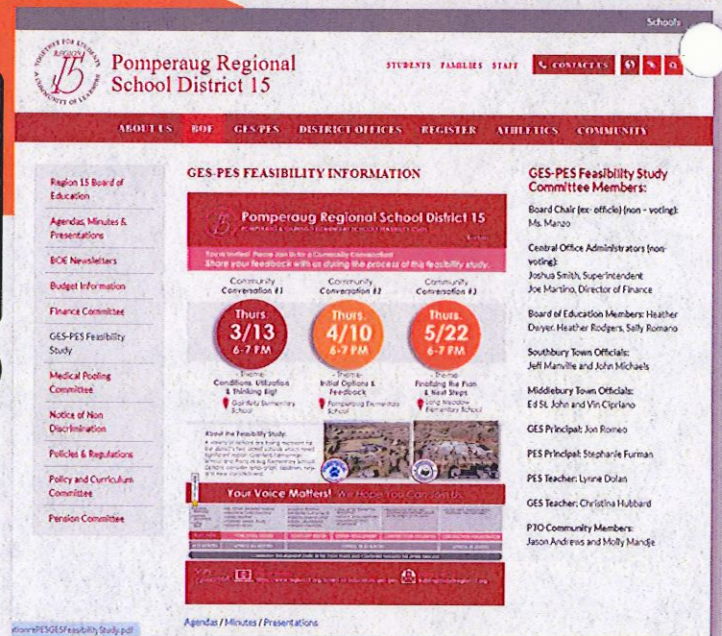
PROJECT EMAIL

BuildingStudy@region15.org



VISIT THE WEBSITE

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



BUILDING WALKTHROUGHS

LMES & MES



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LONG MEADOW ELEMENTARY SCHOOL 65 N Benson Rd



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Existing Building ~ 92,370 SF

Lower Level ~35,253 SF

Upper Level ~49,199 + 618 SF (Enclosed bridge)

South Mod. ~ 2,200 + 5,100 SF

Site: 36.62 Acres

Pomperaug
High School

Middlebury
Raquet Club

Southford Rd (188)

N. Benson Rd.

I-84



Site Considerations

- Topography
- Access & Sight Lines
- Ingress / Egress
- Campus setting
- Parking/Drop Off
- Utilities

LONG MEADOW ELEMENTARY SCHOOL 65 N Benson Rd



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Building Size: 92,370 SF (incl. 2,200 + 5,100 SF Modulators)

Number of Stories: 2

Year Built: 1997 (1997, ~2023 Modulators)

Building Age: 28 Years

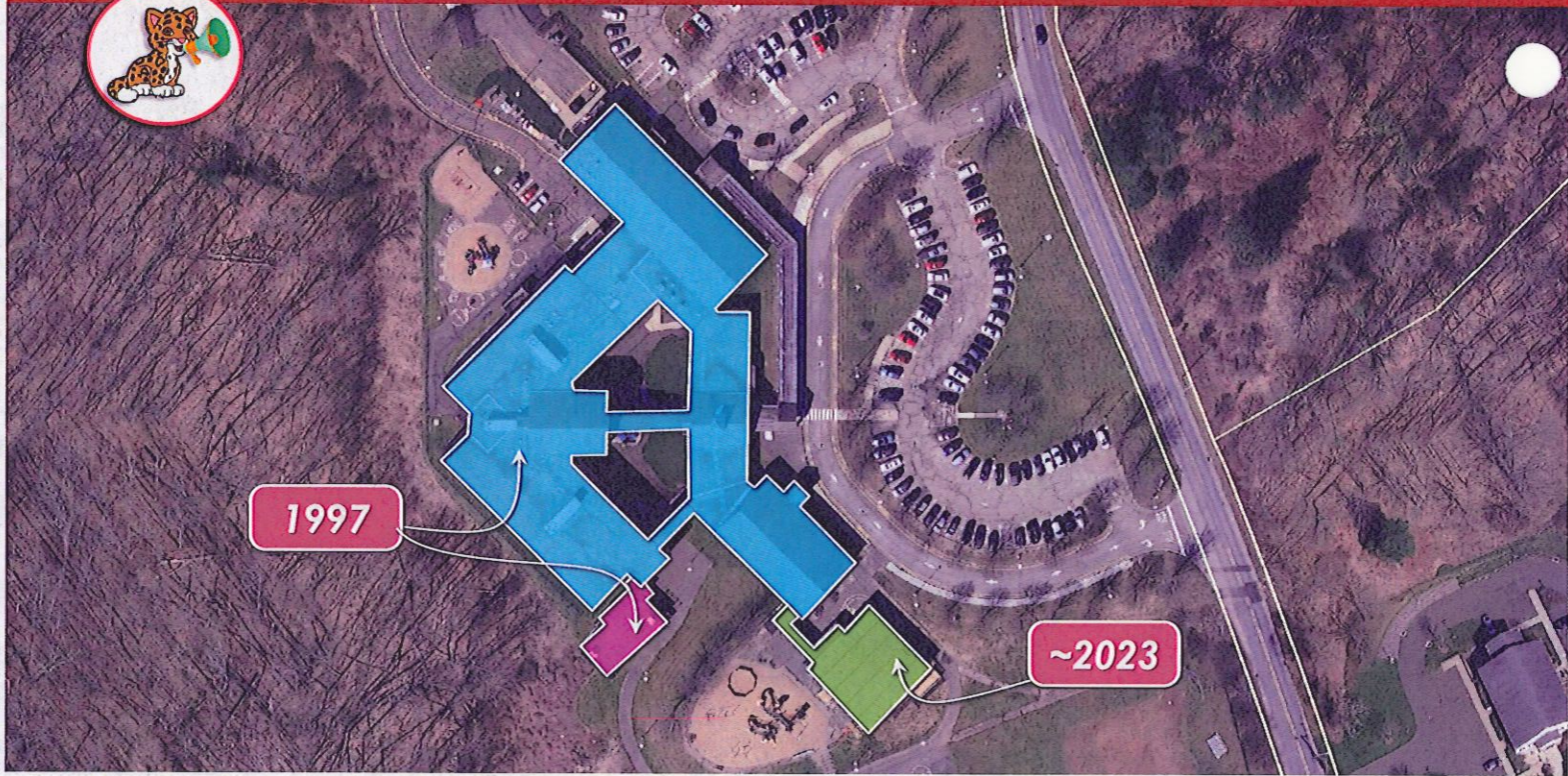
Site Size: 36.62 Acres

Parking Count: 150 Spaces

LONG MEADOW ELEMENTARY SCHOOL 65 N Benson Rd



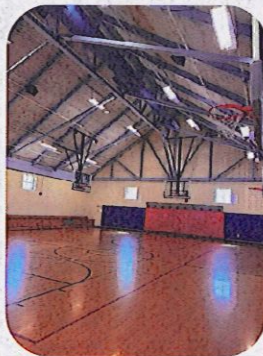
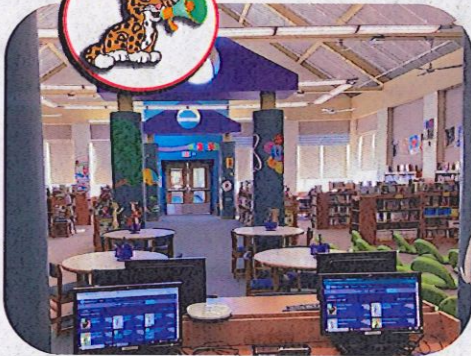
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LONG MEADOW ELEMENTARY SCHOOL 65 N Benson Rd



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Site:

- Circulation through site not ideal, insufficient parking spaces
- Modularity reduced blacktop play space
- Poor condition; Parking, pavement, sidewalks, play surfaces

Architectural Exterior:

- Visual observation; Roof near EOUL, efflorescence on brick, staining on CMU

Architectural Interior:

- Not all Pre-K classrooms have toilets
- Modular classrooms approaching EOUL, not intended to be permanent solution

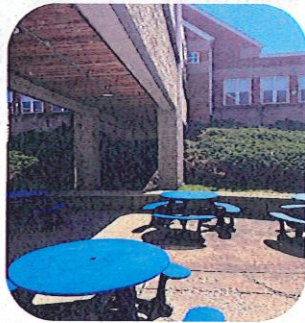
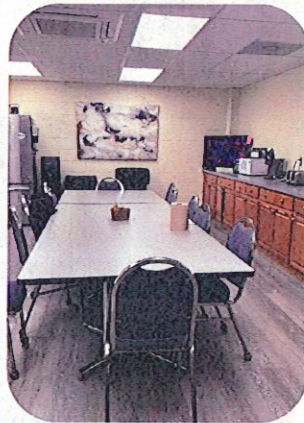
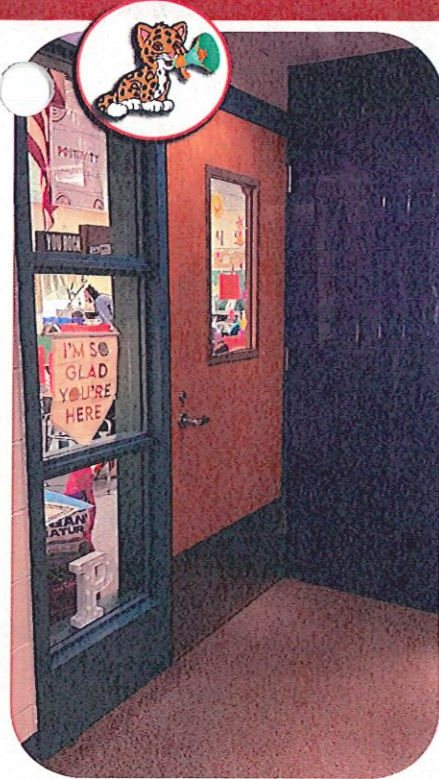
Accessibility / Code:

- Begin looking at upgrades to door hardware, fixtures etc.
- Building is equipped with an elevator

LONG MEADOW ELEMENTARY SCHOOL 65 N Benson Rd



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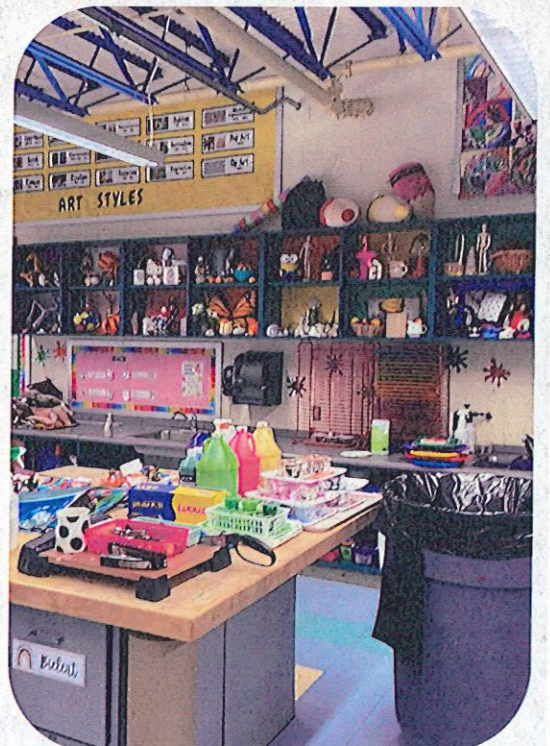
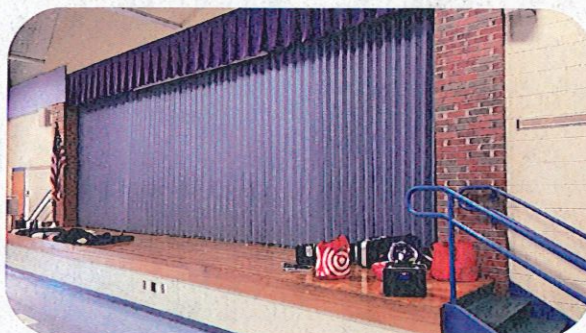
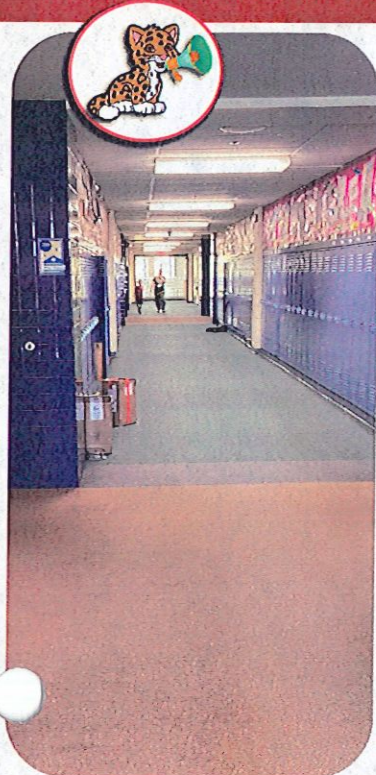
Programmatic Needs:

- Necessary Pre-K rooms limit grade-level cohort flexibility in bubble years, some students bused from 1-hour away.
- 5th Grade in modulars ~ have to pass through Gym to access the rest of the school building.
- Have more students than can be served by 1 Music & Art teacher, so have visiting teachers ~ using carts, push-in, etc.
- Library not big enough to see all grades ~ only Grades K-3 visit the library. STEM needs dedicated space.
- Cafeteria not big enough for student population ~ have to run 6 lunch waves.
- Teacher lounge in storage/utility area ~ converted former storage space
- Shortage of offices for coaches and SPED spaces (currently in modulars) seeing large case loads. Shortage of spaces for de-escalation, small group, intervention.
- New CLP program (SPED) introduced 2024-2025, seeing this population grow
- General capacity issues at current population, and projected to grow.

LONG MEADOW ELEMENTARY SCHOOL 65 N Benson Rd



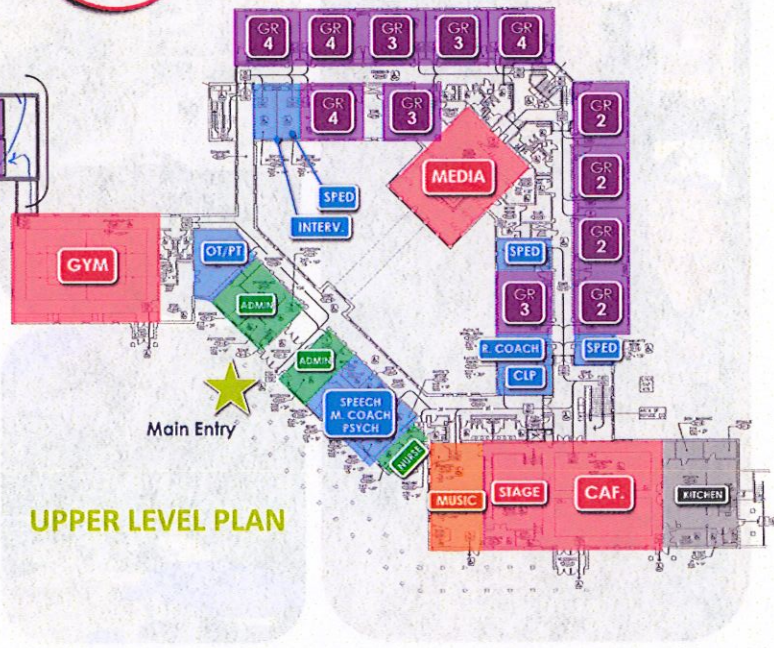
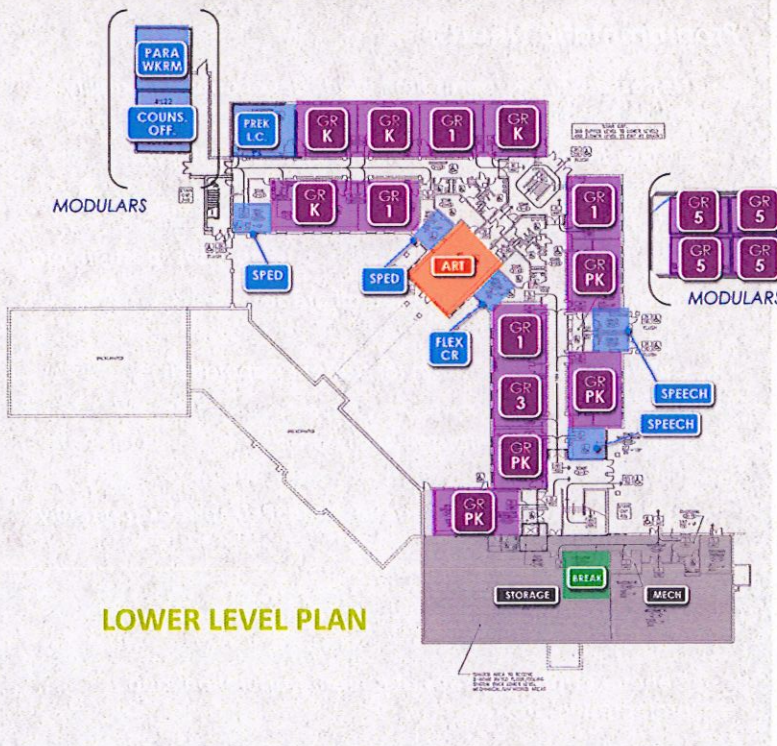
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LONG MEADOW ELEMENTARY SCHOOL 65 N Benson Rd



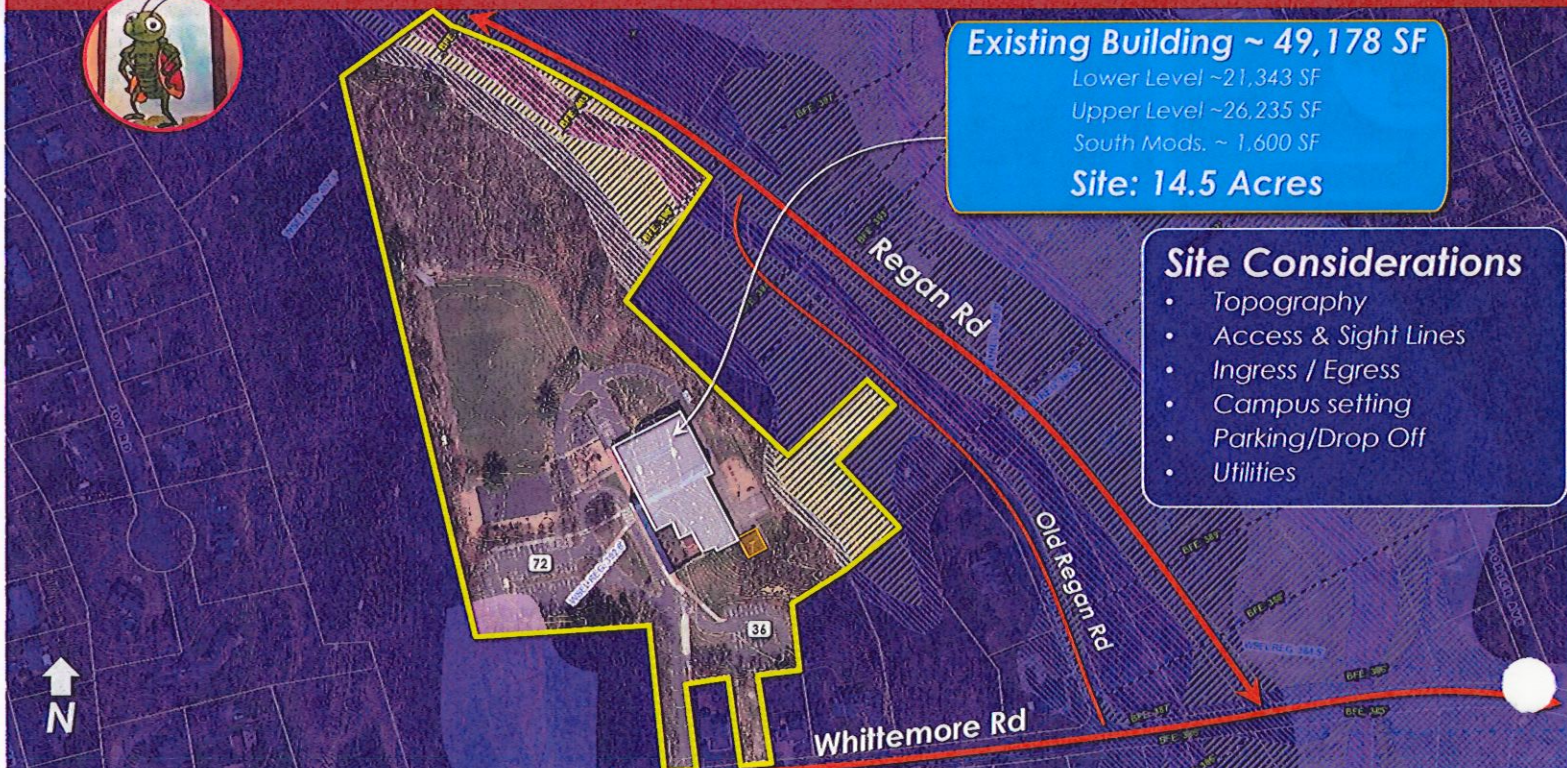
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MIDDLEBURY ELEMENTARY SCHOOL 550 Whittemore Rd



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MIDDLEBURY ELEMENTARY SCHOOL 550 Whittemore Rd



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Building Size: 49,178 SF (incl. 1,600 SF Modulares)
Number of Stories: 2
Year Built: 1982
Building Age: 43 Years (~2009 Modulares)
Site Size: 14.5 Acres
Parking Count: 108 Spaces

MIDDLEBURY ELEMENTARY SCHOOL 550 Whittemore Rd



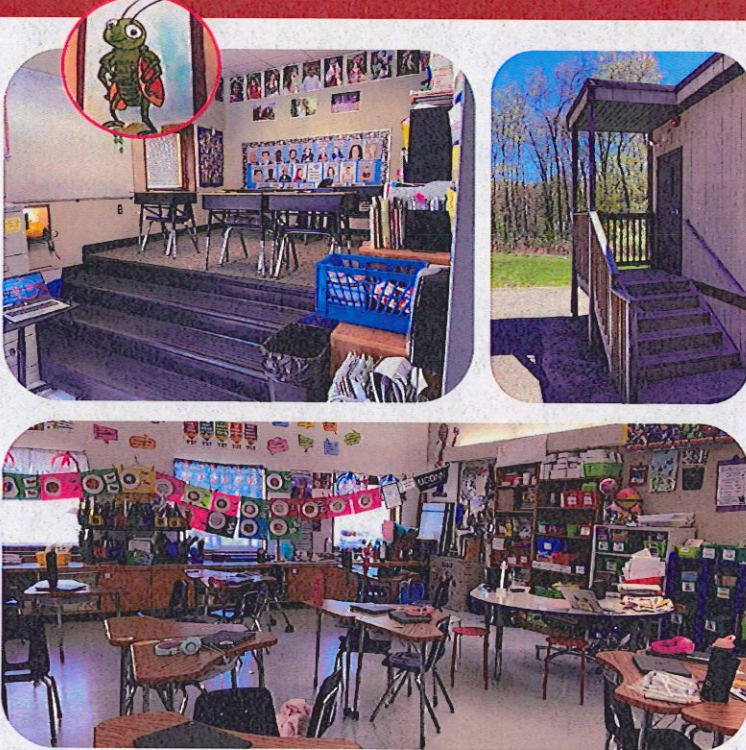
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1982

~2009

MIDDLEBURY ELEMENTARY SCHOOL 550 Whittemore Rd



Site:

- One way in and out of site, not ideal, no separate parent and bus loop
- No dedicated/defined outdoor education space

Architectural Exterior:

- Water infiltration/flooding (now repaired) at Music Room and Media Center lower level
- Visual observation; Vertical cracking at brick in stairwell, weathering/staining of wood underside at canopy, staining and deterioration of block wall

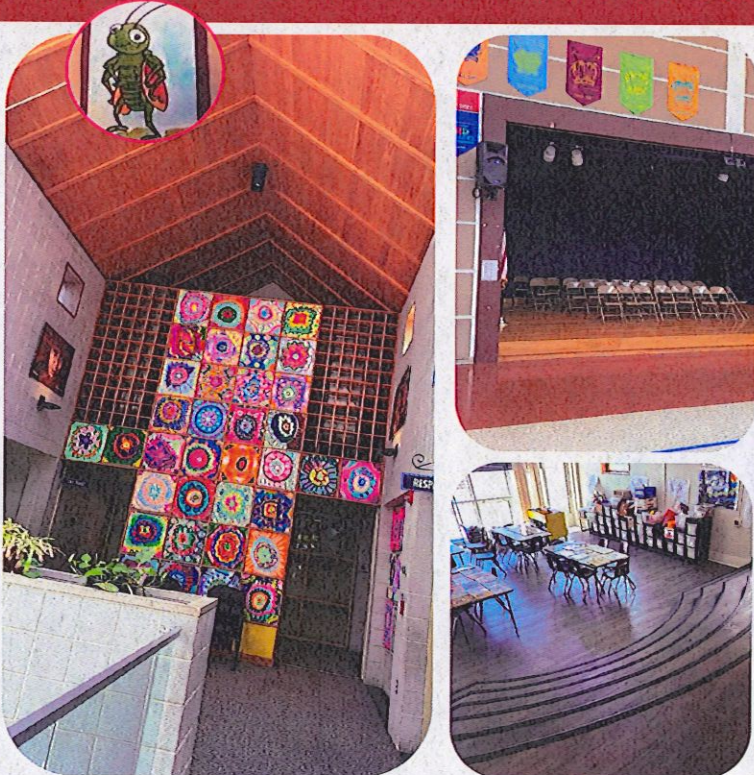
Architectural Interior:

- Solar gain overheats building ~ Air conditioning needed
- Outdated classroom furniture, lack of storage

Accessibility / Code:

- Begin looking at upgrades to door hardware, fixtures, etc.
- Elevated platforms, lower level Media ~ inaccessible

MIDDLEBURY ELEMENTARY SCHOOL 550 Whittemore Rd



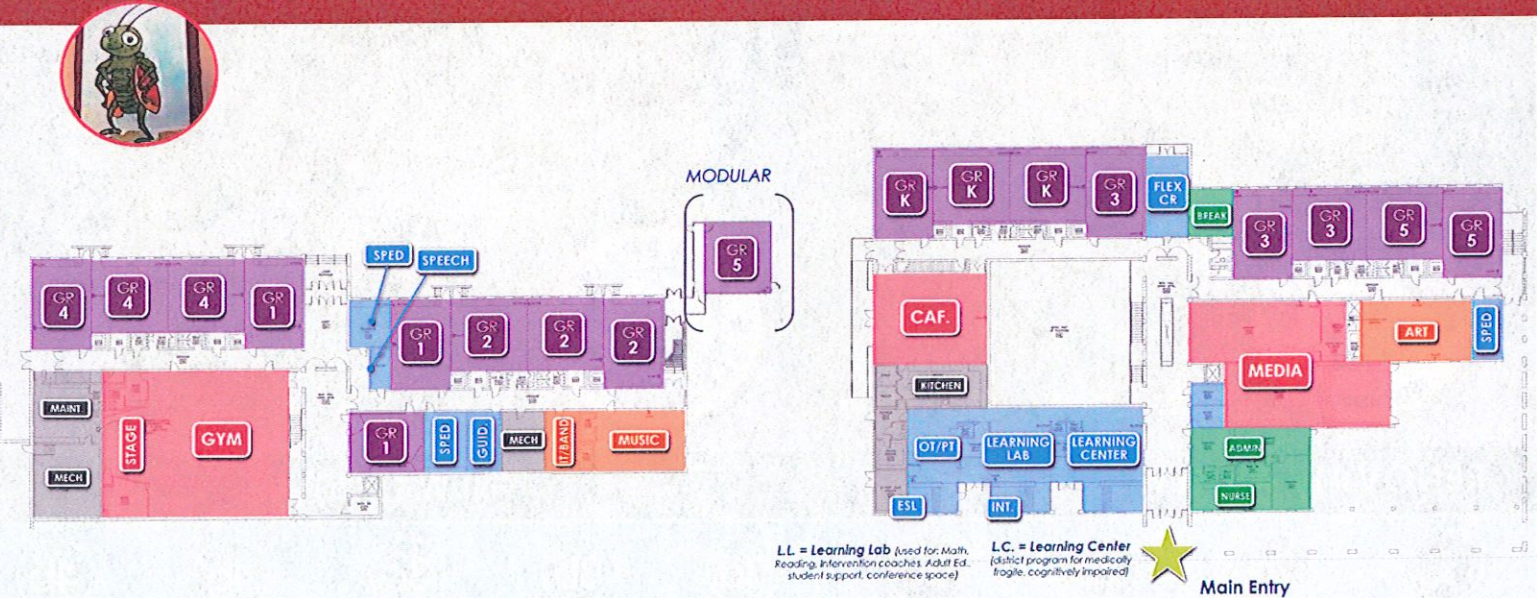
Programmatic Needs:

- The building looks nice, **but functionally does not work well ~ need SPED space**, lack of storage, lack of meeting space
- **Nurse office** ~ small, relocating refrigerator for accessibility
- **Gym** is not regulation size, **Stage** is too low, **Cafeteria** is too small and requires 6 lunch waves
- **Classrooms** are small and tight for average class size
- **General lack of meeting space** ~ Principal's office is also the conference room and PPT space
- Special Education population is growing ~ **former offices, classrooms being converted, and limits flexibility overall**
- **Math/Reading/Intervention** all share space, counselor office in a former bookroom
- **Technology and Band Director** share a former closet that continues to serve as a storage space
- **Converting "lofts"** to offices and student services spaces, former computer lab is now FLEX Room (SPED), **enclosed former open classroom spaces** for Learning Center program
- Makerspace/STEM in the Media Center "Pit" ~ **Inaccessible**

MIDDLEBURY ELEMENTARY SCHOOL 550 Whittemore Rd



MIDDLEBURY ELEMENTARY SCHOOL 550 Whittemore Rd



NARROWING THE OPTIONS



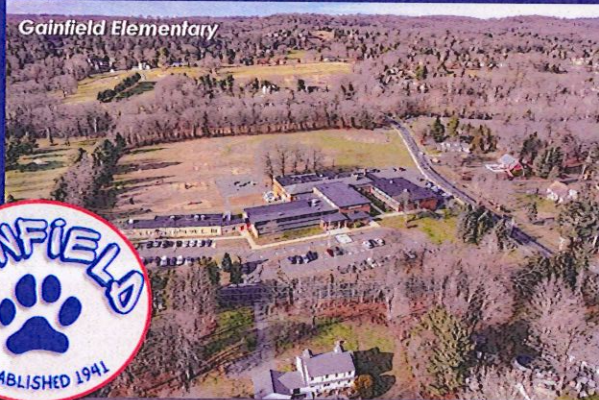
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Goals for the Project

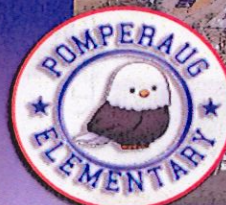
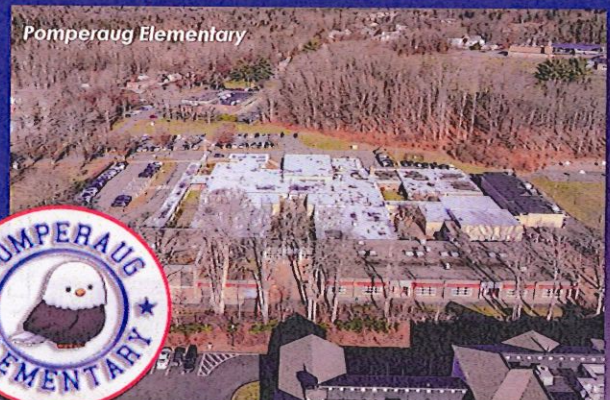


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Gainfield Elementary



Pomperaug Elementary



RENOVATE AS NEW (K-5) + Adds

NEW (K-5)

1

Renovate
PES (452P)
Renovate
GES (375P)

2a

Combine
PES / GES on
GES Site
(827)

2b

Combine
PES / GES on
PES Site
(827)

2c

Renovate
PES (504P)
Renovate
GES (504P)
(100P LMES, 80PK)

3a

Combined
PES/GES in
New Bldg. @
PES (827P)

3b

Combined
PES/GES in
New Bldg. @
GES (827P)

3c

Combined
PES/GES in
New Bldg. @
TBD (827P)

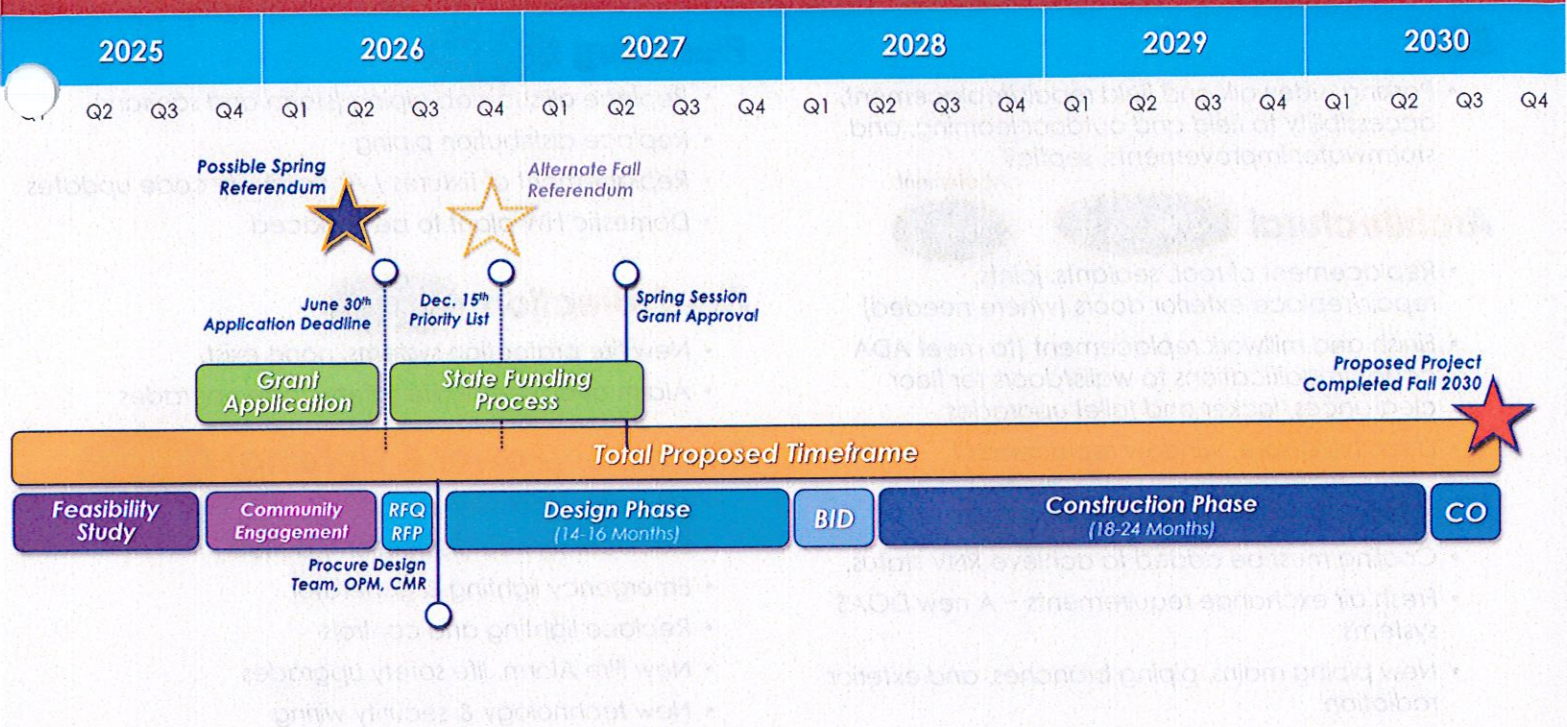
4a

New PES
(452P)
New GES
(375P)

4b

New PES
(504P)
New C
(504P)
(100P LMES, 80PK)

KEEPING IT IN PERSPECTIVE MILESTONE SCHEDULE (Updated 4.22.2025)



COST METHODOLOGY ORDER OF MAGNITUDE (Updated 4/22/2025)



1. Costs are based on average historical data & current markets.
2. Costs utilize 4.5% escalation per year compounded
(Avg. average annual inc. of 4.5%, which represents the potential mid-point of construction for any initial phase of a plan)
3. Adjustments will be made after selecting a preferred option.
4. Does not include operational costs or site logistics expenses for multi-phase renovations.
5. State Reimbursement for Renovate as New (~ 48.93%)
6. State Reimbursement for New Construction (~ 38.93%)
7. Does not include space waivers or special legislation

Chapter 173, Sec. 10-285a - and the new construction or replacement of a school building when a town or regional school district can demonstrate that a new construction or replacement is less expensive than a renovation, extension or major alteration of an existing school building for each town on a continuous scale

Fixing what you Have BY DISCIPLINE

Does not address program needs!!!



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Site

- Parking, sidewalk and field repair/replacement, accessibility to field and outdoor learning, and stormwater improvements, septic?

Architectural

\$275-325/SF

Abatement

\$35-55/SF

- Replacement of roof, sealants, joints, repair/replace exterior doors (where needed)
- Finish and millwork replacement (to meet ADA code), modifications to walls/doors for floor clearances, locker and toilet upgrades
- Door, hardware, window replacement

Mechanical (HVAC)

\$85-90/SF

- Cooling must be added to achieve RNV status.
- Fresh air exchange requirements ~ A new DOAS systems
- New piping mains, piping branches, and exterior radiation

Plumbing

\$30-35/SF

- Replace all sub-slab piping (storm and sanitary)
- Replace distribution piping
- Replacement of fixtures / Accessibility code updates
- Domestic HW plant to be replaced

Fire Protection

\$8-10/SF

- New fire protection systems, none exist.
- Alarm and systems, life safety code upgrades

Electrical (Power & Lighting)

\$75-80/SF

- New electrical service
- Electrical service distribution / outlets
- Emergency lighting & generator
- Replace lighting and controls
- New Fire Alarm, life safety upgrades
- New technology & security wiring

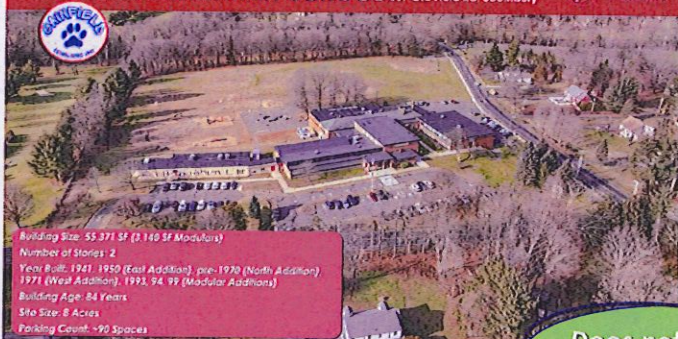
Fixing what you Have BY DISCIPLINE



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GAINFIELD ELEMENTARY SCHOOL 307 Old Field Rd. Southbury

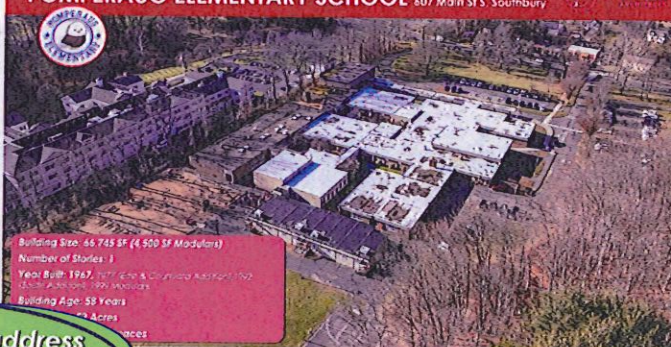
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Building Size: 55,371 SF (3,140 SF Modules)
Number of Stories: 2
Year Built: 1981, 1950 (East Addition), pre-1970 (North Addition), 1971 (West Addition), 1993, 94, 97 (Modular Additions)
Building Age: 24 Years
Site Size: 6 Acres
Parking Capacity: ~90 Spaces

POMPERAUG ELEMENTARY SCHOOL 607 Main St S. Southbury

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Building Size: 46,745 SF (4,500 SF Modules)
Number of Stories: 1
Year Built: 1967, 1971, 1976 & 1977 (Additions)
Building Age: 38 Years
Site Size: 10 Acres
Parking Capacity: ~100 Spaces

Does not address program needs!!!



Pros

Infrastructure

Can plan/distribute project costs over multiple years

Program

Maintains current elementary school sizes and neighborhood settings

Other

Can be broken down into multiple smaller projects



Cons

Not comprehensive, likely lower reimbursement (more ineligible) and higher cost to taxpayer long-term, will pay a premium for multiple separate projects, scope creep inevitable.

Does not contemplate any updates to the educational environment – what exists today stays

Current site conditions, demographic conditions remain open items to be addressed, no future capacity built-in

RNV (Renovate as New) Options

BIG PICTURE PLANNING



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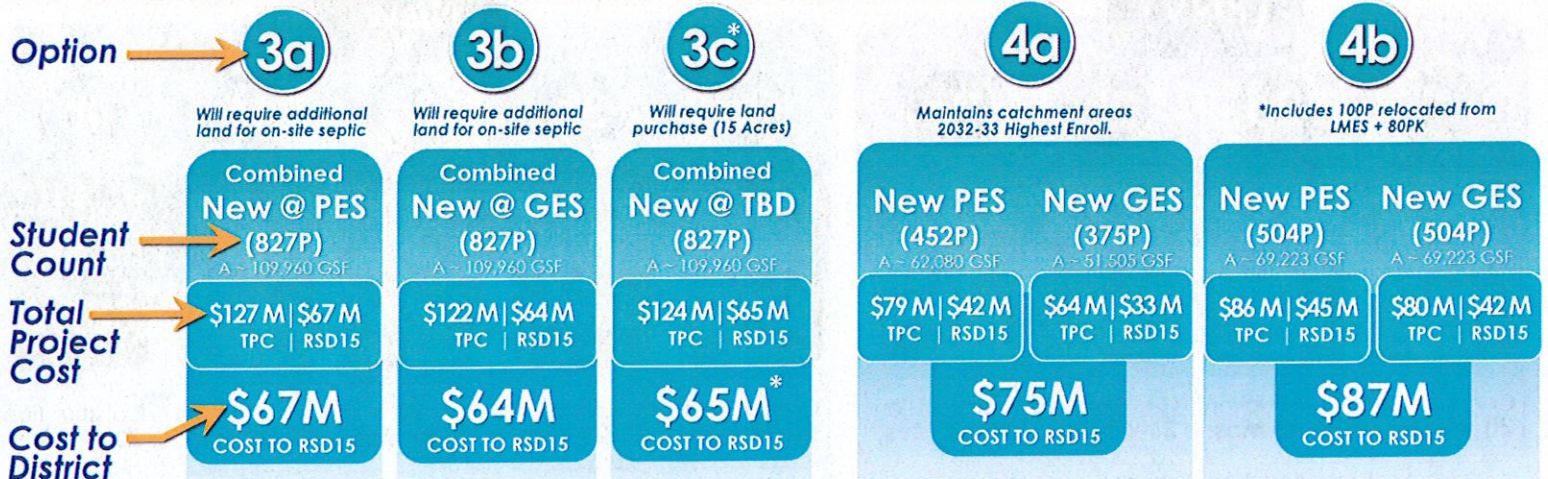


NEW Options

BIG PICTURE PLANNING



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RNV & NEW Options Summary

BIG PICTURE PLANNING



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(RNV) Renovate as New

Renovate as New

New New Construction

New Construction

1	2a	2b	2c	3a	3b	3c*	4a	4b
RNV each school (452P/375P)	Combined RNV @ GES (827P)	Combined RNV @ PES (827P)	RNV each school (504P/504P)	Combined New @ PES (827P)	Combined New @ GES (827P)	Combined New @ TBD (827P)	New PES & GES (452P/375P)	New PES & GES (504P/504P)
\$83M	\$66M	\$64M	\$90M	\$67M	\$64M	\$65M*	\$75M	\$87M
COST TO RSD15	COST TO RSD15	COST TO RSD15	COST TO RSD15	COST TO RSD15	COST TO RSD15	COST TO RSD15	COST TO RSD15	COST TO RSD15

RNV & NEW Options Summary

BIG PICTURE PLANNING



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(RNV) Renovate as New

Renovate as New

New New Construction

New Construction

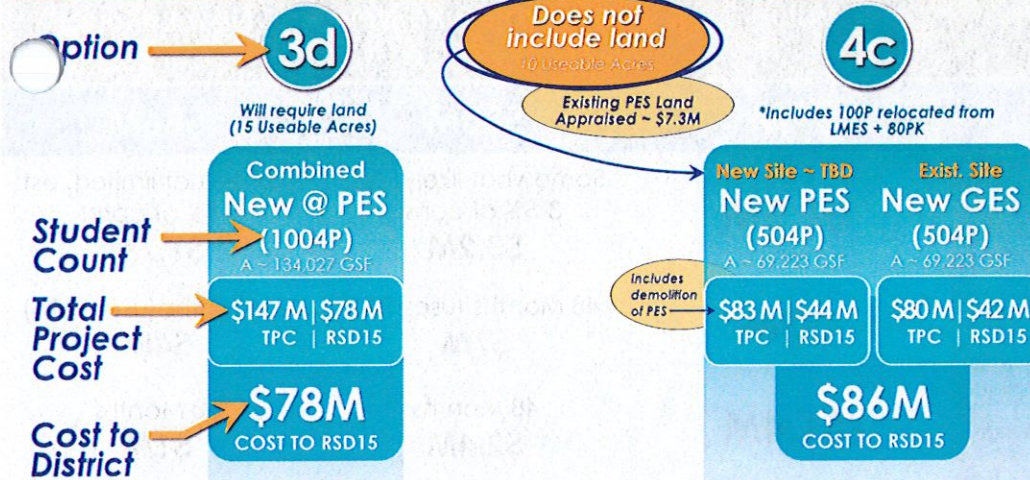
1	2a	2b	2c	3a	3b	3c*	4a	4b
RNV each school (452P/375P)	Combined RNV @ GES (827P)	Combined RNV @ PES (827P)	RNV each school (504P/504P)	Combined New @ PES (827P)	Combined New @ GES (827P)	Combined New @ TBD (827P)	New PES & GES (452P/375P)	New PES & GES (504P/504P)
\$83M	\$66M	\$64M	\$90M	\$67M	\$64M	\$65M*	\$75M	\$87M
RSD15	RSD15	RSD15	RSD15	RSD15	RSD15	RSD15	RSD15	RSD15
Construction 30-36 Mos.	Construction 36-48 Mos.	Construction 36-48 Mos.	Construction 30-36 Mos.	Construction 20-24 Mos.	Construction 20-24 Mos.	Construction 18-20 Mos.	Construction 20-24 Mos.	Construction 20-24 Mos.
- Requires temp. modulars during construction. - Premium for occupied reno & logistics - Will require temp. compromise on use of core spaces (Gym, Caf., Media)	- Requires temp. modulars during construction - Premium for occupied reno & logistics - Requires + land - Will require temp. compromise on use of core spaces (Gym, Caf., Media)	- Requires temp. modulars during construction - Premium for occupied reno & logistics - Requires + land - Will require temp. compromise on use of core spaces (Gym, Caf., Media)	- Requires temp. modulars during construction - Premium for occupied reno & logistics - Will require temp. compromise on use of core spaces (Gym, Caf., Media)	- Requires + land - May require offsite improvements for traffic mitigation (ineligible cost) - Option considers occupied school during new construction - Requires premium for offsite material storage & logistics	- Requires + land - May require offsite improvements for traffic mitigation (ineligible cost) - Option considers occupied school during new construction - Requires premium for offsite material storage & logistics	* Requires + land with proper utility infrastructure - May require offsite improvements for traffic mitigation (ineligible cost) - Will need to consider sale and/or repurpose of existing properties	- May require offsite improvements for traffic mitigation (ineligible cost) - Option considers occupied school during new construction - Demolition of existing building & site restoration after new const. complete	- May require offsite improvements for traffic mitigation (ineligible cost) - Option considers occupied school during new construction - Demolition of existing building & site restoration after new const. complete

Alternative Options

BIG PICTURE PLANNING (5/5/2025)



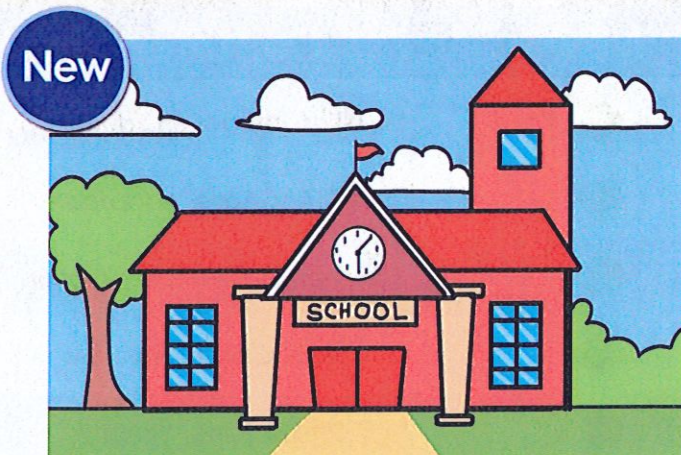
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VALUE ANALYSIS / REGIONAL SCHOOL DISTRICT 15



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What is the true
value invested in
your building?



Are you really
getting what you
pay for?

VALUE ANALYSIS / REGIONAL SCHOOL DISTRICT 15

Topic for Consideration	Value Delta	Renovate Like New With Addition (827P)	New Building (827P)
Construction Costs	\$9M	\$80M	\$86M
Possibility of unforeseen conditions, conflicts, and cost increases	-\$1.5M	Somewhat likely, est. 3-5% of const. \$3.2M	Somewhat limited, est. 1-3% of const. \$1.7M
General Conditions Analysis (Typically range between 5-10% of construction)	-\$3M	48 Months (uses 9%) \$7M	24 Months (uses 4.5%) \$4M
Temp. Facilities, Field Off., Admin. exp. (Typically between \$45,000 ~ \$55,000 per/month)	-\$1.4M	48 Months \$2.4M	20 Months \$1M
Construction Cost Escalation	-\$7M	24M (5 Years)	\$17M (3 Years)
Subtotal of Value Lost	-\$12.9M	Less than or equal to!	
Delta in Resultant Value	(\$7M)		
		\$80M	\$86M

Options Development / RNV vs. New

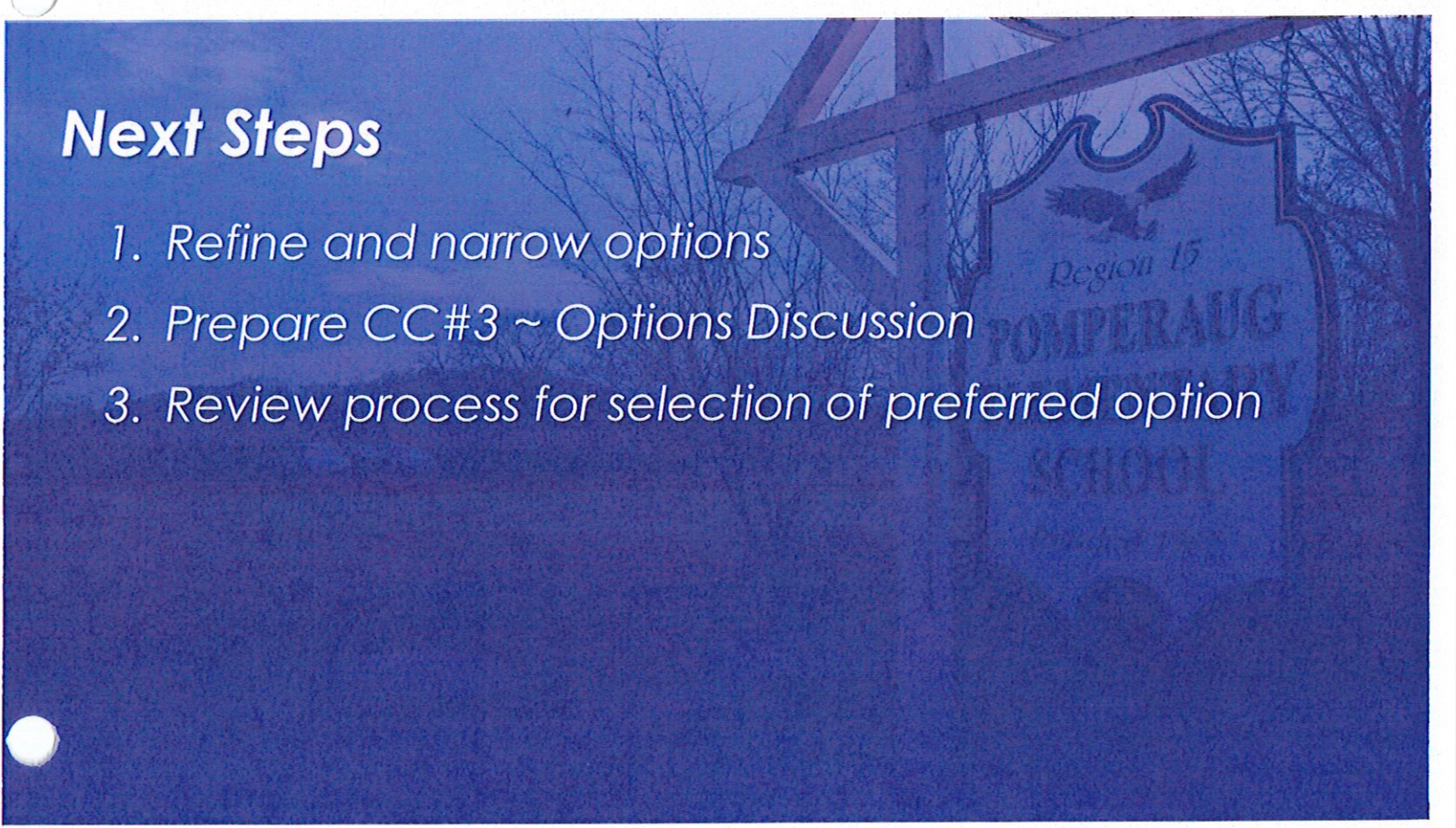
Category	RNV	New	Comments
Duration / Disruption	●	●	Logistics, Impact on Education
21st Century Space	●	●	Flexibility, Agile, Adaptable
Parent / Bus	●	●	Site Improvements, Separation
Outdoor Amenities	●	●	Fields, Classrooms, Play
Safety / Security	●	●	Site, Building, Visibility
Phasing	●	●	Moving, Logistics, Site Impact
Core Facilities	●	●	Size, Placement, Amount/Type
Initial Cost	●	●	Tax Impact, State Reimbursement
Operating Costs	●	●	Sustainability, Efficiency

A map of Vermont is shown in a light blue color against a dark blue background. Several locations are marked with red dots and labeled: MIDDLEBURY, Memorial Middle School, Middlebury Elementary School, Middlebury Academy, Southbury, and Southbury Elementary School. The text "NEXT STEPS" is overlaid in large, white, sans-serif capital letters.

NEXT STEPS



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The background of this slide is a photograph of a wooden school sign. The sign features an eagle logo and the text "Region 15", "POMPERAUG", "MIDDLEBURY", and "SCHOOL". The image is tinted with a dark blue color.

Next Steps

1. Refine and narrow options
2. Prepare CC#3 ~ Options Discussion
3. Review process for selection of preferred option



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FEASIBILITY STUDY FOR

POMPERAUG & GAINFIELD ELEMENTARY SCHOOLS

POMPERAUG REGIONAL SCHOOL DISTRICT 15

Feasibility Study
Committee Meeting
05.05.2025

Next Steps
1. Review and approve the Feasibility Study Report
2. Review and approve the Preliminary Design
3. Review and approve the Final Design
4. Review and approve the Construction Documents
5. Review and approve the Construction Contract