



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, April 22, 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 (6:50 pm left)	Ms. Christina Hubbard, Teacher, GES (arrived 5:25 p.m.)
	Mr. John Michaels, Southbury Board of Finance	Mr. Jason Andrews, PES PTO
	Mr. Ed St. John, Middlebury First Selectman (arrived 5:45 pm)	Ms. Molly Mandje, GES PTO
	Mr. Vin Cipriano, Middlebury Board of Finance (absent)	

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

Ms. Manzo called the April 22, 2025 GES/PES Feasibility Study Committee meeting to order at 5:09 p.m. and the Pledge of Allegiance was recited.

Call to Order

Upon a motion by Mr. Michaels, seconded by Mr. Andrews
IT WAS VOTED

Approval of Minutes

"to approve the minutes from the Marc 11, 2025 GES/PES Feasibility Study Committee meeting" and passed with Mr. Andrews, Ms. Dolan, Ms. Dwyer, Ms. Furman, Ms. Mandje, Mr. Michaels, Mrs. Rodgers, Dr. Romano, Mr. Romeo, and Mr. Van Stone voting, "aye". Mr. Cipriano, Ms. Hubbard, and Mr. St. John were absent.

Mr. Steve Surinai, a Southbury resident and a Board of Education member commented on the timeline for the State Reimbursement Grant. He

Comments from Citizens

emphasized the importance of giving the Board enough time to complete the grant application prior to the deadline of May 2026.

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 that an additional meeting would be necessary before the May 22nd Community Conversation to refine the options to be shared with the public. (Attachment 1)

Tecton Architects:
Progress Update

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

Adjourn

"to adjourn the April 22, 2025 GES/PES Feasibility Study Committee meeting at 6:35 p.m." Mr. Andrews, Ms. Dolan, Ms. Dwyer, Ms. Furman, Ms. Hubbard, Ms. Mandje, Mr. Michaels, Mr. St. John, Mrs. Rodgers, Dr. Romano, Mr. Romeo voting, "aye". Mr. Cipriano and Mr. Van Stone were absent.

Attachment 1



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

POMPERAUG REGIONAL SCHOOL DISTRICT 15

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AGENDA

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1. Foundations

Team, Goals, Schedule

2. Community Engagement

Recap Community Conversation #2 @ PES (4/10/2025)
Think Tank Town/Community By Invite @ GES (4/30/25)
Community & Teacher Survey (To be released)
Community Conversation #3 @ LMES (5/22/2025)
Project Email & Website

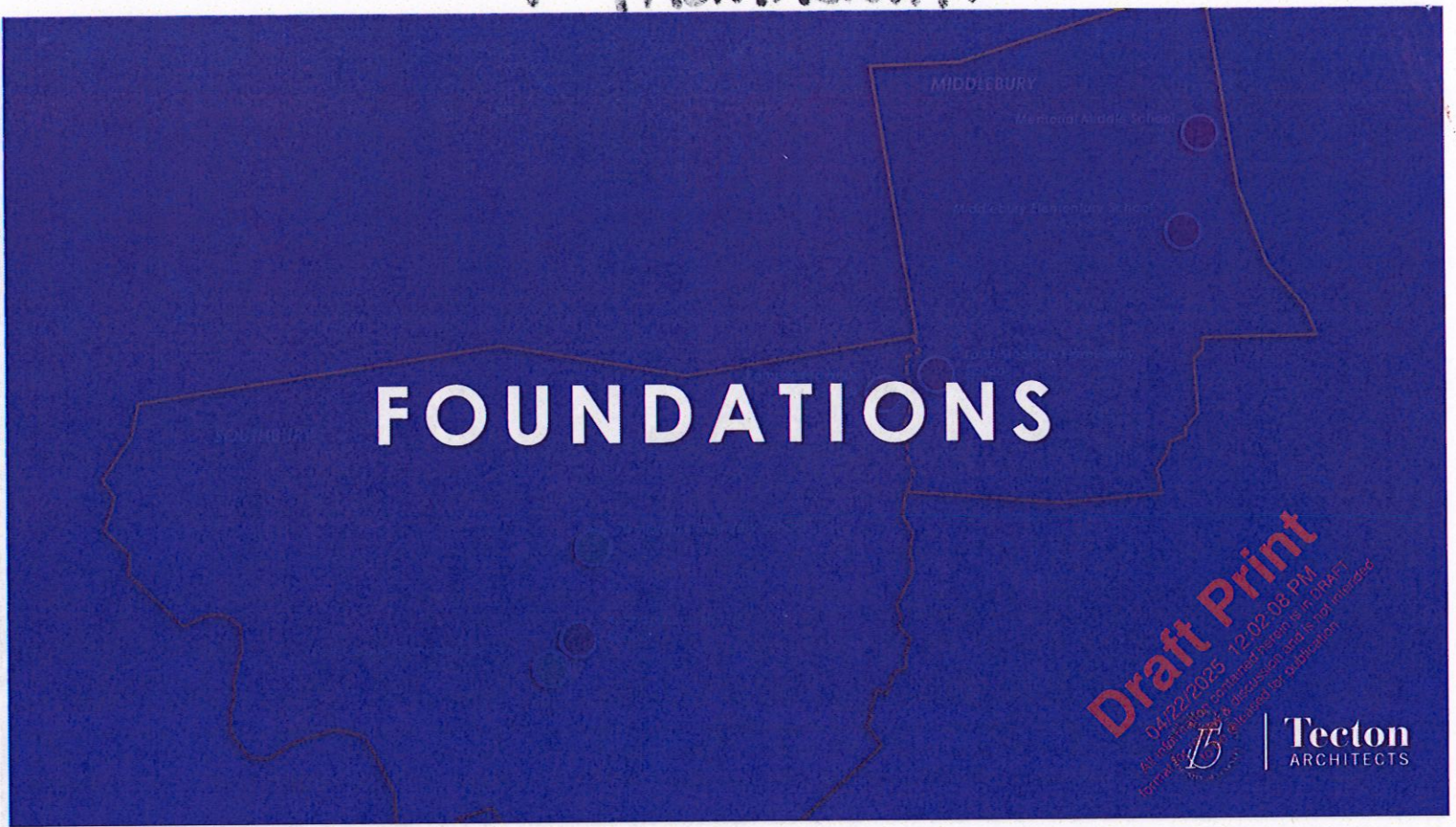
3. Review of Planning Options

Demographic Considerations
Allowable Area Calculations (OGA)
Schedule
Cost Modeling
Options & Comparisons
Options Graphics

4. Next Steps

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Attachment



TEAM RE-INTRODUCTIONS



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

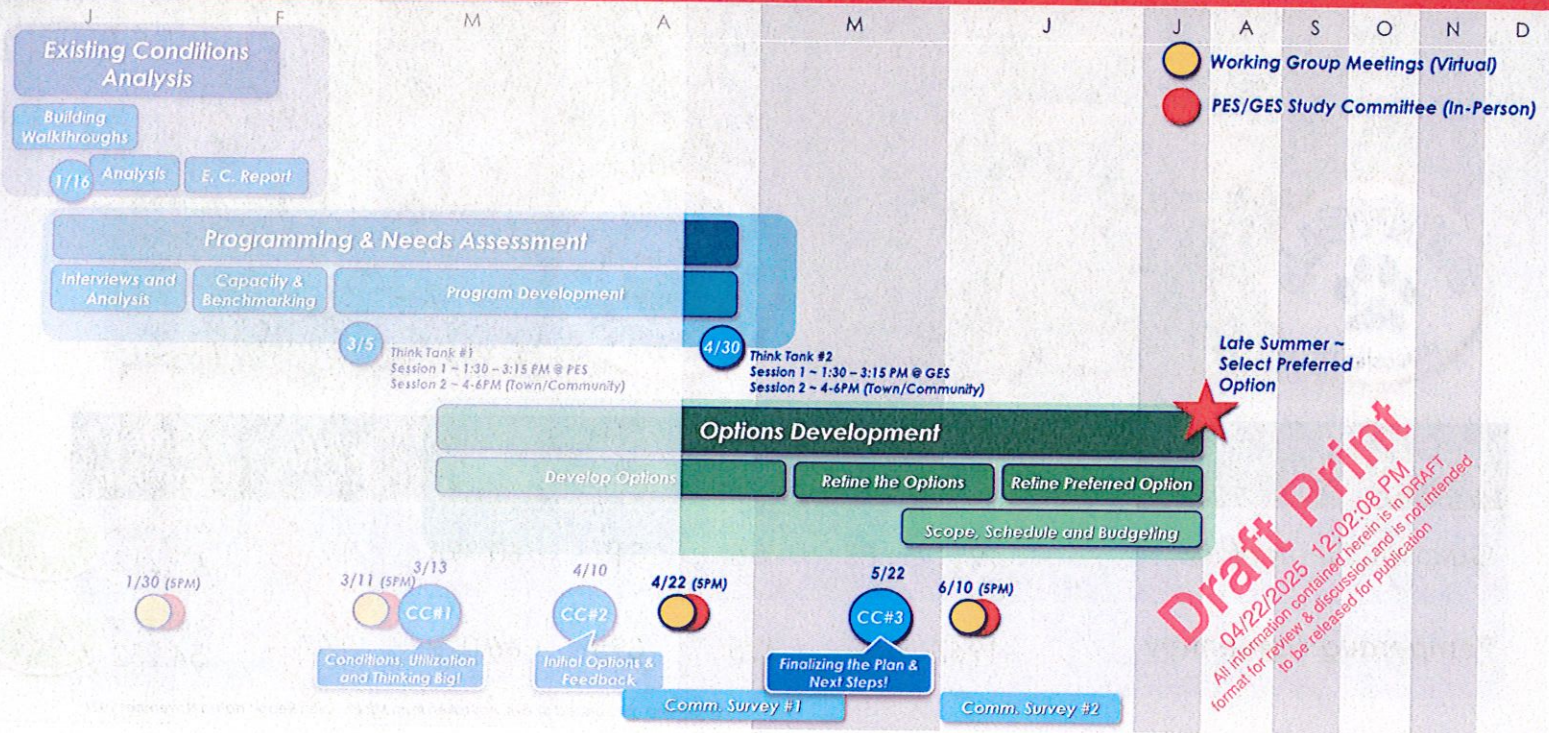
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PROPOSED MILESTONE SCHEDULE (Revised 03/07/25)



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2025

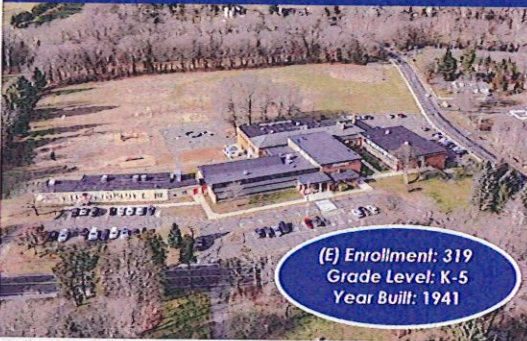


EXISTING CONDITIONS YOUR SCHOOL FACILITIES

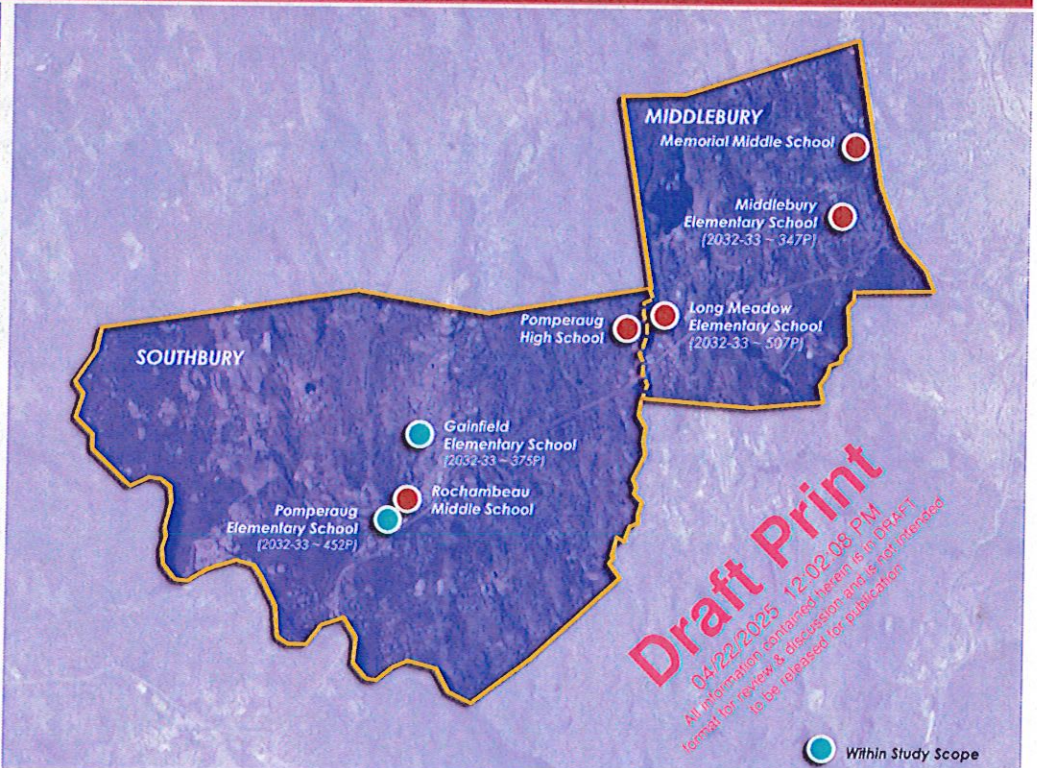


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GAINFIELD ELEMENTARY SCHOOL



POMPERAUG ELEMENTARY SCHOOL



EXISTING ENROLLMENT AREA ANALYSIS

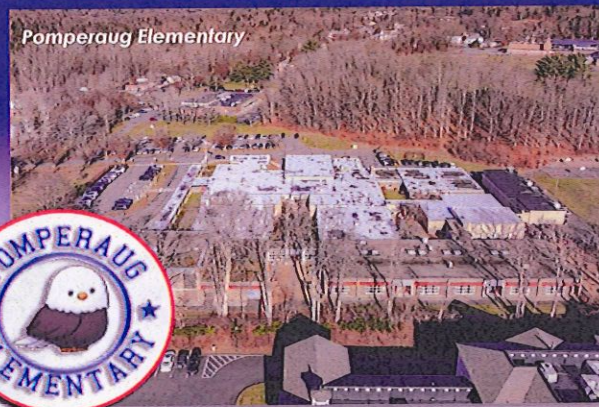


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Gainfield Elementary



Pomperaug Elementary



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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CC#1 @ GES ~ Recap (3/13/25)



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Topics of conversation...

Insurance costs of New vs. RNV

Adding to LMES

CULTURE

Consolidation Concerns – Brookfield

Class Size

SAFETY

Outdoor Education

Attracting Talent

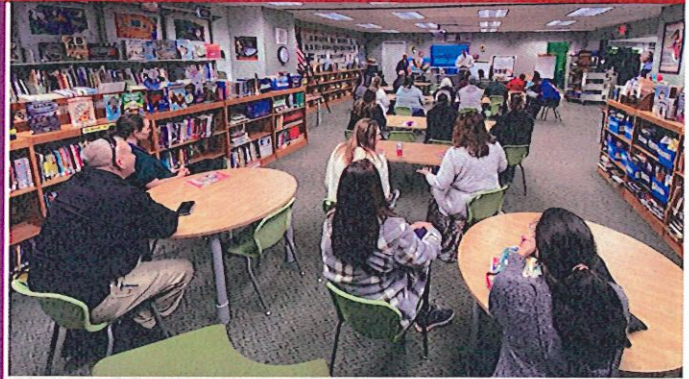
Poll Teachers to get their feedback before coming to the community

Small Feel, Home Town Schools

CAMPUS with multiple grades

Building Community

Travel time on a bus



CC#2 @ PES ~ Recap (4/10/25)



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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



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

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

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CC#2 @ PES ~ Recap (4/10/25)



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Topics of conversation...

Best Practices:
Learn from others

Design Trends

TRAFFIC

Sustainability & Energy Efficiency

Student Performance

SAFETY

What happens to the existing buildings if we consolidate?

School Size

CULTURE

Security Strategies

Athletic Fields

Construction Costs

Poll the Teachers



Upcoming Events



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1

Building Tours & Program Discussions

**Wed.
4/30**
Tentative

📍 Middlebury Elementary School

📍 Long Meadow Elementary School

2

Think Tanks Day 2!
2 Sessions...

**Wed.
4/30**
1:30-3:15 PM
& 4-6PM

Session 1: Grades 3-5 Teachers (PES & GES)
Session 2: Town/Community by Invite

📍 Gainfield Elementary School

3

Community Conversation #3

**Thurs.
5/22**
6-7 PM

- Theme
Finalizing the Plan & Next Steps

📍 Long Meadow Elementary School

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Activities:



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



Community Engagement



Faculty & Staff Survey

(Request from the Community Conversations)

1. Review Content & Questions
2. Issue week of 4/21/2025
3. Close Survey prior to CC#3 (5/22)

Create similar survey for Community & release after CC#3, more focused on the options presented. Items required:

- Refinement/Narrow Options
- Verification of Scope
- Tax Impact based on cost modeling
- Commitment to schedule

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

STAFF SURVEY Share your feedback on the GES/PES Feasibility Study

Scan the code to get started
OR:
Visit this website
<https://www.surveymonkey.com/r/RSD15StaffSurvey>
Please note: this survey will close on Monday, May 19, 2025 and the data will be shared at Community Conversation #3

Join us for a Community Conversation!

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
Community Conversation #1	Community Conversation #2	Community Conversation #3

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Finalizing the Plan & Next Steps
Tecton Architects
Pomperaug Regional School District

Start Connected
<https://www.region15.org/board-of-education/gov-pac>
Building Study region15.org

Stay Connected



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



SCAN ME



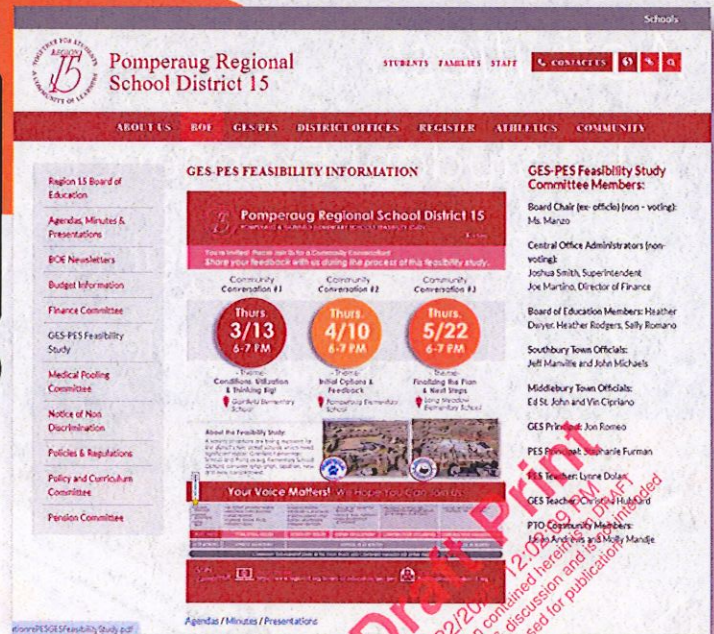
PROJECT EMAIL

BuildingStudy@region15.org



VISIT THE WEBSITE

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



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PLANNING OPTIONS

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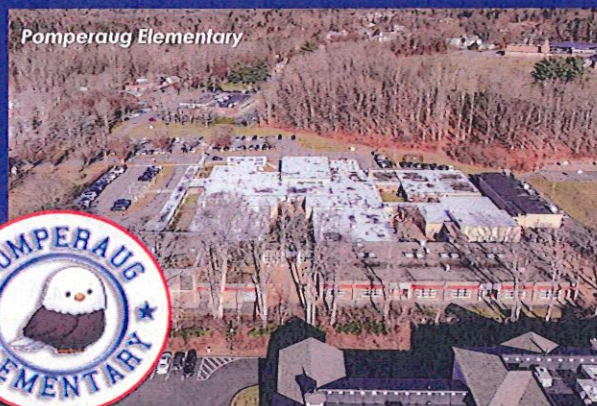


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STATISTICS



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DISTRICT INFORMATION

Reimbursement Rate	District Reference Group	Total District K-5 (FY24-25)	Town Size
Renovate as New: 48.93% New Construction: 38.93%	DRG: Group B Brookfield, Cheshire, Simsbury, Madison, Trumbull...	K-5 Population: 1,479 MES: 309 LMES: 456* GES: 319 PES: 395 (Data from November 2024 MP Planning Enrollment Report) *Does not include Pre-Kindergarten students (~90p)	Middlebury 7,936 Southbury 20,127 (Data from November 2024 MP Planning Enrollment Report)

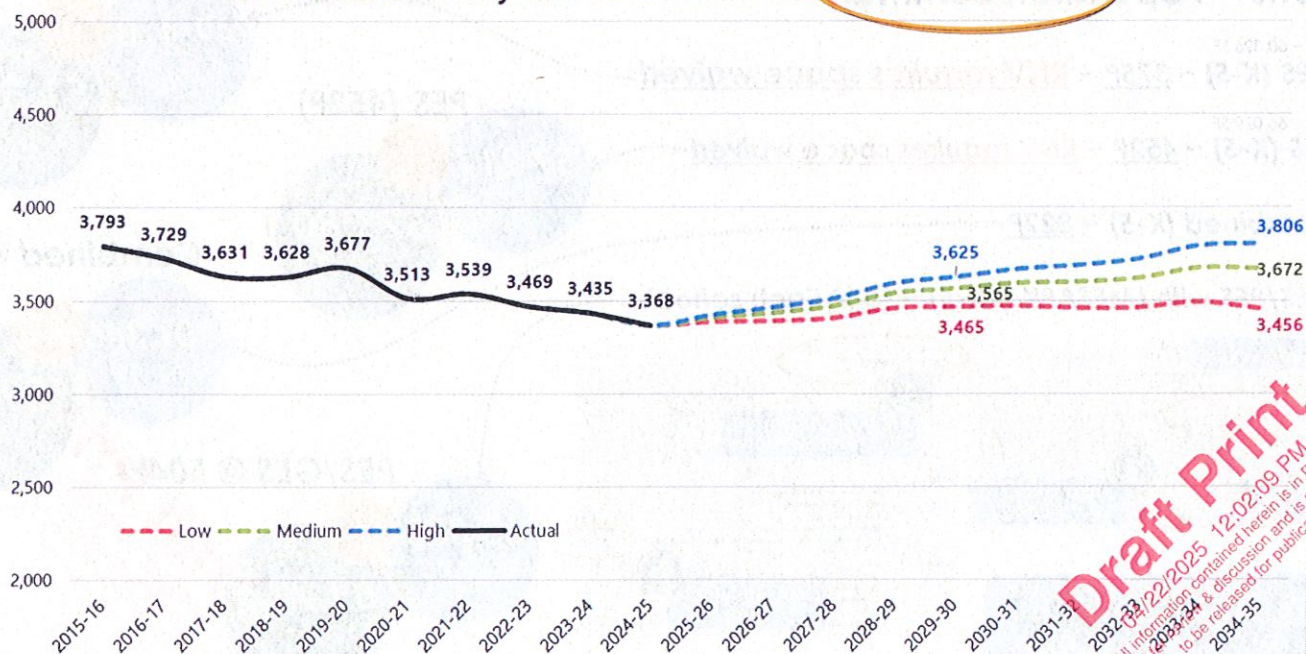
DEMOGRAPHICS & ENROLLMENT ANALYSIS

[Updated 4/22/2025]



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RSD15 Actual and Projected PK-12 Enrollment: 2015-16 to 2034-35



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

DEMOGRAPHICS & ENROLLMENT ANALYSIS

(Updated 4/22/2025)



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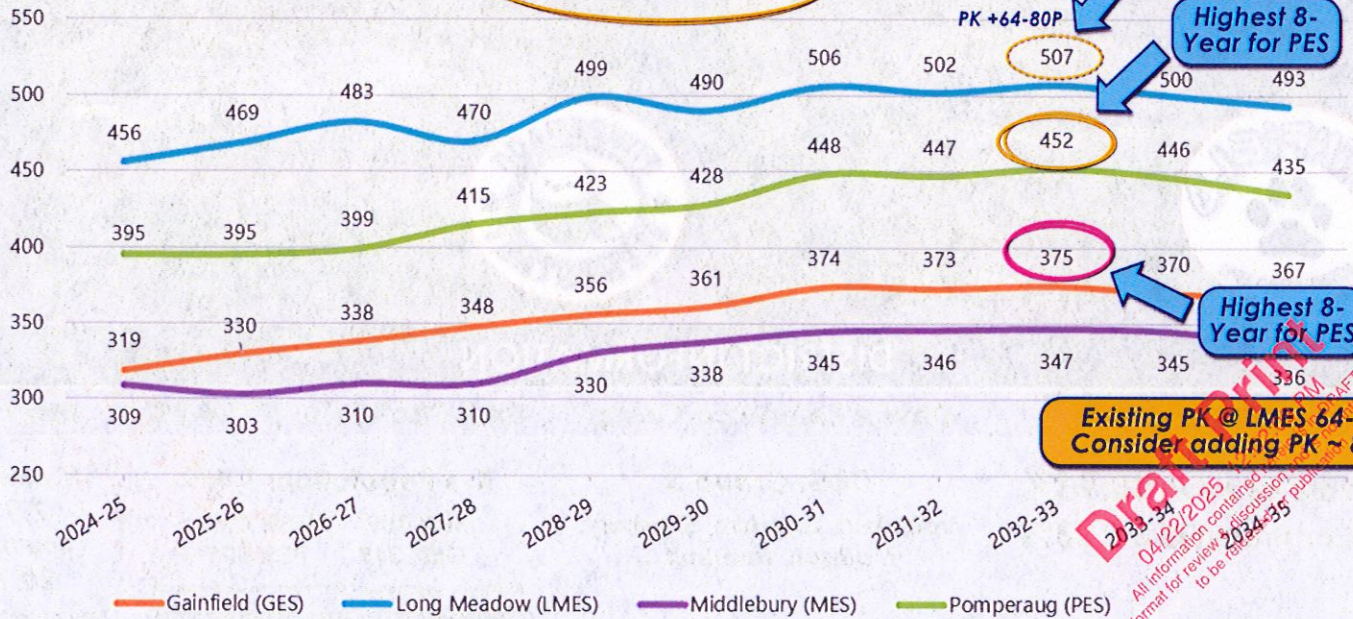
Region 15 Elementary School (K-5) Projected Enrollment 2024-25 to 2034-35

Consider capacity reduction 80-100 @ LMES

Highest 8-Year for PES

Highest 8-Year for PES

Existing PK @ LMES 64-90P
Consider adding PK ~ 80PK



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

DEMOGRAPHICS & ENROLLMENT ANALYSIS

(Updated 4/22/2025)



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Options ~ Population Summary

- E ~ 60,896 SF
- GES (K-5) ~ 375P ~ **RNV requires space waiver!**
- E ~ 66,079 SF
- PES (K-5) ~ 452P ~ **RNV requires space waiver!**
- Combined (K-5) ~ 827P
- GES/PES with LMES&PK (PK-5) ~ 504P Each school.

GES (375P)

47,470 Allowable SF*
51,505 Gross Square Feet

PES (452P)

57,217 Allowable SF*
62,080 Gross Square Feet

Combined @ 827P

101,346 Allowable SF*
109,960 Gross Square Feet

PES/GES @ 504P

63,800 Allowable SF*
69,223 Gross Square Feet

Grade Levels

Grade	1	2	3	4	5
Enrollment	100	100	100	100	100
Area (sq ft)	100	100	100	100	100

Size of School

Allowable SF per student

Highest Enrollment in 8 Year Window

Year	Enrollment	Area (sq ft)
2024-25	452	100
2025-26	452	100
2026-27	452	100
2027-28	452	100
2028-29	452	100
2029-30	452	100
2030-31	452	100
2031-32	452	100
2032-33	452	100
2033-34	452	100
2034-35	452	100

OGA Allowable Area

Maintaining building size at or below the allowable area ensures ability to maximize the possible 48.93% reimbursement from the State!

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

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

KEEPING IT IN PERSPECTIVE

MAILESTONE SCHEDULE (Updated 4.22.2025)



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2025

2026

2027

2028

2029

2030

Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4

Possible Spring
Referendum

Alternate Fall
Referendum

June 30th
Application Deadline

Dec. 15th
Priority List

Spring Session
Grant Approval

Grant
Application

State Funding
Process

Proposed Project
Completed Fall 2030

Total Proposed Timeframe

Feasibility
Study

Community
Engagement

RFQ
RFP

Procure Design
Team, OPM, CMR

Design Phase
(14-16 Months)

BID

Construction Phase
(18-24 Months)

CO

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



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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

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CONSTRUCTION COST METHODOLOGY (Updated 4/22/2025)



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Site

1. Site Improvements
(Grading, utilities, landscaping)
2. Parking
3. Fields & Outdoor Ed.
4. Playscapes & surfacing
5. Septic/Sanitary Design
6. Site Env. Allowance

Building

1. Building Environmental Allowance
2. Partial and/or full Bldg. Demolition
3. New Construction
4. Building Addition(s)
5. Renovations to Existing (RNV)
6. Geothermal Wells
7. Sustainability Bldg. Upgrades

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SOFT COST METHODOLOGY

(Updated 4/22/2025)



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Professional Consultants

1. Architect and Engineering Services
2. Project Management
3. Traffic Survey & Engineering
4. Wetland Identification
5. Site Survey
6. CMR Preconstruction
7. Professional Cost Estimating

Owner's Oversight Costs

1. Commissioning
2. Environmental Consultant
3. Testing & Inspections
4. Other Cons. (Peer Review, Third Party Code)
5. Moving
6. Owner's Contingency **(OGA Requires 10%)**

Other Professional Fees

1. Legal Services
2. Bond Counsel Fees
3. Finance and Administrative Costs
4. State & Town Permit Fees
5. Other Town Costs
6. Insurance/Builders Risk

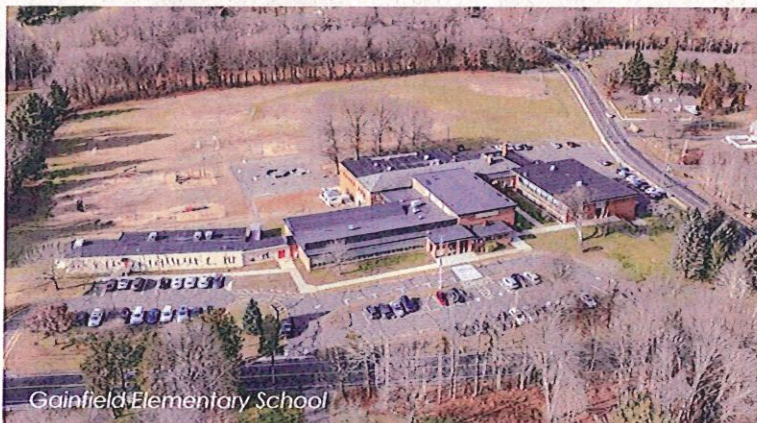
Administrative Fees

1. Advertising / Legal Notices
2. Bid Document Reproduction
3. Program Administrative Costs
4. Permit Fees

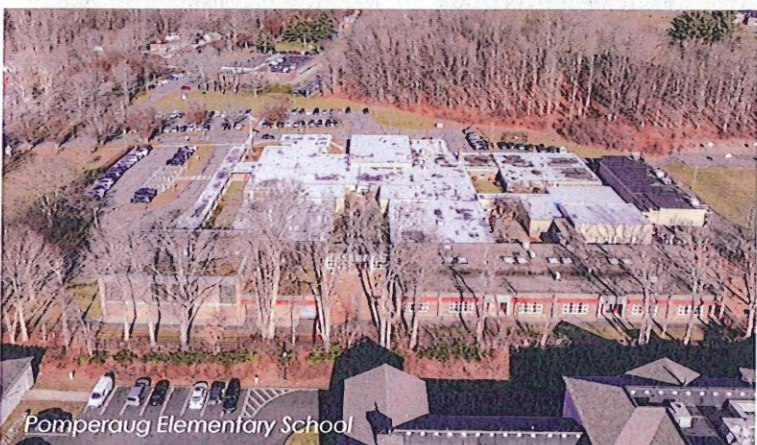
FF&E & Technology, Equipment

1. Furniture & Equipment
2. Communication Technology Hardware
3. Misc. Equipment

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Gainfield Elementary School



Pomperaug Elementary School



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"Renovate Like New"

Renovation Status – maximum demolition of existing structure: The OSCG&R has revised its policy regarding maximum allowable demolition of an existing school building for renovation status. Effective 7/1/2018, districts can demolish whatever portion or percentage of the existing building they want, **but at least 55% of the total project at time of completion must be original construction.**

Give Consideration to...

- **Keep/Renovate 55% of Building (OGA)**
- **Construct 45% New (OGA)**
- **For purposes of the cost model we utilized 60% existing and 40% New**

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OBTAINING RENOVATE AS NEW STATUS



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Local Education Agency	State Project No.	Phase
School		Date

Department of Administrative Services – Plan Review RENOVATION (RNV) DESIGNATION CHECKLIST FORM SCG-3520

- Section 10-262(18) of the Connecticut General Statutes (C.G.S.) defines "Renovation" as "a school building or facility that is substantially renovated or reconstructed in accordance with the subdivision during the previous twenty years old, and that results in at least fifty five per cent of the square footage of the completed building project being so renovated and the entire completed project having a useful life comparable to that of a new construction, and for which the total project costs of the renovation are less than the total project costs of a new construction."
- Submit all backup along with this form. Place an X in the District/Design Professional Submission Column when completed.
- Status column (by DAS staff): ☒ Accepted ☐ Open Item

Submission Requirements		District/Design Professional Submission Column		Status
			DAS Comments	
01.	Provide a written letter, signed by the Superintendent of Schools, requesting "Renovation" designation as defined under C.G.S. §10-262(18).			
02.	Provide a completed FORM SCG-3501 "Cost Analysis for Proposed Renovation Projects" signed by both the Design Professional and the Superintendent of Schools. The cost and square footage values on FORM SCG-3501 must reflect the most current project data, including any recent updates.			
03.	Provide a professional feasibility study comparing the proposed renovation project to constructing a new facility on the same site and at alternative locations, including an opinion of cost for each option.			
04.	Provide a professional cost estimate from an independent, licensed architect, demonstrating that the cost of renovating the existing facility is less than constructing a new one. The cost estimates must include soft costs, remediation, paving space and temporary provisions, phasing costs, escalation, and any other relevant expenses. (C.G.S. §10-266(a)(8)).			
05.	Provide a signed and sealed statement confirming that the entire facility will be brought into full compliance with all applicable codes, including accessibility requirements, upon completion.			
07.	Provide a written statement, signed and sealed by a Connecticut-licensed structural engineer, confirming that the structural integrity of the original building has not been compromised. Additionally, the statement should affirm that, upon completion, the renovated facility will have a useful life for continued occupancy comparable to that of a new facility (i.e., greater than 50 years).			
08.	Provide a detailed report on all existing building systems including finishes, roofing, plumbing, water supply, fire protection, heating, ventilating and air conditioning (HVAC), electrical systems, energy monitoring, communications and security systems. The report should document the condition of these systems and justify the specific renovation needs, including any necessary repairs or replacements. (C.G.S. §10-266(a)(8)).			
09.	Provide signed and sealed professional opinions confirming that all proposed systems will have a useful life of 20 years, or a comparable lifespan to a new system if the expected lifespan is shorter, upon project completion.			

For DAS Use only

Date received: _____ Date revised: _____ Committee recommendation: _____ Approval recommended: _____ Reviewer: _____

Renovate as New Requirements

- Totally refurbish existing building
- Useful life comparable to a new building
- Not less than 75% is at least 30 years old
- 55% of building must be original at the completion of the project
- Ensure facility will be brought up to 100% compliance of all applicable codes
- Professionals need to seal all proposed systems will have a useful life of 20 years or comparable to a new system.
- Refer to Simsbury case study Latimer Lane

RNV (Renovate as New) Options



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Option

1

Renovate as new space waiver for both schools, based on 40% New / 60% RNV

Student Count

RNV PES
(452P)
A ~ 66,079 GSF

RNV GES
(375P)
A ~ 60,896 GSF

Total Project Cost

\$84M | \$44M
TPC | RSD15

\$75M | \$39M
TPC | RSD15

Cost to District

\$83M
Cost to RSD15

2a

Will require additional land for on-site septic, renovates existing + addition

Combined
RNV GES
(827P)
A ~ 109,960 GSF

\$126M | \$66M
TPC | RSD15

\$66M
Cost to RSD15

2b

Combined
RNV PES
(827P)
A ~ 109,960 GSF

\$122M | \$64M
TPC | RSD15

\$64M
Cost to RSD15

2c

Includes 100P relocated from LMES + 80PK, based on 40% New / 60% RNV

RNV PES
(504P)
A ~ 69,223 GSF

RNV GES
(504P)
A ~ 69,223 GSF

\$88M | \$47M
TPC | RSD15

\$81M | \$43M
TPC | RSD15

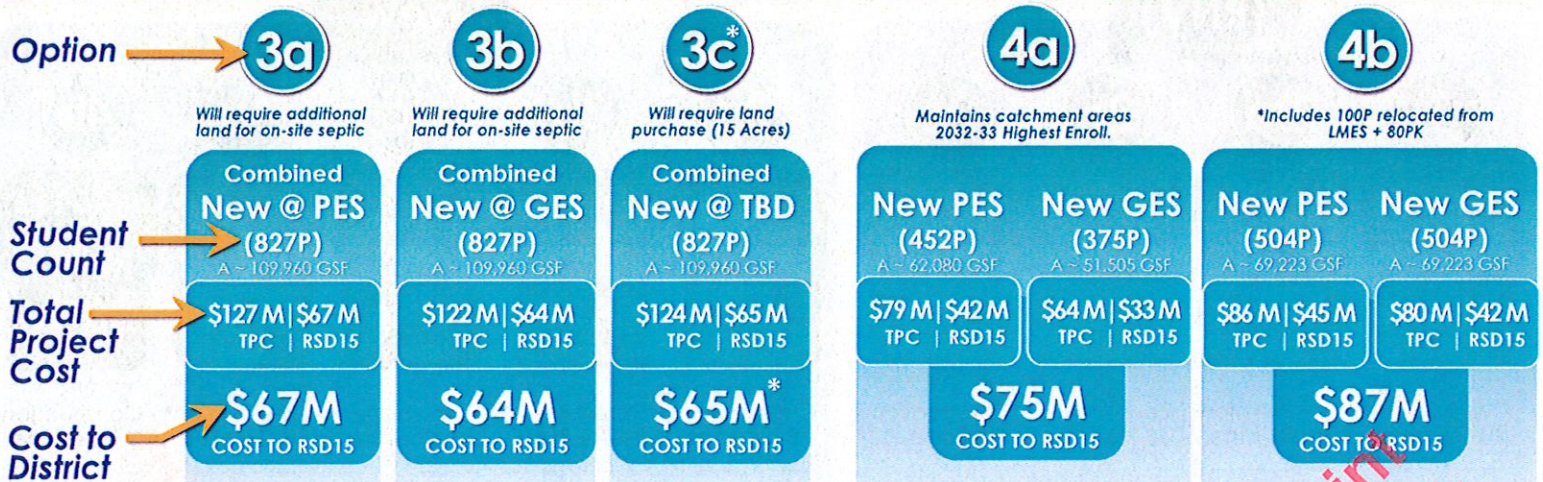
\$90M
Cost to RSD15

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NEW Options BIG PICTURE PLANNING



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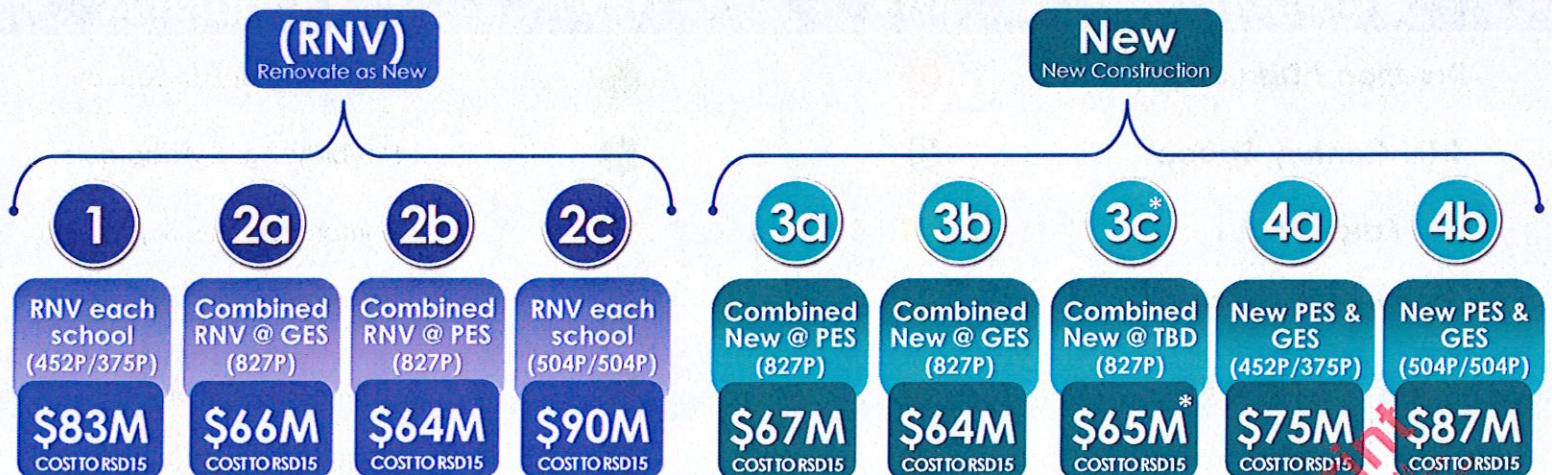


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RNV & NEW Options Summary BIG PICTURE PLANNING



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RNV & NEW Options Summary

BIG PICTURE PLANNING



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(RNV)

Renovate as New

1

RNV each
school
(452P/375P)

\$83M
RSD15

Construction
30-36 Mos.

- Requires temp. modulars during construction.
- Premium for occupied reno & logistics
- Will require temp. compromise on use of core spaces (Gym, Caf., Media)

2a

Combined
RNV @ GES
(827P)

\$66M
RSD15

Construction
36-48 Mos.

- Requires temp. modulars during construction
- Premium for occupied reno & logistics
- Requires + land
- Will require temp. compromise on use of core spaces (Gym, Caf., Media)

2b

Combined
RNV @ PES
(827P)

\$64M
RSD15

Construction
36-48 Mos.

- Requires temp. modulars during construction
- Premium for occupied reno & logistics
- Requires + land
- Will require temp. compromise on use of core spaces (Gym, Caf., Media)

2c

RNV each
school
(504P/504P)

\$90M
RSD15

Construction
30-36 Mos.

- Requires temp. modulars during construction
- Premium for occupied reno & logistics
- Will require temp. compromise on use of core spaces (Gym, Caf., Media)

New

New Construction

3a

Combined
New @ PES
(827P)

\$67M
RSD15

Construction
20-24 Mos.

- 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

3b

Combined
New @ GES
(827P)

\$64M
RSD15

Construction
20-24 Mos.

- 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

3c*

Combined
New @ TBD
(827P)

\$65M*
RSD15

Construction
18-20 Mos.

- * 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

4a

New PES &
GES
(452P/375P)

\$75M
RSD15

Construction
20-24 Mos.

- 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

4b

New PES &
GES
(504P/504P)

\$87M
RSD15

Construction
20-24 Mos.

- 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

Options Development / RNV vs. New



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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

Option 1~ RNV GES (K-5, 375P)

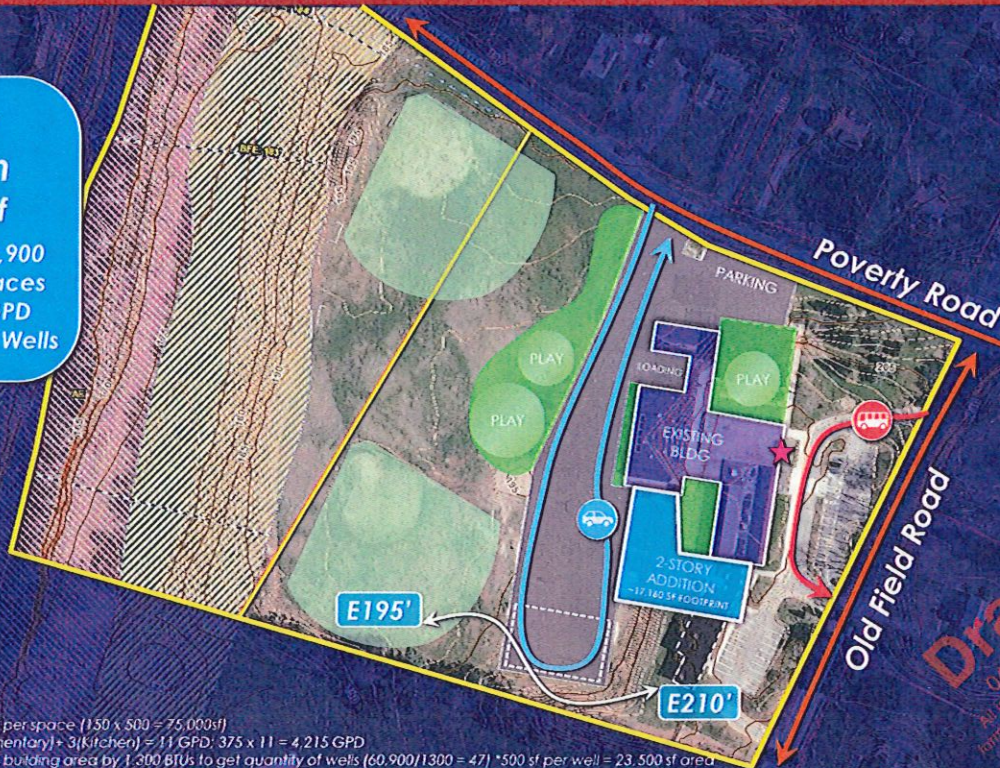


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2-Story Addition ~24,360 sf

Building GSF: 60,900
Parking: 150 Spaces
Septic: 4,215 GPD
Geothermal: ~47 Wells



Parking calculation utilizes 500sf per space (150 x 500 = 75,000sf)
Septic calculation utilizes 8(Elementary) + 3(Kitchen) = 11 GPD: 375 x 11 = 4,215 GPD
Geothermal calculation divides building area by 1,300 BTUs to get quantity of wells (60,900/1300 = 47) *500 sf per well = 23,500 sf area

1

RNV each
school
(452P/375P)

\$83M
COST TO RSD15



Option 1~ RNV PES (K-5, 452P)



Tecton
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2-Story Addition ~26,430 sf

Building GSF: 66,080
Parking: 150 Spaces
Septic: 4,972 GPD
Geothermal: ~51 Wells



Parking calculation utilizes 500sf per space (150 x 500 = 75,000sf)
Septic calculation utilizes 8(Elementary) + 3(Kitchen) = 11 GPD: 452 x 11 = 4,972 GPD
Geothermal calculation divides gross building area by 1,300 BTUs to get quantity of wells (66,080/1300 = 51) *500 SF per well = 25,500 sf area

1

RNV each
school
(452P/375P)

\$83M
COST TO RSD15

I-84

Option 2a~ RNV GES (K-5, 827P)



Tecton
ARCHITECTS



2-Story Addition

~49,065 sf

Building GSF: 109,960
Parking: 300 Spaces
Septic: 9,097 GPD*
Geothermal: ~85 Wells



Parking calculation utilizes 500sf per space (300 x 500 = 150,000sf)
Septic calculation utilizes 8(Elementary) + 3(Kitchen) = 11 GPD; 827 x 11 = 9,097 GPD*ABOVE THE 7,500 THRESHOLD
Geothermal calculation divides gross building area by 1,300 BTUs to get quantity of wells (109,960/1300 = 85) *500 sf per well = 42,500 sf

2a

Combined
RNV @ GES
(827P)

\$66M
COST TO RSD15



Option 2b~ RNV PES (K-5, 827P)



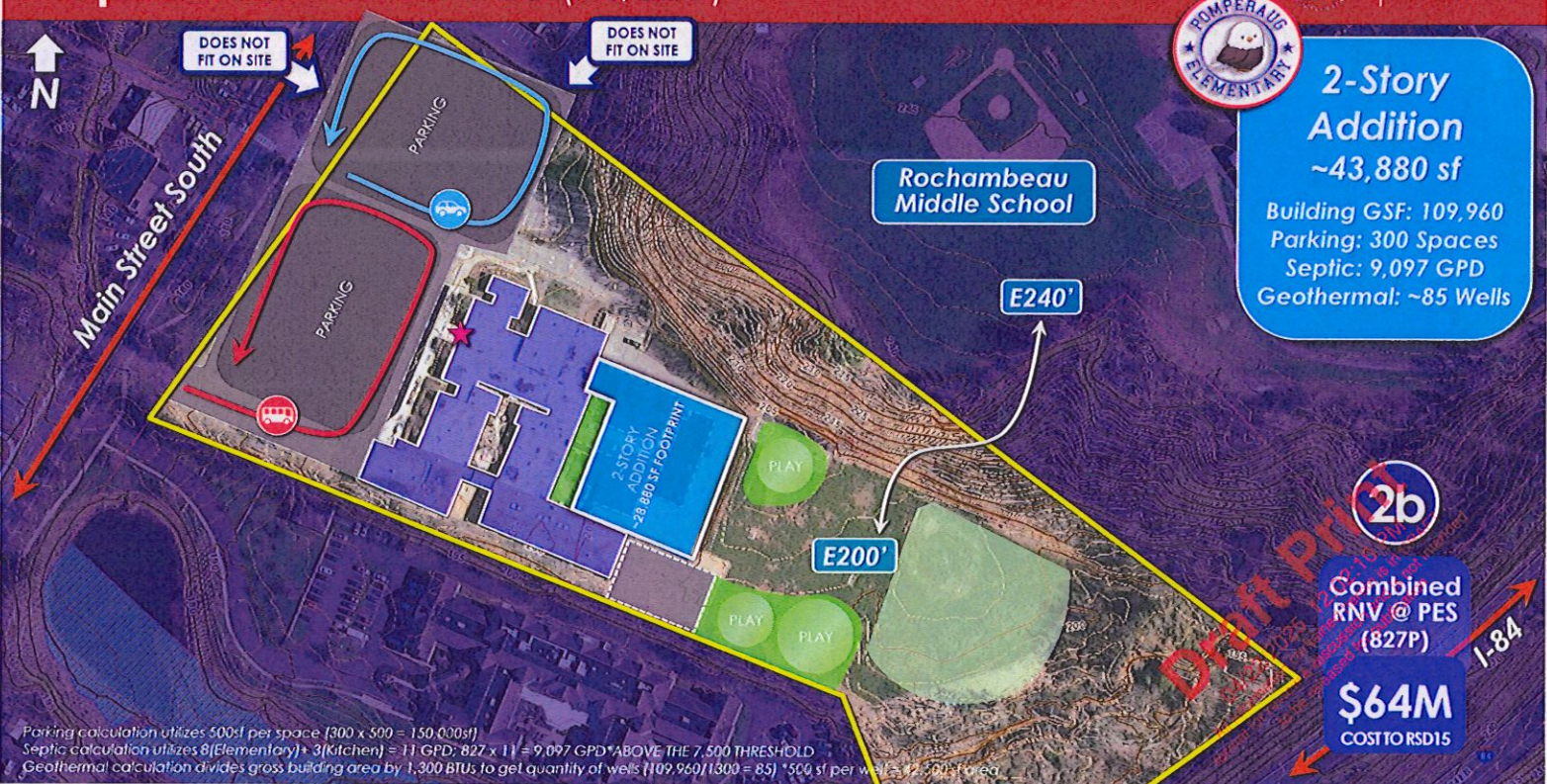
Tecton
ARCHITECTS



2-Story Addition

~43,880 sf

Building GSF: 109,960
Parking: 300 Spaces
Septic: 9,097 GPD
Geothermal: ~85 Wells



Parking calculation utilizes 500sf per space (300 x 500 = 150,000sf)
Septic calculation utilizes 8(Elementary) + 3(Kitchen) = 11 GPD; 827 x 11 = 9,097 GPD*ABOVE THE 7,500 THRESHOLD
Geothermal calculation divides gross building area by 1,300 BTUs to get quantity of wells (109,960/1300 = 85) *500 sf per well = 42,500 sf

2b

Combined
RNV @ PES
(827P)

\$64M
COST TO RSD15



Option 2c~ RNV GES (PK-5, 504P) ~ Creates capacity @LMES



Tecton
ARCHITECTS



2-Story Addition ~27,690 sf

Building GSF: 69,223
Parking: 150 Spaces
Septic: 5,544 GPD
Geothermal: ~54 Wells



Parking calculation utilizes 500sf per space (150 x 500 = 75,000sf)
Septic calculation utilizes 8(Elementary) + 3(Kitchen) = 11 GPD; 504 x 11 = 5,544 GPD
Geothermal calculation divides gross building area by 1,300 BTUs to get quantity of wells (69,223/1300 = 54) * 500 sf per well = 27,000 sf

2c

RNV each
school
(504P/504P)

\$90M
COST TO RSD15



Option 2c~ RNV PES (PK-5, 504P) ~ Creates capacity @LMES

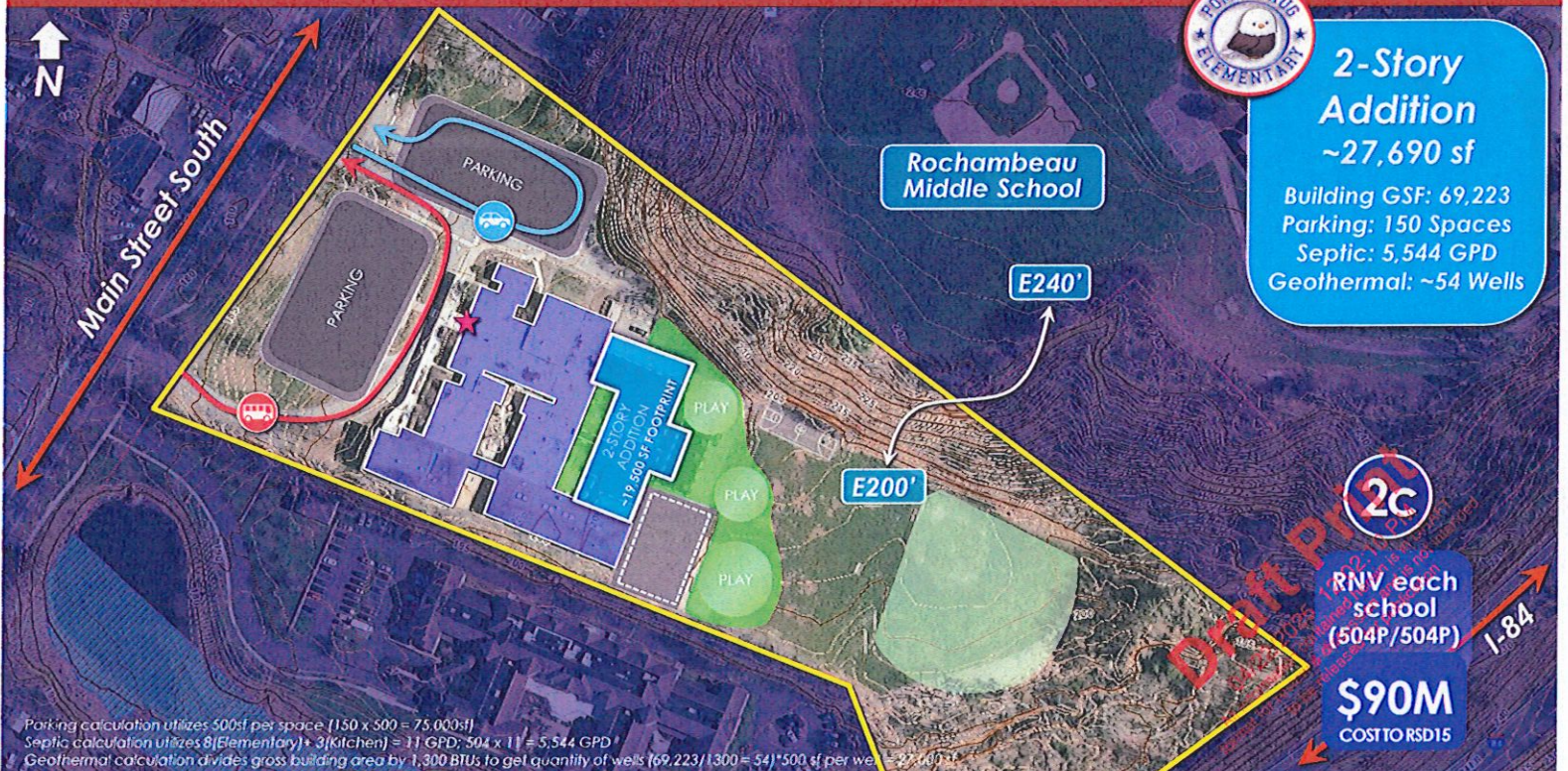


Tecton
ARCHITECTS



2-Story Addition ~27,690 sf

Building GSF: 69,223
Parking: 150 Spaces
Septic: 5,544 GPD
Geothermal: ~54 Wells



Parking calculation utilizes 500sf per space (150 x 500 = 75,000sf)
Septic calculation utilizes 8(Elementary) + 3(Kitchen) = 11 GPD; 504 x 11 = 5,544 GPD
Geothermal calculation divides gross building area by 1,300 BTUs to get quantity of wells (69,223/1300 = 54) * 500 sf per well = 27,000 sf

2c

RNV each
school
(504P/504P)

\$90M
COST TO RSD15



Option 3a~ New Combined @PES (K-5, 827P)



Tecton
ARCHITECTS



New Construction
~109,960 sf

Building GSF: 109,960
Parking: 300 Spaces
Septic: 9,097 GPD*
Geothermal: ~85 Wells

3a

Combined
New @ PES
(827P)

\$67M
COST TO RSD15



Parking calculation utilizes 500sf per space (300 x 500 = 150,000sf)
Septic calculation utilizes 8(Elementary) + 3(Kitchen) = 11 GPD; 827 x 11 = 9,097 GPD* ABOVE THE 7,500 THRESHOLD
Geothermal calculation divides gross building area by 1,300 BTUs to get quantity of wells (109,960/1300 = 85)*500 sf per well = 42,500 sf area

Option 3b~ New Combined @GES (K-5, 827P)



Tecton
ARCHITECTS



New Construction
~109,960 sf

Building GSF: 109,960
Parking: 300 Spaces
Septic: 9,097 GPD*
Geothermal: ~85 Wells

3b

Combined
New @ GES
(827P)

\$64M
COST TO RSD15



Parking calculation utilizes 500sf per space (300 x 500 = 150,000sf)
Septic calculation utilizes 8(Elementary) + 3(Kitchen) = 11 GPD; 827 x 11 = 9,097 GPD* ABOVE THE 7,500 THRESHOLD
Geothermal calculation divides gross building area by 1,300 BTUs to get quantity of wells (109,960/1300 = 85)*500 sf per well = 42,500 sf area

Option 3c~ New Combined @ Site TBD (K-5, 827P)



Tecton
ARCHITECTS



New Construction

~109,960 sf

Building GSF: 109,960

Parking: 300 Spaces

Septic: 9,097 GPD*

Geothermal: ~85 Wells

Generic 25-Acre
Site, TBD

3c*

Combined
New @ TBD
(827P)

\$65M*
COST TO RSD15

Parking calculation utilizes 500sf per space (300 x 500 = 150,000sf)
Septic calculation utilizes 8(Elementary) + 3(Kitchen) = 11 GPD: 827 x 11 = 9,097 GPD*ABOVE THE 7,500 THRESHOLD
Geothermal calculation divides gross building area by 1,300 BTUs to get quantity of wells (109,960/1300 = 85) 1*500 sf per well = 42,500 sf area

Option 4a~ New GES (K-5, 375P)



Tecton
ARCHITECTS



New Construction

~51,505 sf

Building GSF: 51,505

Parking: 150 Spaces

Septic: 4,125 GPD

Geothermal: ~40 Wells

LOSS OF FIELD

Poverty Road

Old Field Road

LOSS OF FIELD

E195'

E210'

4a

New PES &
GES
(452P/375P)

\$75M*
COST TO RSD15

Parking calculation utilizes 500sf per space (150 x 500 = 75,000sf)
Septic calculation utilizes 8(Elementary) + 3(Kitchen) = 11 GPD: 375 x 11 = 4,125 GPD
Geothermal calculation divides gross building area by 1,300 BTUs to get quantity of wells (51,505/1300 = 40) 1*500 sf per well = 20,000 sf area

Option 4a~ New PES (K-5, 452P)



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ARCHITECTS



New Construction ~62,080 sf

Building GSF: 62,080
Parking: 150 Spaces
Septic: 4,972 GPD
Geothermal: ~48 Wells

Rochambeau Middle School

TOPOGRAPHY CHALLENGE

E240'

E200'

4a

New PES &
GES
(452P/375P)

\$75M
COST TO RSD15

Parking calculation utilizes 500sf per space (150 x 500 = 75,000sf)
Septic calculation utilizes 8(Elementary) + 3(Kitchen) = 11 GPD: 452 x 11 = 4,972 GPD
Geothermal calculation divides gross building area by 1,300 BTUs to get quantity of wells (62,080/1300 = 48) * 500 sf per well = 24,000 sf area

Option 4b~ New GES (PK-5, 504P) ~ Creates capacity @LMES



Tecton
ARCHITECTS



New Construction ~69,223 sf

Building GSF: 69,223
Parking: 150 Spaces
Septic: 5,544 GPD
Geothermal: ~54 Wells

LOSS OF FIELD

LOSS OF FIELD

E195'

E210'

Poverty Road

Old Field Road

CONVERT TO GREEN SPACE

4b

New PES &
GES
(504P/504P)

\$87M
COST TO RSD15

Parking calculation utilizes 500sf per space (150 x 500 = 75,000sf)
Septic calculation utilizes 8(Elementary) + 3(Kitchen) = 11 GPD: 504 x 11 = 5,544 GPD
Geothermal calculation divides gross building area by 1,300 BTUs to get quantity of wells (69,223/1300 = 54) * 500 sf per well = 27,000 sf area

Option 4b~ New PES (PK-5, 504P) ~ Creates capacity @LMES



Tecton
ARCHITECTS



New Construction

~69,223 sf

Building GSF: 69,223
Parking: 150 Spaces
Septic: 5,544 GPD
Geothermal: ~54 Wells

Rochambeau Middle School

TOPOGRAPHY CHALLENGE

E240'

E200'

4b

New PES & GES
(504P/504P)

\$87M
COST TO RSD15



Main Street South

RELOCATED FIELD

PARKING

PARKING

2-STORY
NEW CONSTRUCTION
~49,223 SF FOOTPRINT

PLAY

PLAY

Parking calculation utilizes 500sf per space (150 x 500 = 75,000sf)
Septic calculation utilizes 8(Elementary) + 3(Kitchen) = 11 GPD. 504 x 11 = 5,544 GPD
Geothermal calculation divides gross building area by 1,300 BTUs to get quantity of wells (69,223 / 1300 = 54) * 500 sf per well = 27,000 sq ft area

NEXT STEPS

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Next Steps

1. Walkthrough of LMES & MES & incorporate findings
2. Prepare for second Think Tank
3. Refine and narrow options
4. Prepare CC#3 ~ Options Discussion
5. Review process for selection of preferred option

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FEASIBILITY STUDY FOR

POMPERAUG & GAINFIELD ELEMENTARY SCHOOLS

POMPERAUG REGIONAL SCHOOL DISTRICT 15

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Feasibility Study
Committee Meeting
04.22.2025

RNV & NEW Options Summary

BIG PICTURE PLANNING



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(RNV) Renovate as New

Renovate as New

1

RNV each
school
(452P/375P)

\$83M
RSD15

Construction
30-36 Mos.

- Requires temp. modulars during construction.
- Premium for occupied reno & logistics
- Will require temp. compromise on use of core spaces (Gym, Caf., Media)

2a

Combined
RNV @ GES
(827P)

\$66M
RSD15

Construction
36-48 Mos.

- Requires temp. modulars during construction
- Premium for occupied reno & logistics
- Requires + land
- Will require temp. compromise on use of core spaces (Gym, Caf., Media)

2b

Combined
RNV @ PES
(827P)

\$64M
RSD15

Construction
36-48 Mos.

- Requires temp. modulars during construction
- Premium for occupied reno & logistics
- Requires + land
- Will require temp. compromise on use of core spaces (Gym, Caf., Media)

2c

RNV each
school
(504P/504P)

\$90M
RSD15

Construction
30-36 Mos.

- Requires temp. modulars during construction
- Premium for occupied reno & logistics
- Will require temp. compromise on use of core spaces (Gym, Caf., Media)

New New Construction

New Construction

3a

Combined
New @ PES
(827P)

\$67M
RSD15

Construction
20-24 Mos.

- 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

3b

Combined
New @ GES
(827P)

\$64M
RSD15

Construction
20-24 Mos.

- 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

3c*

Combined
New @ TBD
(827P)

\$65M*
RSD15

Construction
18-20 Mos.

- * 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

4a

New PES &
GES
(452P/375P)

\$75M
RSD15

Construction
20-24 Mos.

- 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

4b

New PES &
GES
(504P/504P)

\$87M
RSD15

Construction
20-24 Mos.

- 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

