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, March 11, 2025 Regular Meeting Minutes
Pomperaug High School Media Center
5:00 PM

PRESENT:	Ms. Heather Dwyer, BOE (5:12 pm arrived)	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)
	Mr. John Michaels, Southbury Board of Finance (absent)	Mr. Jason Andrews, PES PTO
	Mr. Ed St. John, Middlebury First Selectman	Ms. Molly Mandje, GES PTO
	Mr. Vin Cipriano, Middlebury Board of Finance	
PRESENT Non -Voting	Ms. Marion Manzo, Board of Education Chair	
	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 March 11th GES/PES Feasibility Study Committee meeting to order at 5:03 p.m. and the Pledge of Allegiance was recited.

Call to Order

Upon a motion by Mrs. Rodgers, seconded by Mr. Andrews
IT WAS VOTED
"to approve the minutes from the January 30, 2025 GES/PES Feasibility Study Committee meeting" and passed with Mr. Andrews, Mr. Cipriano, Ms. Dolan, Ms. Furman, Ms. Mandje, Mrs. Rodgers, Dr. Romano, Mr. Romeo, Mr. St. John and Mr. Van Stone voting, "aye". Ms. Dwyer, Ms. Hubbard, and Mr. Michaels were absent.

Approval of Minutes

No comments from citizens.

Comments from Citizens

Mr. Wyszynski and Ms. Ciaverella presented feedback from their first Think Tank session held on March 5th at Gainfield Elementary School.

Tecton Architects: Progress Update

(attachment 1). Committee members and Tecton Architects engaged in a discussion on the upcoming Community Conversations.

Upon a motion by Mrs. Rodgers, seconded by Dr. Romano Adjourn
IT WAS VOTED
"to adjourn the March 11, 2025 GES/PES Feasibility Study Committee meeting at 6:35 p.m." and passed with Mr. Andrews, Mr. Cipriano, Ms. Dolan, Ms. Dwyer, Ms. Furman, Ms. Mandje, Mrs. Rodgers, Dr. Romano, Mr. Romeo, Mr. St. John and Mr. Van Stone voting, "aye". Ms. Hubbard and Mr. Michaels were absent.

Attachment 1

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Tecton ARCHITECTS

FEASIBILITY STUDY FOR POMPERAUG & GAINFIELD ELEMENTARY SCHOOLS

POMPERAUG REGIONAL SCHOOL DISTRICT 15

Feasibility Study
Committee Meeting
03.11.2025

AGENDA

Tecton ARCHITECTS

Draft Print

1. **Foundations**
   - Goals, Schedule, Demographics, LMES/MES, Mentimeter Results
2. **Community Engagement**
   - Think Tank K-2 Staff @ PES (3/5/25)
   - Think Tank Town/Community By Invite @ PES (3/5/25)
   - Upcoming Community Conversation #1 @ GES (3/13/25)
   - Community Survey #1 (Launch following CC1)
   - Student Engagement
   - Project Email & Website
3. **Initial Thoughts & Considerations (Prior to exploring the options)**
   - Septic Considerations & Case Study
   - Alternative Site(s)
   - Putting it in perspective – Milestone Schedule

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FOUNDATIONS

Tecton ARCHITECTS

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

PROPOSED MILESTONE SCHEDULE (Revised 03/07/25)

Tecton ARCHITECTS

2025

J M A M J J A S O N D

Working Group Meetings (Virtual)

PES/GES Study Committee (In-Person)

Existing Conditions Analysis

Building Walkthroughs

1/16 Analysis

E. C. Report

Programming & Needs Assessment

Interviews and Analysis

Capacity & Benchmarking

Program Development

3/5 Think Tank #1
Session 1 ~ 1:30 – 3:15 PM @ PES
Session 2 ~ 4-6PM (Town/Community)

4/30 Think Tank #2
Session 1 ~ 1:30 – 3:15 PM @ GES
Session 2 ~ 4-6PM (Town/Community)

Late Summer ~ Select Preferred Option

Options Development

Develop Options

Refine the Options

Refine Preferred Option

Scope, Schedule and Budgeting

1/30 (5PM)

3/11 (5PM) 3/13 CC#1 Conditions, Utilization and Thinking Big!

4/10 CC#2 Initial Options & Feedback

4/22 (5PM)

5/22 CC#3 Finalizing the Plan & Next Steps!

6/10 (5PM)

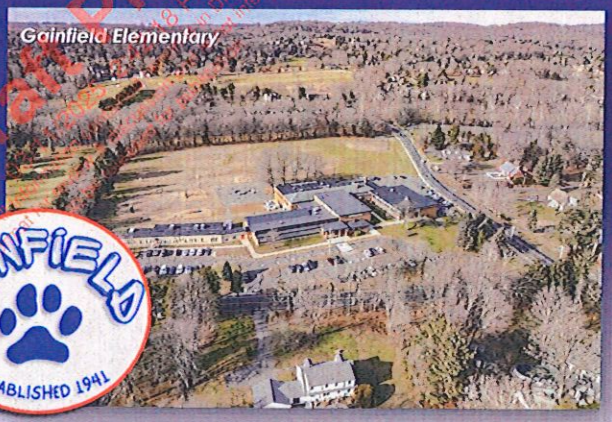
Comm. Survey #1

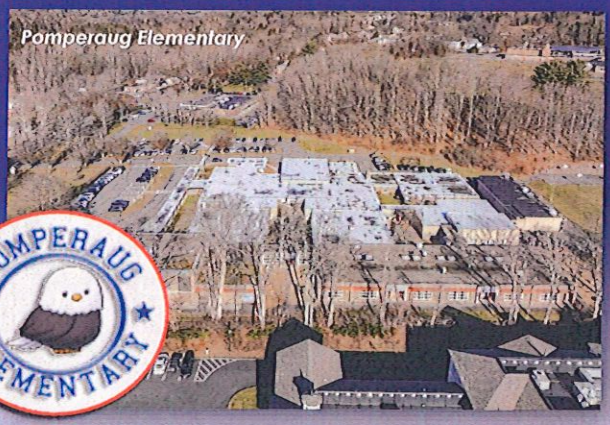
Comm. Survey #2

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Goals for the Project

Tecton ARCHITECTS



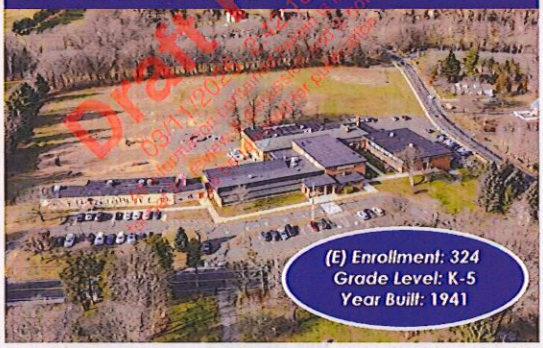


RENOVATE AS NEW (K-5)				NEW (K-5)
1	2	3a	3b	4
Renovate PES	Renovate GES	Combine PES / GES on GES Site	Combine PES / GES on PES Site	Combine PES / GES in New Building

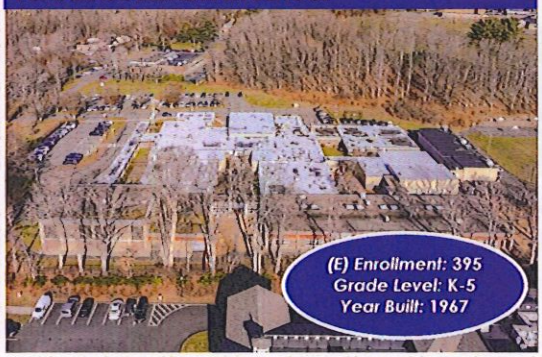
EXISTING CONDITIONS YOUR SCHOOL FACILITIES

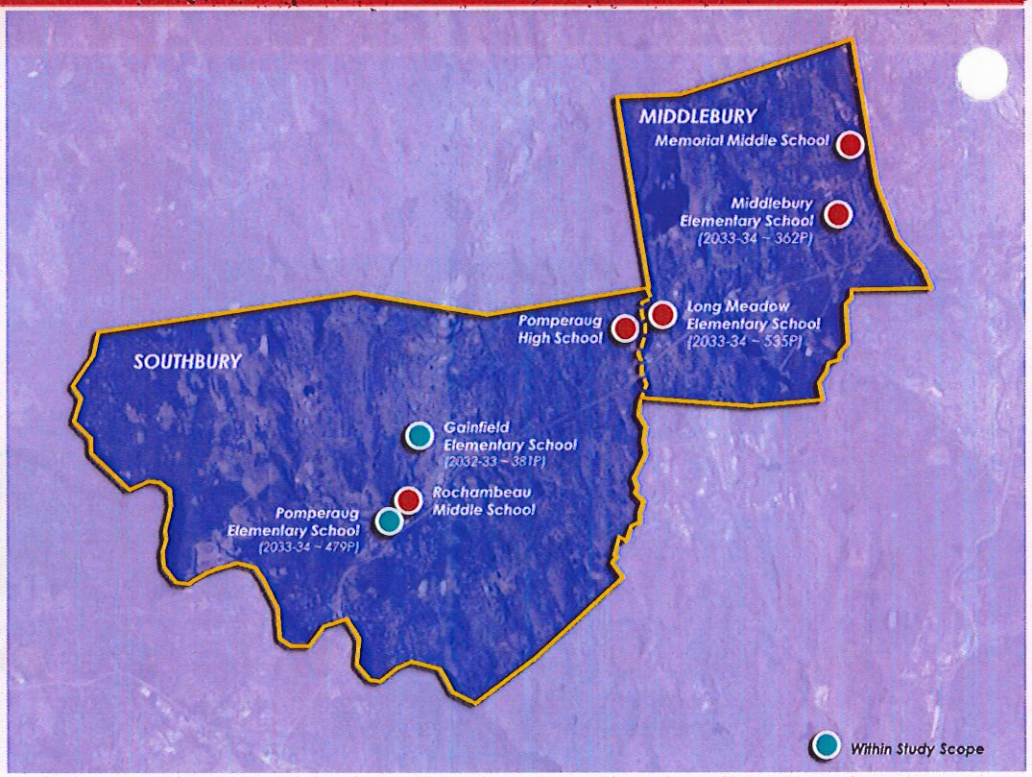
Tecton ARCHITECTS

GAINFIELD ELEMENTARY SCHOOL



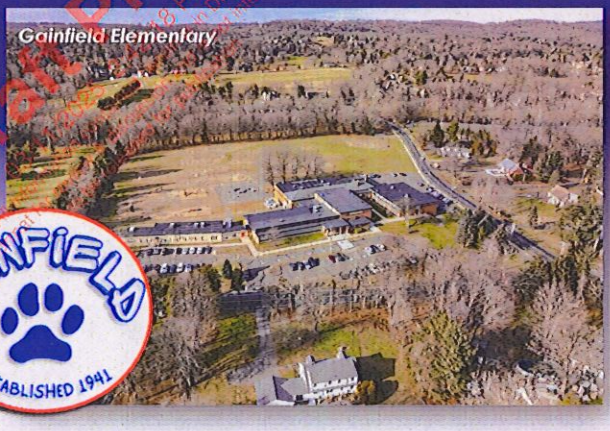
POMPERAUG ELEMENTARY SCHOOL

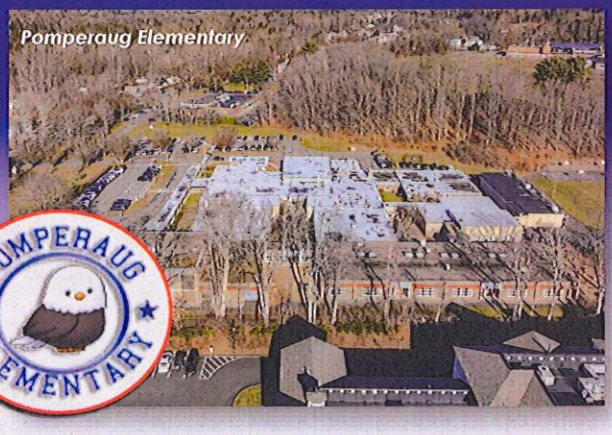




EXISTING ENROLLMENT AREA ANALYSIS

Tecton ARCHITECTS





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%

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

EXISTING ENROLLMENT AREA ANALYSIS

Tecton ARCHITECTS

Gainfield Elementary School

Project Number TBD
School Name Gainfield 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

Projected Enrollment	Grades 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 Enr
2. Select "Yes" for each grade served
3. Answer whether there is 1% addit
4. Enter the existing square footage
5. Enter the square footage of the sc
6. Note that all square foot calculatio

Section 1.

Highest Proj 8-year enrollment 324

		6			6
Pre-K and/or K	Yes	7	Pre-K and/or K	124	7
1	Yes	8	1	124	8
2	Yes	9	2	124	9
3	Yes	10	3	124	10
4	Yes	11	4	124	11
5	Yes	12	5	156	12

Section 2.

(a) Total (grades Pre-K through 12)	776
(b) Number of grades housed	6
(c) Average [(a)/(b)]	129
(d) Extra 1% for HVAC (CGS10-286(c)(2))?	Yes
(e) Maximum allowable square footage per space standards [(c) x (d)]	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

Tecton ARCHITECTS

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

Projected Enrollment	Grades 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," e
2. Select "Yes" for each grade served or to be s
3. Answer whether there is 1% additional space
4. Enter the existing square footage of your sch
5. Enter the square footage of the school built
6. Note that all square foot calculations are me

Section 1.

Highest Proj 8-year enrollment 395

		6			6
Pre-K and/or K	Yes	7	Pre-K and/or K	120	7
1	Yes	8	1	120	8
2	Yes	9	2	120	9
3	Yes	10	3	120	10
4	Yes	11	4	120	11
5	Yes	12	5	152	12

Section 2.

(a) Total (grades Pre-K through 12)	752
(b) Number of grades housed	6
(c) Average [(a)/(b)]	125
(d) Extra 1% for HVAC (CGS10-286(c)(2))?	Yes
(e) Maximum allowable square footage per space standards [(c) x (d)]	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 (2032-35 & 2033-34)

Tecton ARCHITECTS

Combined Elementary School

Project Number: TBD
School Name:
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

Projected Enrollment	Grades												
	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 school's highest projected 8 year enrollment.
2. Select "Yes" for each grade served or to be served in your school.
3. Answer whether there is 1% additional space claimed for HVAC.
4. Enter the existing square footage of your school constructed before 1959 remaining in completed project.
5. Enter the square footage of the school built 1959 or later, as of the completion of construction.
6. Note that all square foot calculations are measured to inside face of exterior walls.

3	Yes	10		3	116
4	Yes	11		4	116
5	Yes	12		5	148

Section 2.

(a) Total (grades Pre-K through 12)	728
(b) Number of grades housed	6
(c) Average [(a)/(b)]	121
(d) Extra 1% for HVAC (CGS10-286(c)(2))?	Yes
(e) Maximum allowable square footage per space standards [(c) x (d)]	112,253

112,253
Allowable SF*
(916 Students)
(Grades K-5)

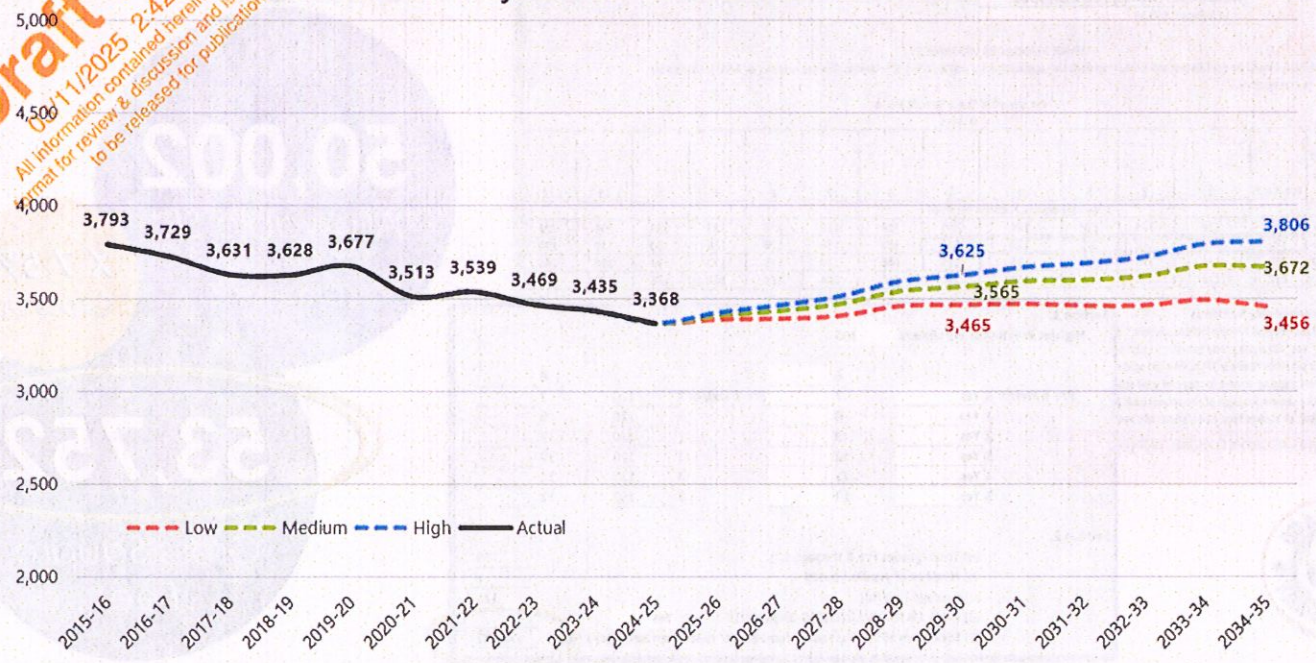
X 7.5%
Gross Up

120,672
Gross Square Feet

DEMOGRAPHICS & ENROLLMENT ANALYSIS

Tecton ARCHITECTS

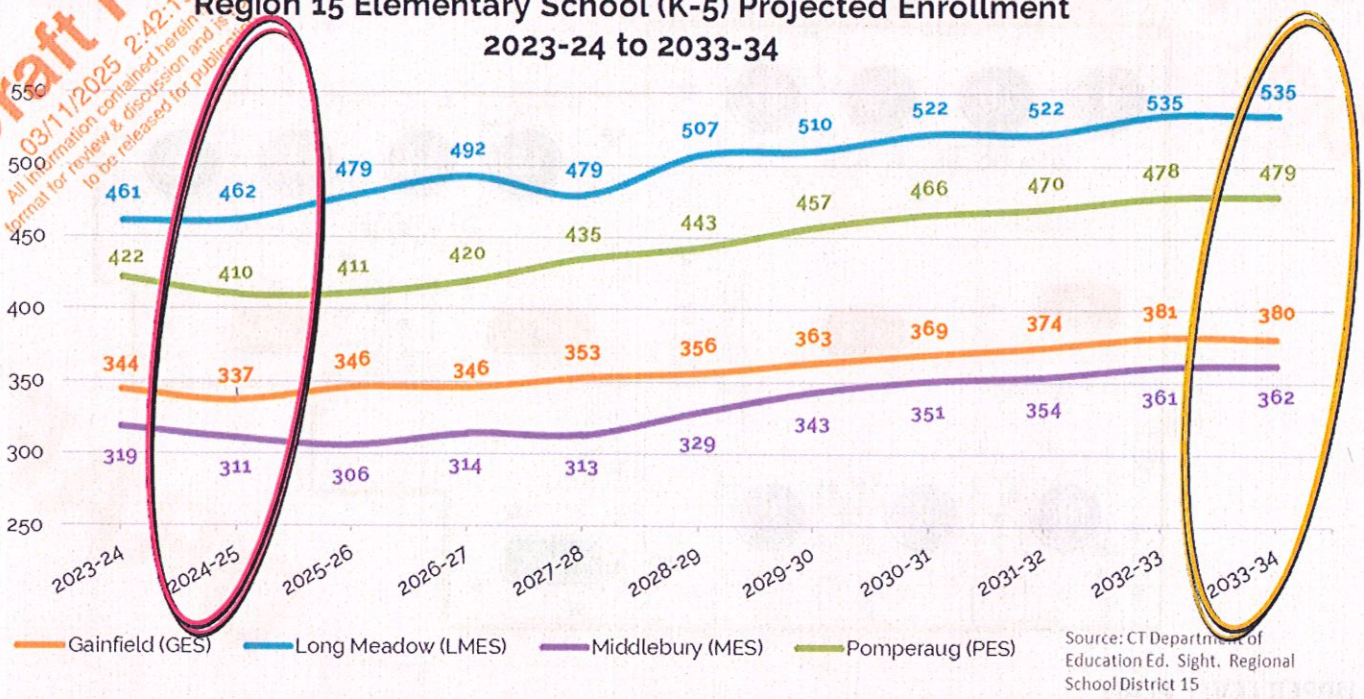
RSD15 Actual and Projected PK-12 Enrollment: 2015-16 to 2034-35



DEMOGRAPHICS & ENROLLMENT ANALYSIS

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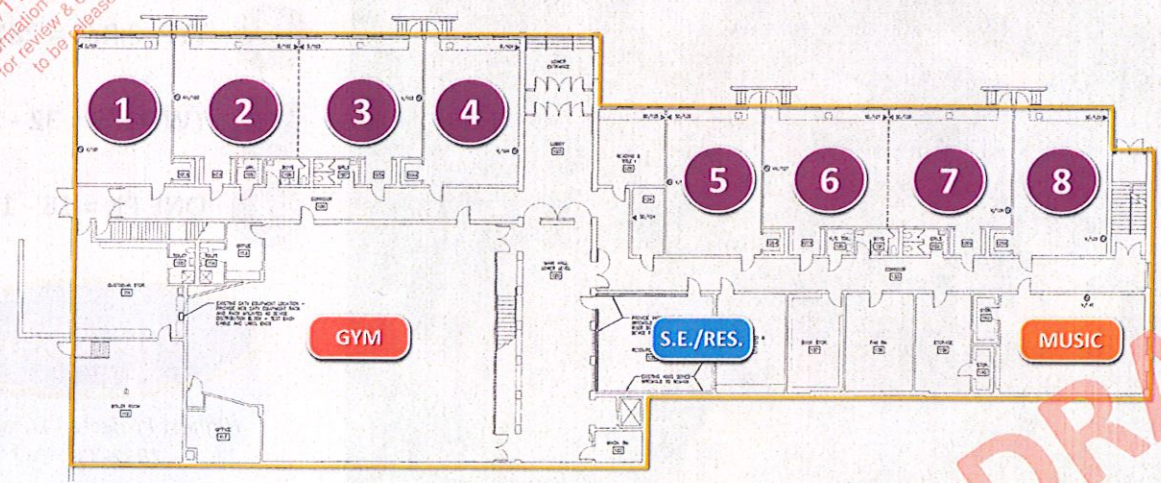
Region 15 Elementary School (K-5) Projected Enrollment 2023-24 to 2033-34



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

MES Capacity Review

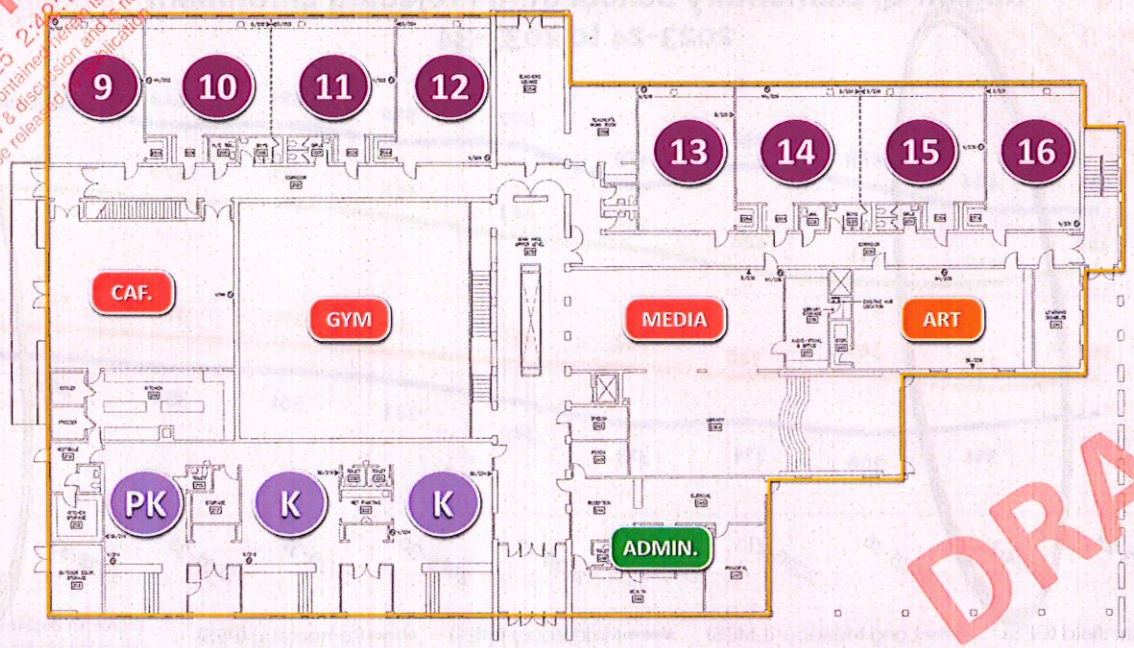
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LOWER LEVEL PLAN

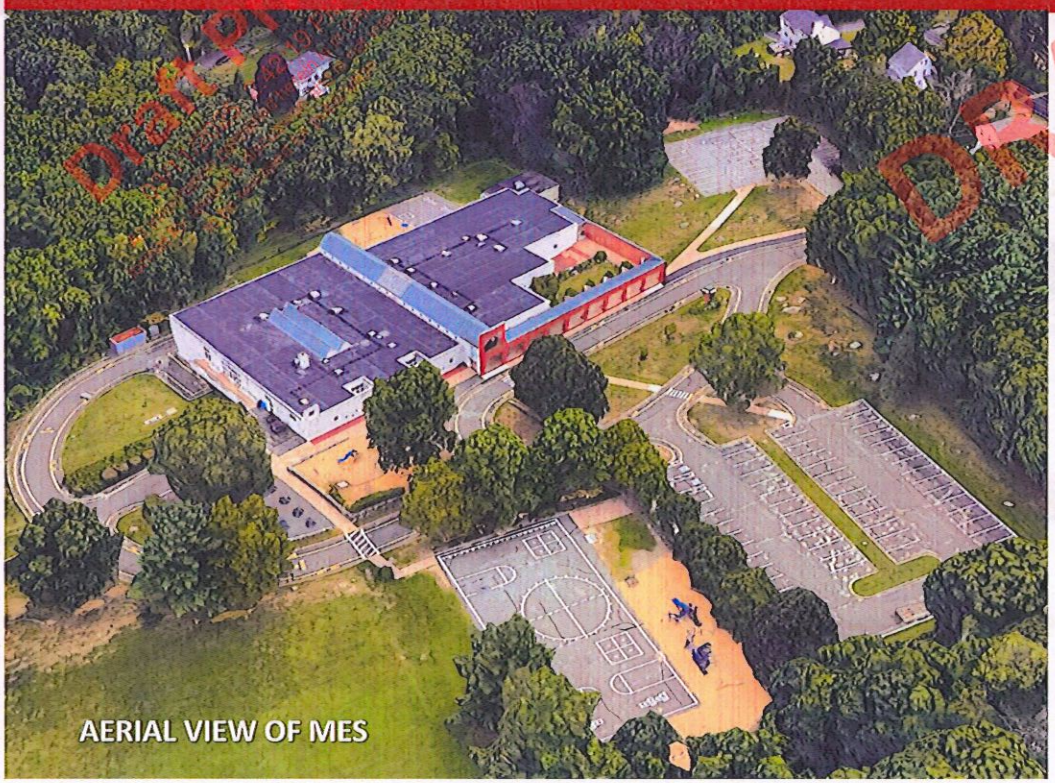
MES Capacity Review



UPPER LEVEL PLAN

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DRAFT

MES Capacity Review



AERIAL VIEW OF MES

CAPACITY ANALYSIS

- 16 — TYP. C.R.'S = 288 - 320P
- K — TWO K'S = 32 - 36P
- PK — ONE PK = 16 - 18P

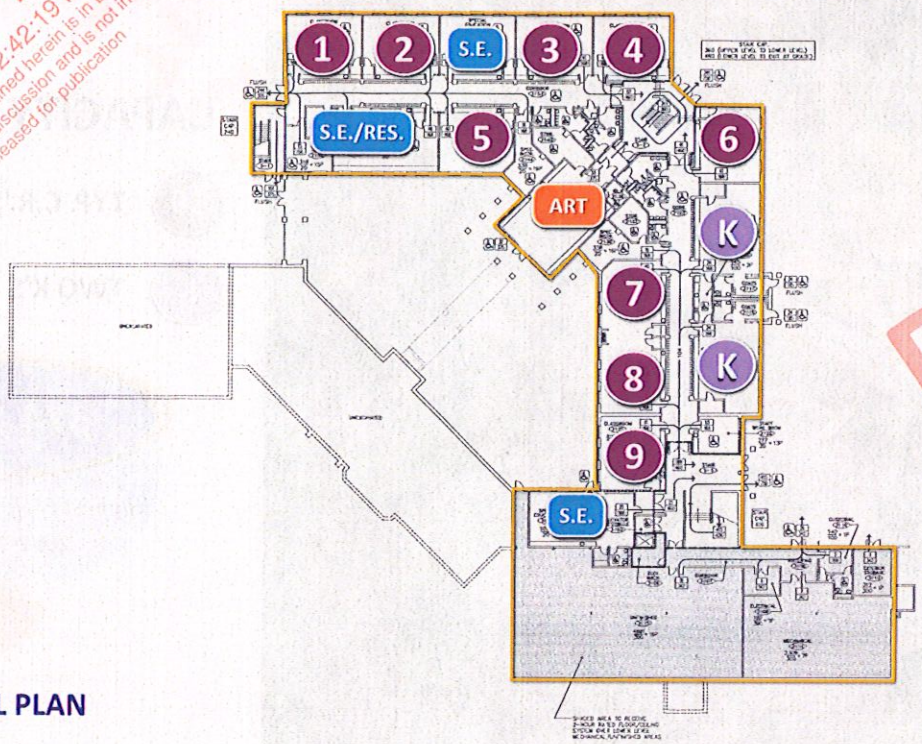
336 - 374P

Highest Projected Enrollment
2032-33 = 347

LMES Capacity Review

Tecton ARCHITECTS

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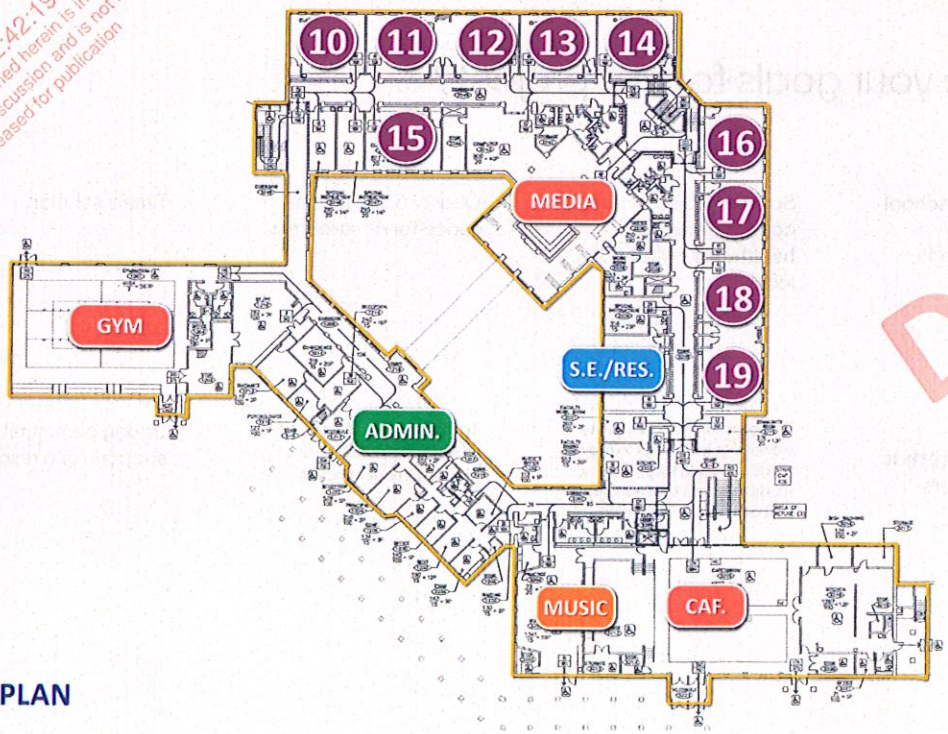
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LOWER LEVEL PLAN

LMES Capacity Review

Tecton ARCHITECTS

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DRAFT

UPPER LEVEL PLAN

LMES Capacity Review

Tecton ARCHITECTS



AERIAL VIEW OF LMES

CAPACITY ANALYSIS

19 TYP. C.R.'S = 342 - 380P

K TWO K'S = 32 - 36P

374 - 416P

Highest Projected Enrollment
2032-33 = 507

91-133P

"ROUNDTABLE WORKSHOP" – RESULTS (1/30 Mtg.)

Tecton ARCHITECTS

Mentimeter

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

5 17

"ROUNDTABLE WORKSHOP" – RESULTS (1/30 Mtg.)

Tecton ARCHITECTS

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Mentimeter

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.

5 17

"ROUNDTABLE WORKSHOP" – RESULTS (1/30 Mtg.)

Tecton ARCHITECTS

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Mentimeter

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.

5 17

"ROUNDTABLE WORKSHOP" – RESULTS (1/30 Mtg.)

Tecton ARCHITECTS

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Mentimeter

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

5 19

"ROUNDTABLE WORKSHOP" – RESULTS (1/30 Mtg.)

Tecton ARCHITECTS

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Mentimeter

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)

5 19

"ROUNDTABLE WORKSHOP" – RESULTS (1/30 Mtg.)

Tecton ARCHITECTS

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Mentimeter

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.

5 19

"ROUNDTABLE WORKSHOP" – RESULTS (1/30 Mtg.)

Tecton ARCHITECTS

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Mentimeter

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

16

"ROUNDTABLE WORKSHOP" – RESULTS (1/30 Mtg.)

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Mentimeter

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.

16

"ROUNDTABLE WORKSHOP" – RESULTS (1/30 Mtg.)

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Mentimeter

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

17

"ROUNDTABLE WORKSHOP" – RESULTS (1/30 Mtg.)

Tecton ARCHITECTS

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Mentimeter

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.

17

"ROUNDTABLE WORKSHOP" – RESULTS (1/30 Mtg.)

Tecton ARCHITECTS

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Mentimeter

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.

17

"ROUNDTABLE WORKSHOP" – RESULTS (1/30 Mtg.)

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Mentimeter

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.

17

"ROUNDTABLE WORKSHOP" – RESULTS (1/30 Mtg.)

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Mentimeter

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.

17

"ROUNDTABLE WORKSHOP" – RESULTS (1/30 Mtg.)

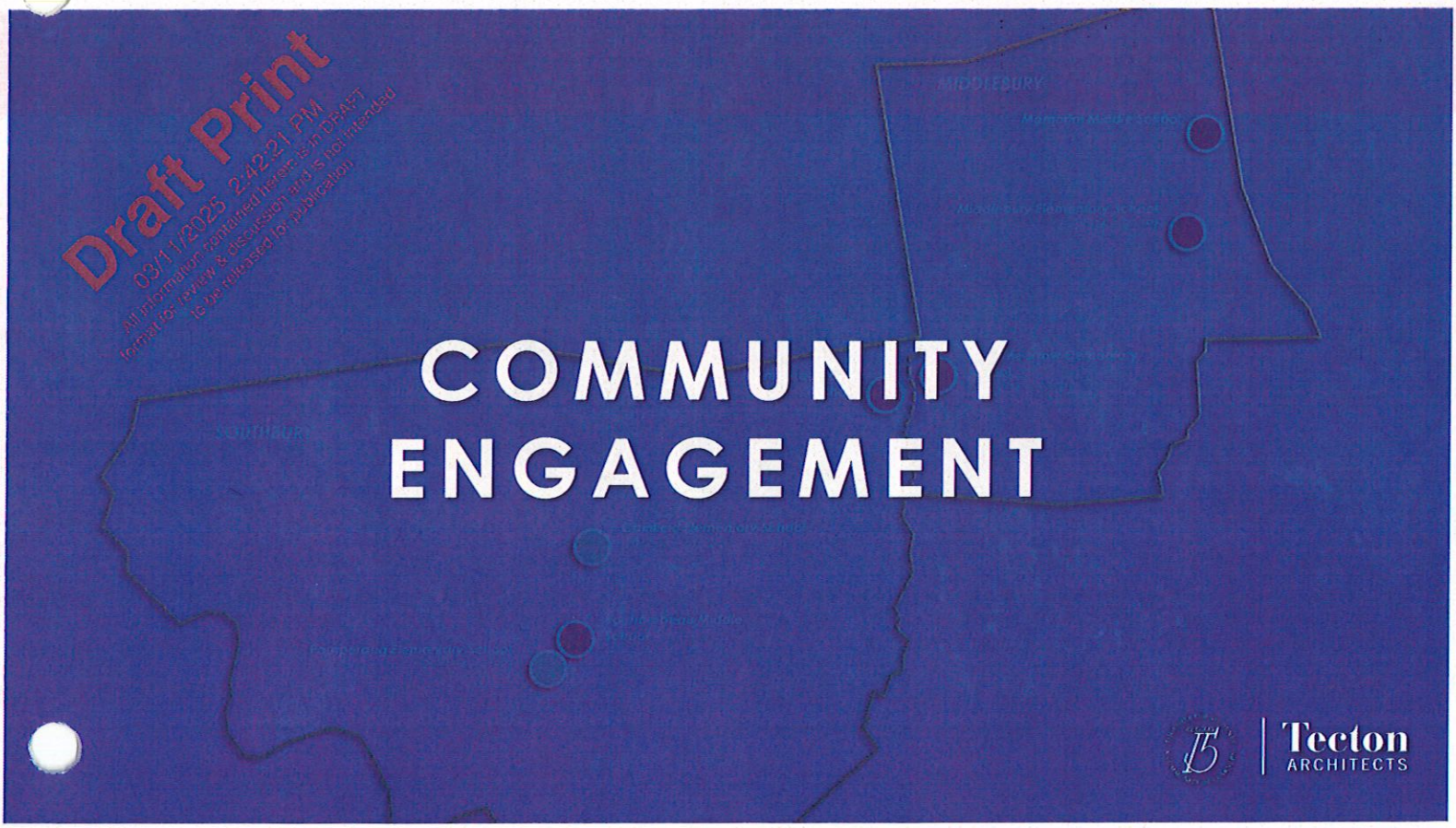
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Mentimeter

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



Think Tank K-2 Staff (03/05/25)

Tecton ARCHITECTS

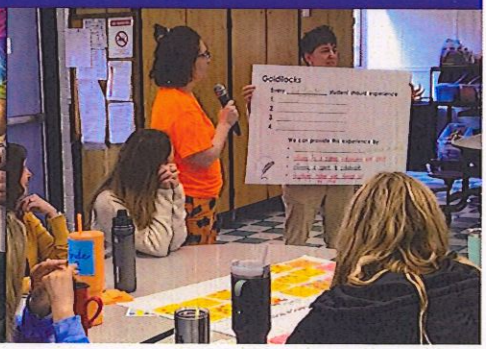
Activities:

Your Students | Your Curriculum | Your Philosophy

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







Think Tank K-2 Staff (03/05/25)

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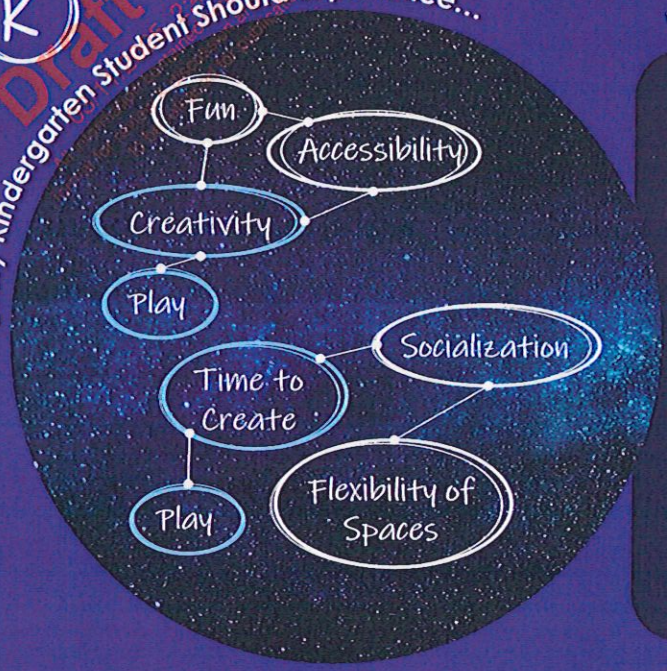


Think Tank K-2 Staff (03/05/25)

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K

Every Kindergarten Student Should Experience...



We can Provide this Experience by...

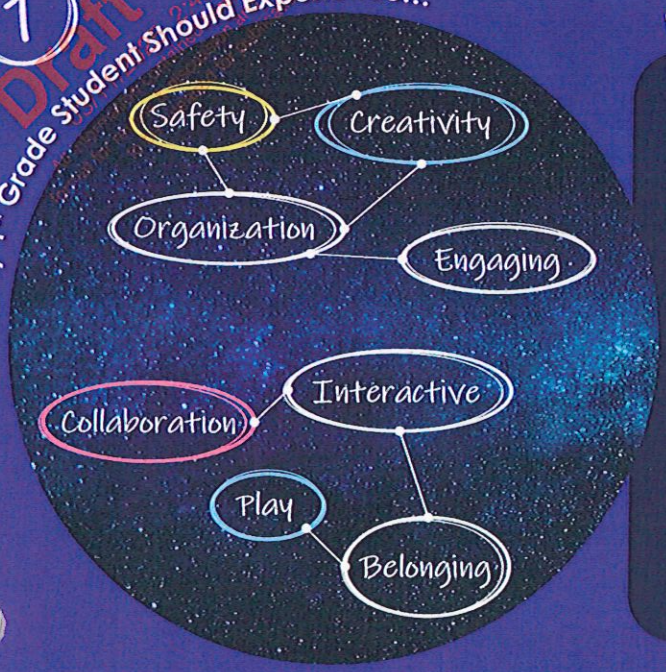
1. Providing multiple spaces for different functions (change of scenery)
2. Building **year-round spaces** for outdoor play and learning
3. Providing space to organize and be creative
4. Creating spaces for working (on whiteboards) and **displaying student work**
5. Providing space for dramatic play
6. Creating large areas for cross-grade level or large group collaboration
7. Having a line of sight to all areas of the classroom
8. Having "anywhere" be the front of the room with different areas for different types of work (whole group, small group, etc.)

Think Tank K-2 Staff (03/05/25)

Tecton ARCHITECTS

1

Every 1st Grade Student Should Experience...



We can Provide this Experience by...

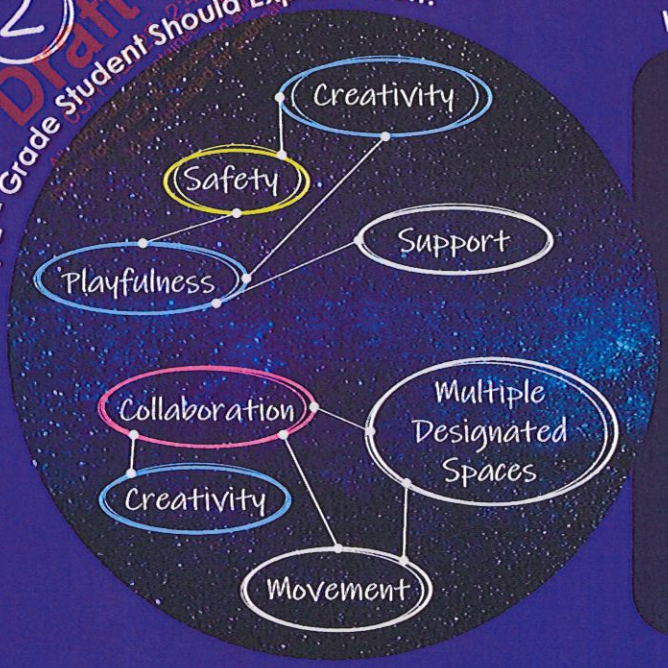
1. Flexible seating
2. Providing flexible seating and spaces that have multi-uses
3. Providing **indoor-outdoor** play space
4. Creating spaces to gather as a school community
5. Utilizing a large common room for grade levels
6. **Displaying student work** (sense of pride)
7. Making sure classroom space eliminates visual noise by having a storage/organization space for all materials
8. Having different learning space options other than assigned seat

Think Tank K-2 Staff (03/05/25)

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2 Every 2nd Grade Student Should Experience...



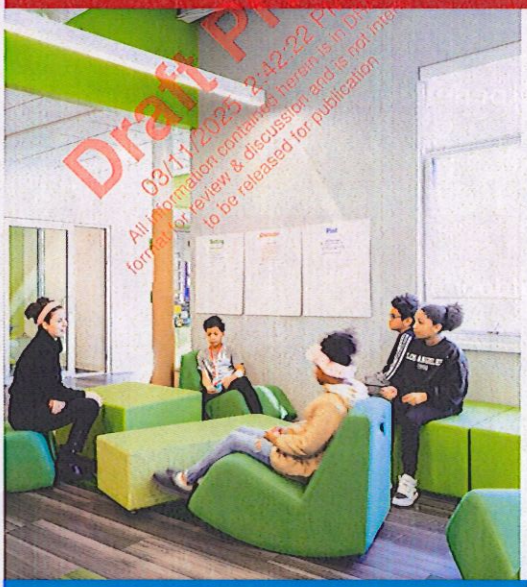
We can Provide this Experience by...

1. Having a time and place to play (inside and outside)
2. Including large, safe, fun **indoor-outdoor** areas
3. Allowing for a calming independent workspace
4. Including soundproofing, dividers and creative design
5. Offering a space to collaborate
6. Providing access to a variety of supplies, equipment and resources
7. Creating large flexible spaces
8. **Displaying student work** throughout the school

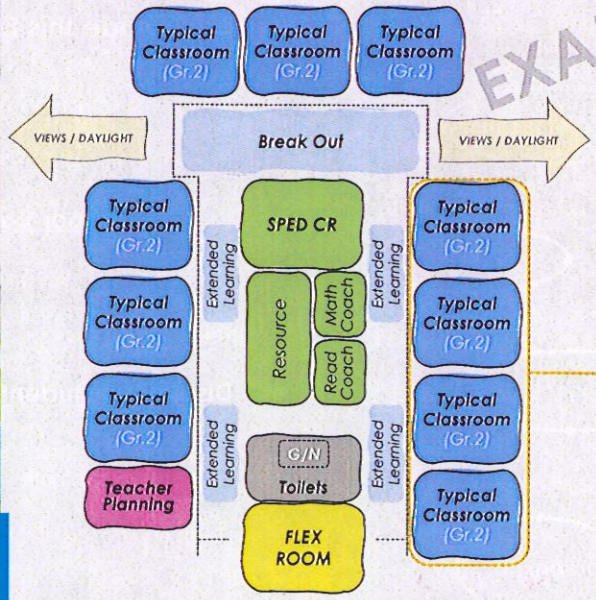
Diagramming What's Possible

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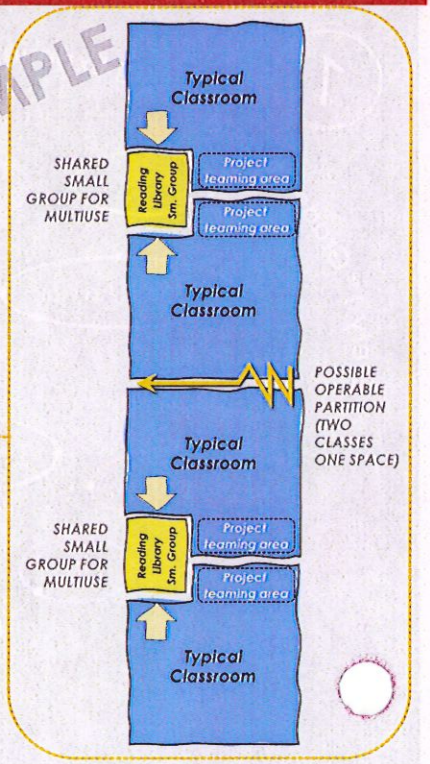
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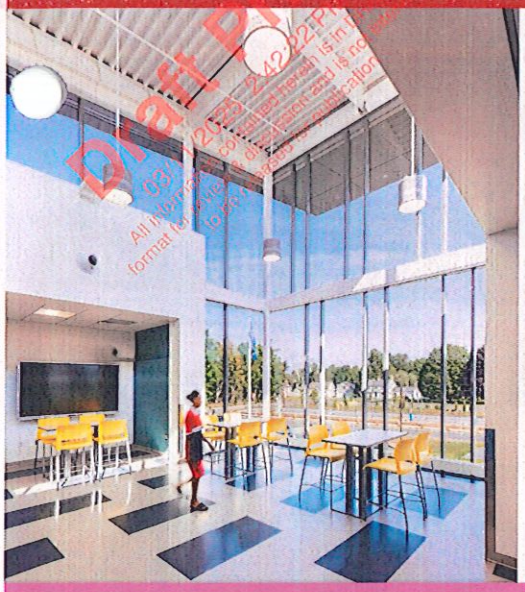
Creates unique grade level neighborhoods that gathers all resources in one home base



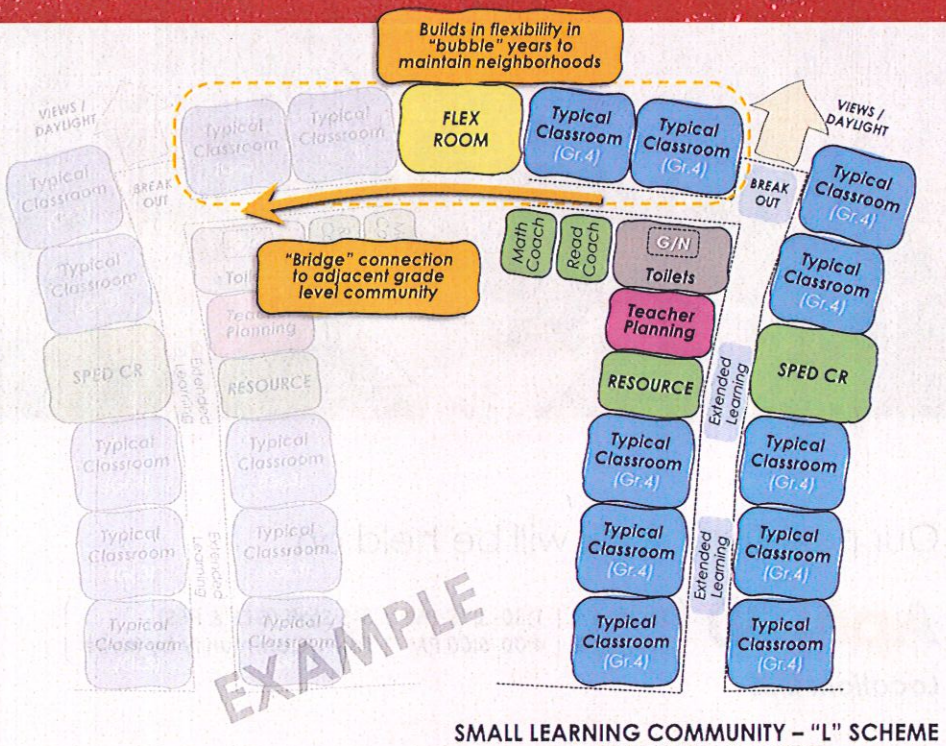
SMALL LEARNING COMMUNITY – "POD" SCHEME
GRADE LEVEL NEIGHBORHOOD



Diagramming What's Possible



Could also consider bringing two grade levels together for flexibility in "bubble" years



SMALL LEARNING COMMUNITY – "L" SCHEME
GRADE LEVEL NEIGHBORHOOD

Think Tank Town/Community (03/05/25)

Topics of conversation…

- ***Safety in New Construction***
- *Culture Impact of Consolidation*
- *Other Grade Level Configurations?*
- *Overall School Size*
- ***Allowable Area***
- ***Other Sites?***
- ***Tax Impact***
- ***Options for Pre-K***
- *District-wide Solution to Overcrowding*
- ***Staff Experience***
- *Impact on Learning*
- ***How will this set us apart?***
- ***Think Regionally***

1. *This is not a 'want to do' –* ***this is a 'need to do'.***
2. *We are strong as a region –* ***better together than what we can do independently.***
3. *Costs are inevitable –* ***it's about the value of our investment.***
4. *Learning begins at home –* ***our schools are our second home.***

COMMUNITY ENGAGEMENT

THINK TANKS FOR STAFF, TOWN & COMMUNITY BY INVITE

Tecton ARCHITECTS

What is a... *Think Tank?*

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





Our next Think Tank will be held on:

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

Community Events

Tecton ARCHITECTS

What is a... *Community Conversation?*

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





Community Conversation #1 will be held on:

March 13

Theme: ***Conditions, Utilization & Thinking Big!***

Time: ***6-7pm*** *(with a Building Tour of GES following the session)*

Location: ***Gainfield Elementary School***

Community Conversation #1 (3/13)

AGENDA

Conditions, Utilization & Thinking Big!

Start 6:00pm

1. **Team Introduction**
2. **Critical Aspects of the Project** (Tasks, Schedule)
3. **Existing Conditions & Feedback so far**
4. **Thinking Big!** ***(Interactive Discussion)***
5. **What's Next** (Stay Connected)

End 7:00pm

Building Tour of GES

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Mentimeter Survey

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Join at menti.com | use code 1756 0322

Mentimeter

The code lets your audience join the presentation and expires in 2 days.

Instructions

Go to

www.menti.com

Enter the code

1756 0322

Or use QR code

Community Survey #1

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1. **Please share a little about yourself** – *Resident, Parent, Student, Employee, Not Affiliated*
2. **What is your age group?**
3. **What buildings are you most familiar with?** *Check all that apply.*
4. **Based on your selection(s), do you believe there is a need to improve the physical condition of the building?** – *Yes, No, Don't Know*
5. **Based on your selection(s), do you believe the building meets the programmatic needs of the curriculum?** – *Yes, No, Don't Know*
6. **Where do you think the need for improvements is greatest?** *Please rank from 1 (highest) to 5 (lowest)*
7. **What should be the primary focus of the district when considering physical improvements to the buildings?** *Please select your Top 3.*
8. **Rank the potential master planning implementation strategies for improvements** *from 1 (most preferred) to 4 (least preferred).*
9. **How would you feel about grade realignment?**
10. **Is there anything else you'd like us to know or consider?**

Student Engagement – Activity Books

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Stay Connected

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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INITIAL THOUGHTS & CONSIDERATIONS

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"CONSIDERATIONS" for Site Selection

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1. **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**

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

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

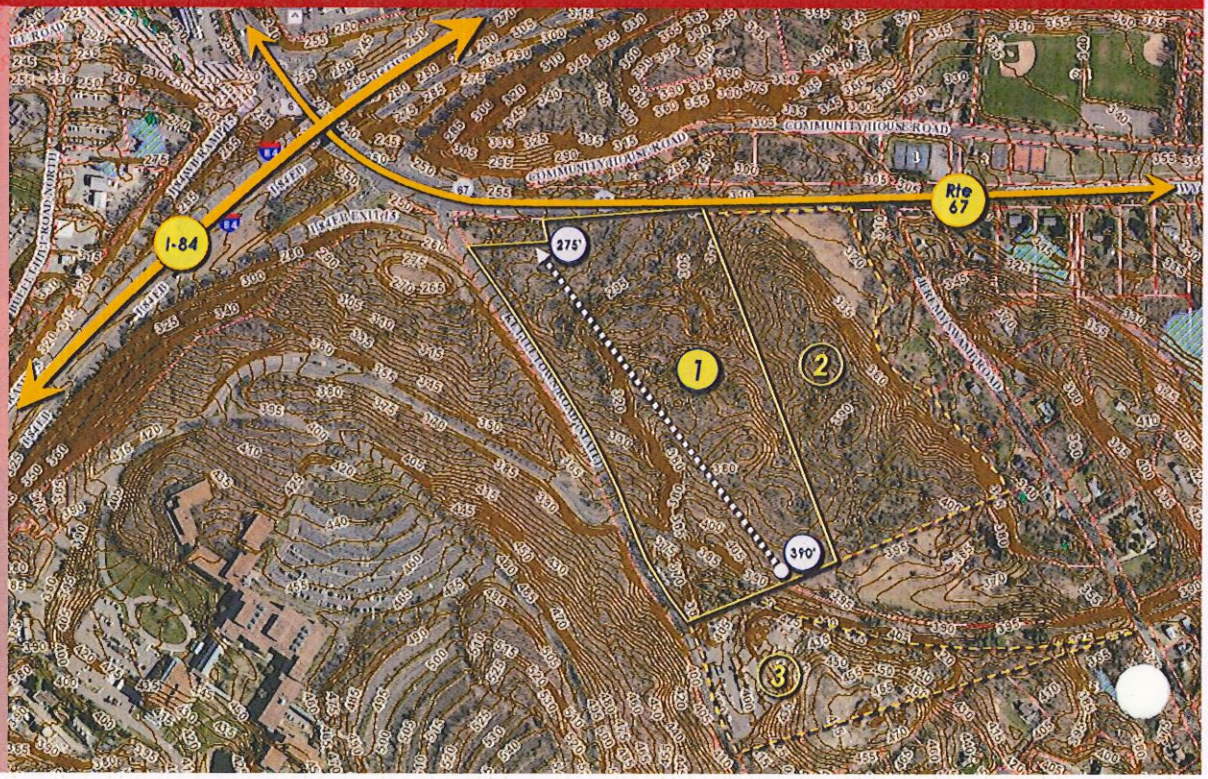
Alternative Site(s)

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Parcel 1
105 Kettletown Road
Town of Southbury
22.1 Acres
Zone R-60

Parcel 2
Jeremy Swamp Road
Town of Southbury
19.07 Acres
Zone R-60

Parcel 3
231 Kettletown Road
Town of Southbury
9.95 Acres
Zone R-60



Septic Design Parameters

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	Gainfield Elementary	Pomperaug Elementary	Gainfield + Pomperaug Elementary
	Site Area ~ 8 Acres	*Site Area ~ 13.52 Acres*	
Septic Design Considerations	*Highest Projected Enrollment* *2032-33 = **375P***	*Highest Projected Enrollment* *2032-33 = **452P***	*Highest Projected Enrollment* *2032-33 = **827P***
CT Public Health Code IV. Design Flows	Design Flow GPD (Elementary) 8 + 3 (Kitchen) **11 GPD** 375 x 11 = **4,215 GPD**	Design Flow GPD (Elementary) 8 + 3 (Kitchen) **11 GPD** 452 x 11 = **4,972 GPD**	Design Flow GPD (Elementary) 8 + 3 (Kitchen) **11 GPD** 827 x 11 = **9,097 GPD**

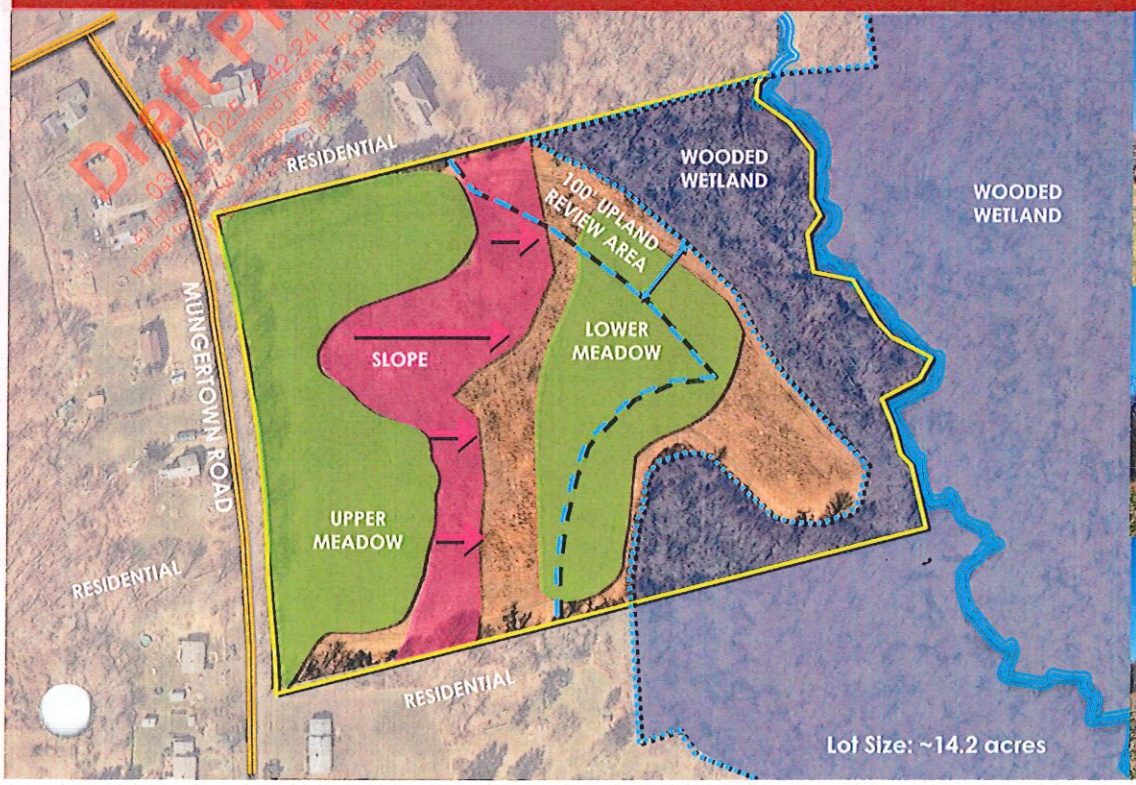
The 5,000 gallons per day jurisdictional design flow was raised to 7,500 gallons per day by Public Act No. 17-146, Section 30 effective July 1, 2017.

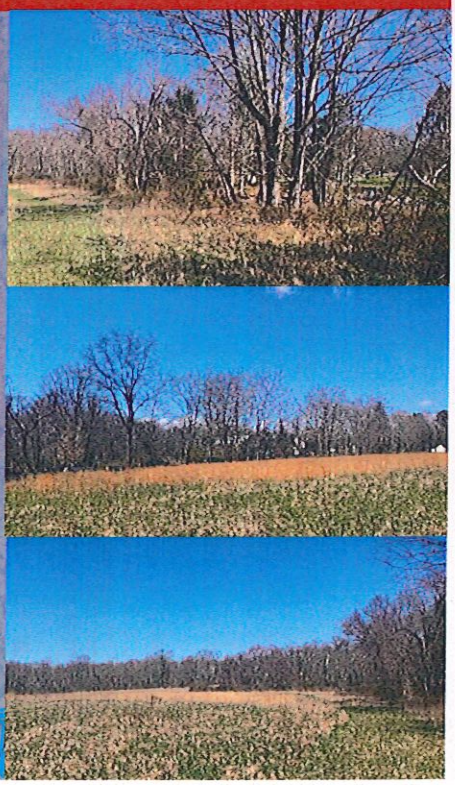
7,500 GPD

Systems above7,500 GPD require CT DEEP review and likely requires nitrogen treatment system, 50 ft setback from open water source, increased separation distance for chambers

Septic Case Study – Madison Elementary

Draft Print





Septic Case Study – Madison Elementary

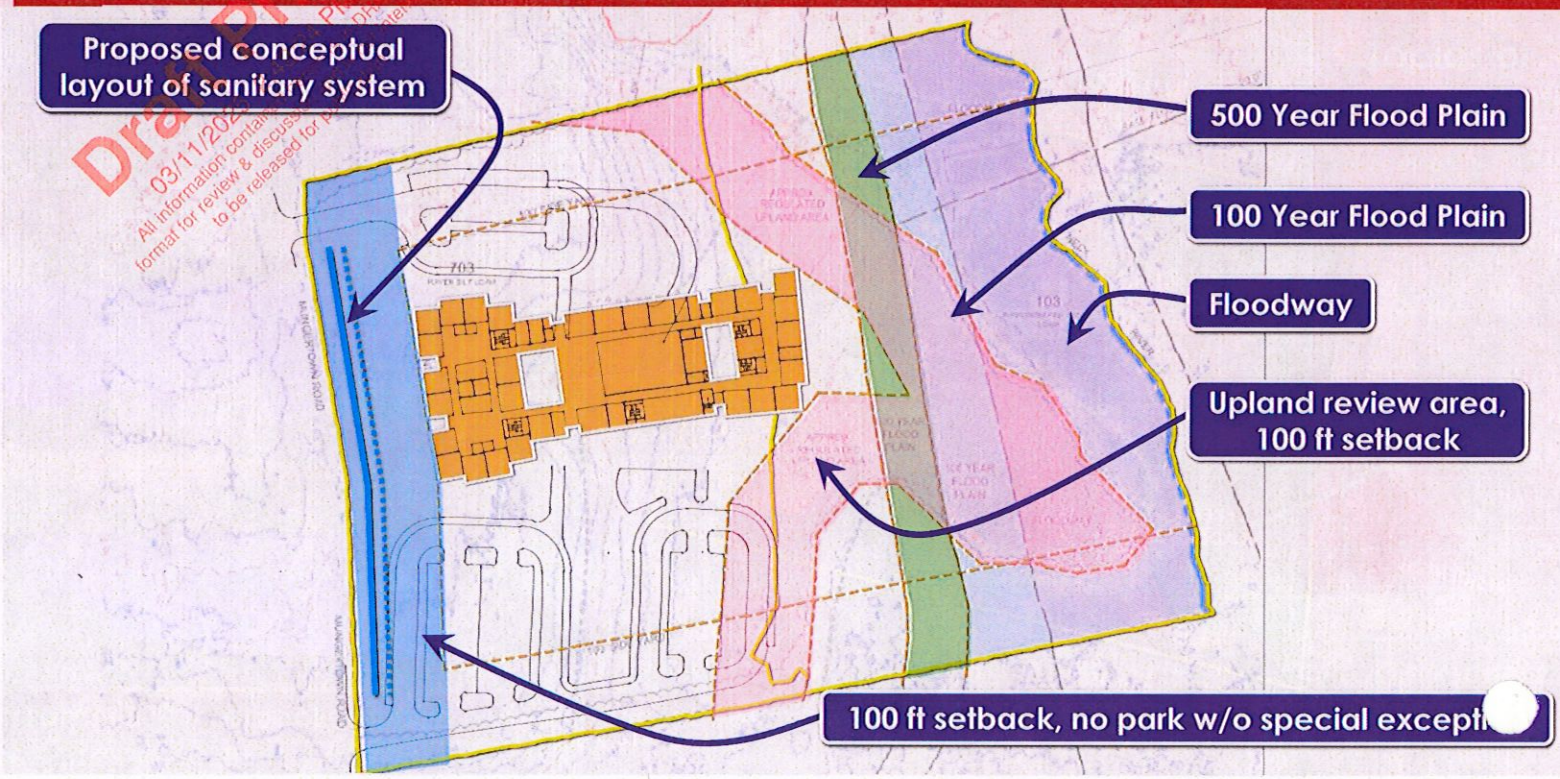


Grade Levels	PK-5
Enrollment	640 Stude
Building Area	90,997 GSF
Site Area	12.01 Acres
Construction Cost	$48,365,565
FF&E Cost	$1,998,200
Total Project Cost	$61,150,000
Completion Date	Spring 2025

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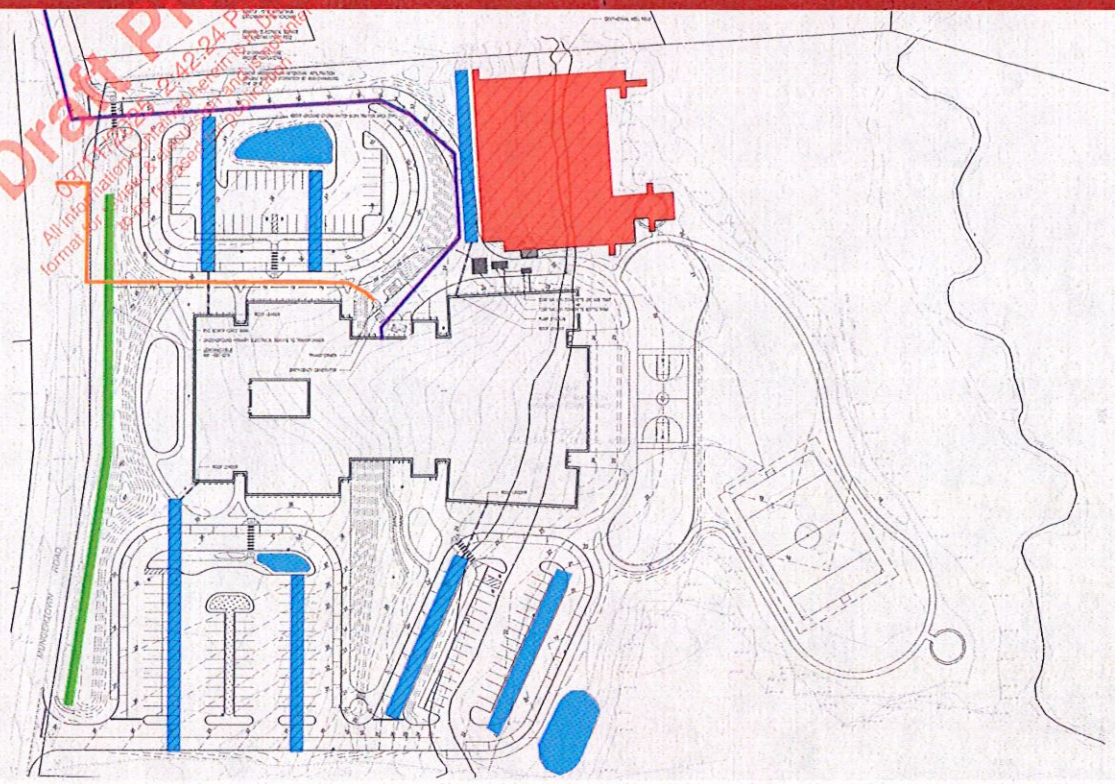
Septic Case Study – Madison Elementary

Tecton ARCHITECTS



Septic Case Study – Madison Elementary

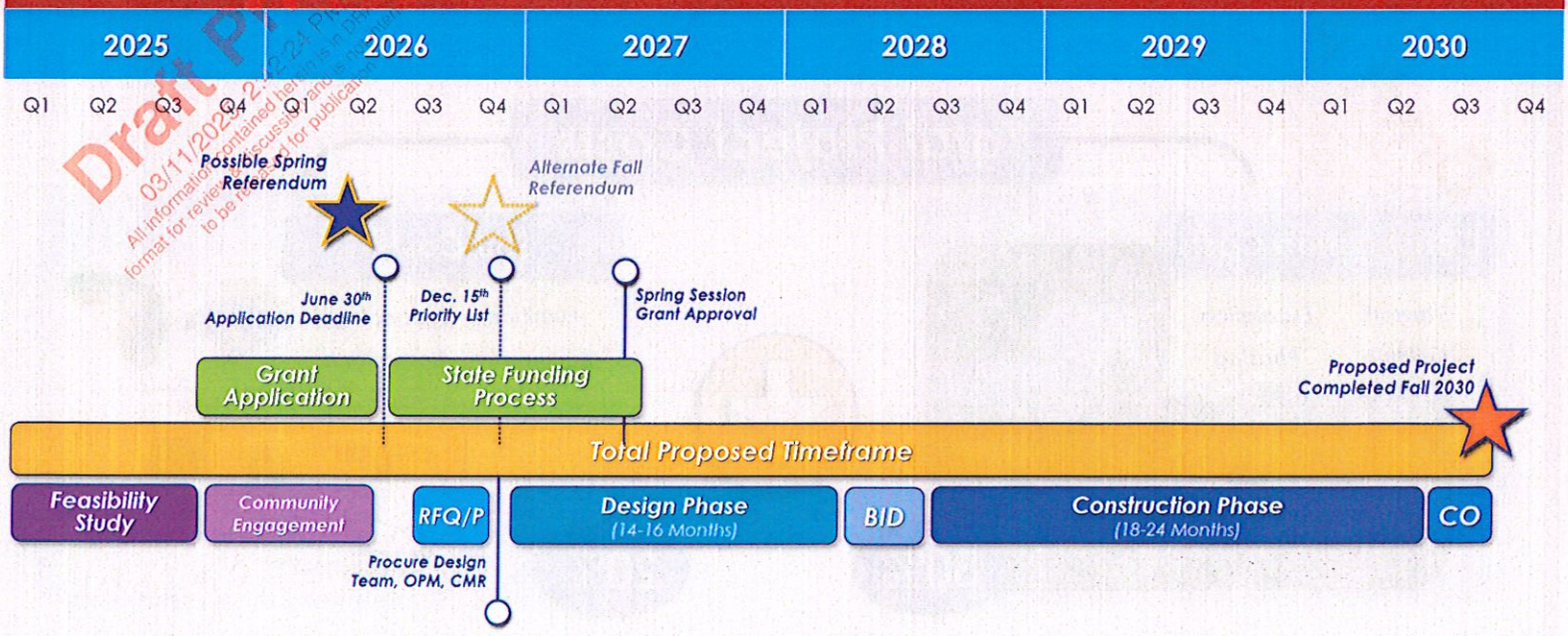
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- Septic
- Water
- Stormwater
- Electric
- Geothermal

KEEPING IT IN PERSPECTIVE MILESTONE SCHEDULE (PRESENTED 3.11.2025)

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COST M[illegible] ORDER OF MAGNITUDE (PRESENTED 3.11.25)

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1. Costs are based on average historical data & current markets.
2. Costs have been projected to the year 2028
   (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

COST MODELING TOTAL PROJECT COSTS (PRESENTED 3.11.25)

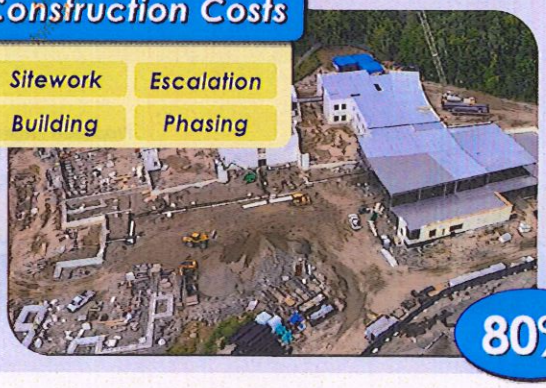
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Total Project Costs

Construction Costs

Sitework | Escalation
Building | Phasing



80%

+

Soft Costs

Furniture | Technology
Equipment | Consultants





20%

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Total Project Costs

FY 2025 Project Costs

	Elementary Schools Low	Elementary Schools High	Current Cost per square foot	Middle & High Schools Low	Middle & High Schools High
New Const.	$800	$900		$900	$1000
Renovation	$700	$800		$800	$900

FY 2028 Project Costs

	Elementary Schools Low	Elementary Schools High	Projected Cost per square foot	Middle & High Schools Low	Middle & High Schools High
New Const.	$910	$1030		$1030	$1140
Renovation	$855	$910		$910	$1030

