



Tecton
ARCHITECTS

FEASIBILITY STUDY FOR

POMPERAUG & GAINFIELD ELEMENTARY SCHOOLS

POMPERAUG REGIONAL SCHOOL DISTRICT 15



Community
Conversation #3
05.22.2025

AGENDA

Start 6:00pm

- 1. Team Introduction**
- 2. Critical Aspects of the Project** (Goals, Schedule)
- 3. CC#2 Recap & Building Walkthroughs at LMES & MES**
- 4. Our Planning Process ~ Top 3 Preferred Options**
- 5. Interactive Discussion** (Mentimeter!)
- 6. What's Next** (Stay Connected)

End 7:00pm



Tecton
ARCHITECTS

TEAM RE-INTRODUCTIONS



Tecton
ARCHITECTS



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

Stay Connected



Tecton
ARCHITECTS

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



PROJECT EMAIL

BuildingStudy@region15.org



VISIT THE WEBSITE

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



Schools

TOGETHER FOR STUDENTS
REGION 15
A COMMUNITY OF LEARNERS

Pomperaug Regional School District 15

STUDENTS FAMILIES STAFF CONTACT US

ABOUT US BOE GES/PES DISTRICT OFFICES REGISTER ATHLETICS COMMUNITY

Region 15 Board of Education

Agendas, Minutes & Presentations

BOE Newsletters

Budget Information

Finance Committee

GES-PES Feasibility Study

Medical Pooling Committee

Notice of Non Discrimination

Policies & Regulations

Policy and Curriculum Committee

Pension Committee

GES-PES FEASIBILITY INFORMATION

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

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

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

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

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

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

Your Voice Matters! We Hope You Can Join Us.

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

Agendas / Minutes / Presentations

GES-PES Feasibility Study Committee Members:

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

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

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

Southbury Town Officials: Jeff Manville and John Michaels

Middlebury Town Officials: Ed St. John and Vin Cipriano

GES Principal: Jon Romeo

PES Principal: Stephanie Furman

PES Teacher: Lynne Dolan

GES Teacher: Christina Hubbard

PTO Community Members: Jason Andrews and Molly Mandje

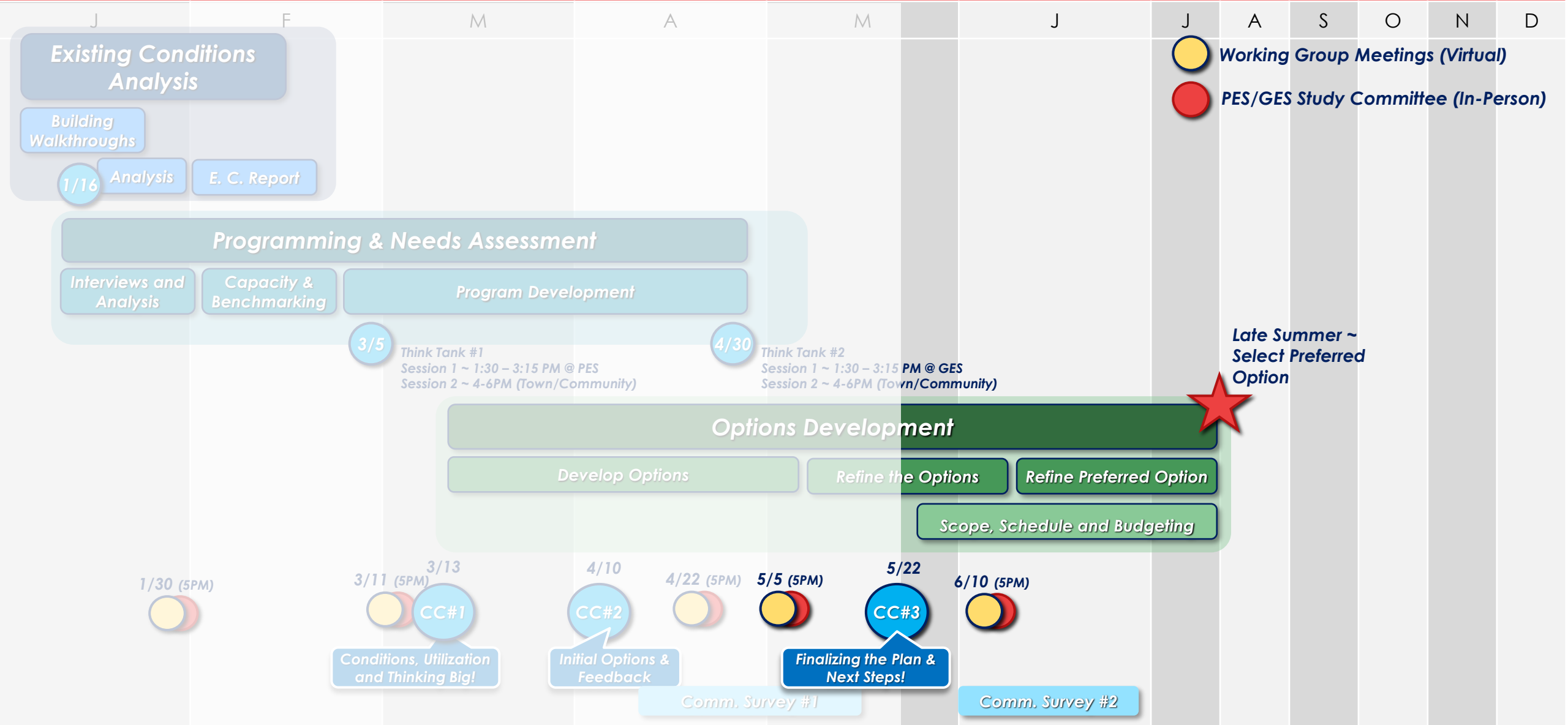
PROPOSED MILESTONE SCHEDULE

(Revised 03/07/25)



Tecton
ARCHITECTS

2025



Our Why/Mission ~ *Our Students' Best Interest!*



Tecton
ARCHITECTS



AGING FACILITIES



CAPACITY DISTRICT-WIDE



EDUCATIONAL NEEDS



MAXIMIZE REIMBURSEMENT

EXISTING CONDITIONS

YOUR SCHOOL FACILITIES



GAINFIELD ELEMENTARY SCHOOL

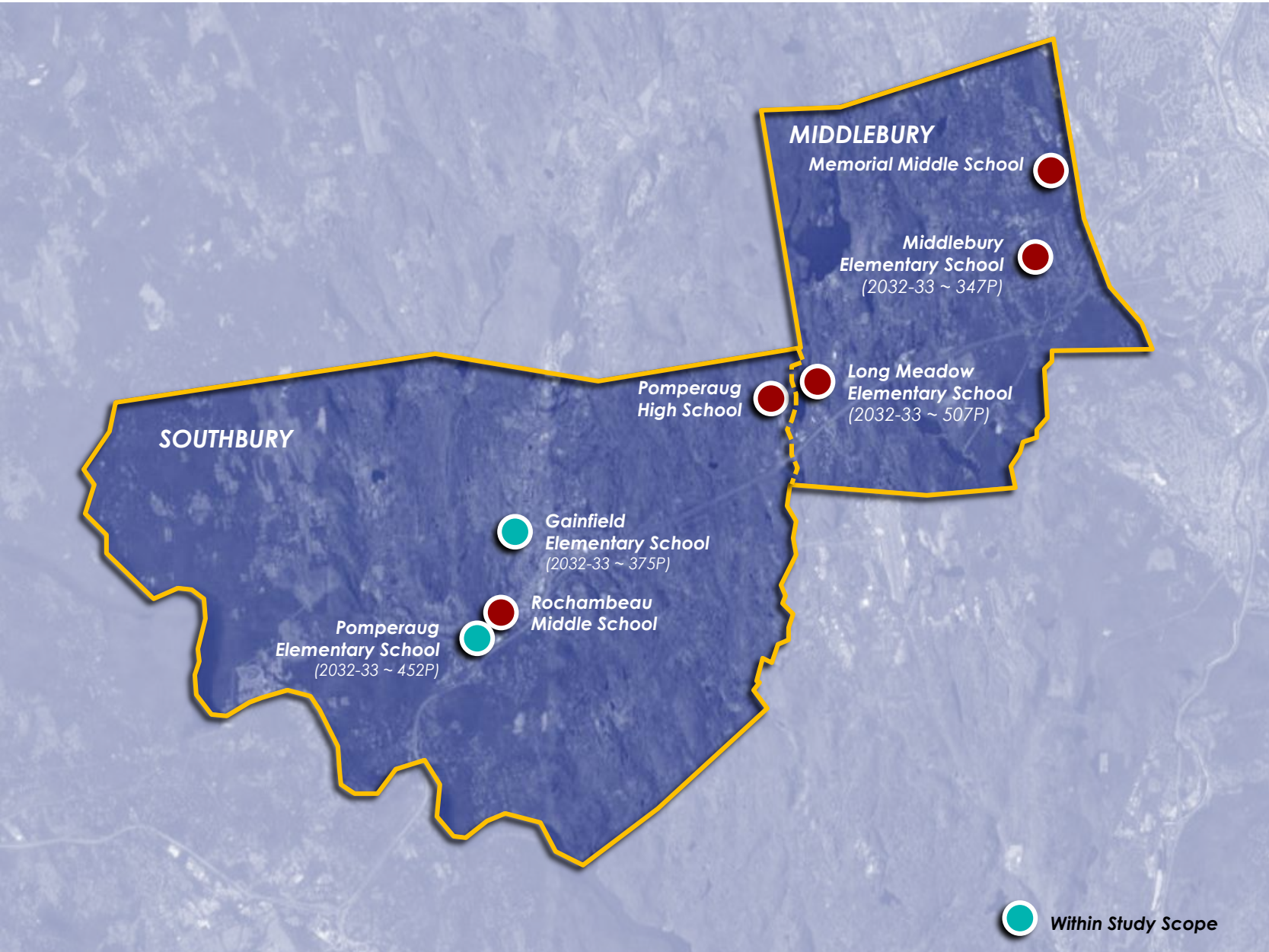


(E) Enrollment: 319
Grade Level: K-5
Year Built: 1941

POMPERAUG ELEMENTARY SCHOOL



(E) Enrollment: 395
Grade Level: K-5
Year Built: 1967



EXISTING ENROLLMENT AREA ANALYSIS



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
Pomperaug Elementary	1967	57	K-5	395	66,079	167	50,002 x 8.5% 54,252

35%

22%

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



COMMUNITY ENGAGEMENT

Community Conversation #1 (3/13/25)

Community Conversation #2 (4/10/25)



Tecton
ARCHITECTS

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

Topics of conversation...

Insurance costs of New vs. RNV

Adding to LMES

Class Size

Outdoor Education

Small Feel, Home Town Schools

Travel time on a bus

Building Community

Poll Teachers to get their feedback before coming to the community

Consolidation Concerns – Brookfield

CULTURE

SAFETY

Attracting Talent

CAMPUS with multiple grades



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



Tecton
ARCHITECTS



MADISON NECK RIVER ELEMENTARY SCHOOL

New Construction

Grades PK-5

640 Students

90,997 GSF

\$61.2 Million TPC

18 Months (Construction Duration)

Completion July 2025

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



SIMSBURY LATIMER LANE ELEMENTARY SCHOOL

Renovate As New

Grades K-6

522 Students

68,080 GSF

\$39 Million TPC

36 Months (Construction Duration)

Completed 2024

CC#2 @ PES ~ Recap (4/10/25) *Plus a building tour of PES!*



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

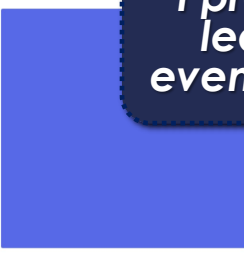
Athletic Fields

Construction Costs

Poll the Teachers

Select your preference:

15



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

3



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

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



Select your preference:

10



Build New PES & GES (two new buildings & address capacity concerns at LMES/MES)

4



2



1



0

Renovate PES & GES (two renovated buildings)
Build New PES & GES (two new buildings & address capacity concerns at LMES/MES)
Build one New combined school (at PES or GES)
Build one New combined school (alternative site)
Fix what we have

CC#2 @ PES ~ Recap (4/10/25) *Plus a building tour of PES!*



Tecton
ARCHITECTS

Q: *What pathways have others taken?*



The nationwide average age of a school building is
49 years¹

GES ~ 83 Yrs.
PES ~ 57 Yrs.



CT average age for elem. schools ~56 Yrs.²

38%
of public schools were built before 1970.¹

GES ~ 1941
PES ~ 1967

Proactive vs. Emergency

Fewer than half
have undergone significant renovation or replacement since originally constructed.¹

Of the spending in SY '21-'22 for facility expenses, the majority was dedicated to
New Construction
versus maintenance of existing buildings.¹

Over last 3 Years...
12 New (67%)
6 RNV (33%)

1. 2025 Infrastructure Report Card American Society of Civil Engineers (ACSE)
2. 2013 Department of Administrative Services Report on the Condition of Connecticut's Public School Facilities
3. https://portal.ct.gov/das/grants/priority-list?language=en_US

Q: What are you seeing in new construction?

Start with health

Take care of basic needs.

"...many aspects of the health and performance of students can be negatively affected by chronic exposures to common environmental factors in school buildings."¹



Design for motivation

Personal Environment

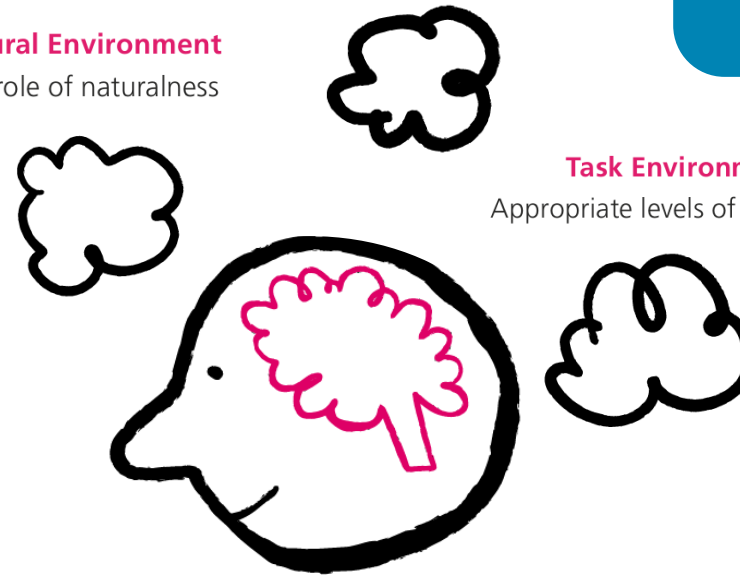
The opportunity of individualisation

Natural Environment

The role of naturalness

Task Environment

Appropriate levels of stimulation



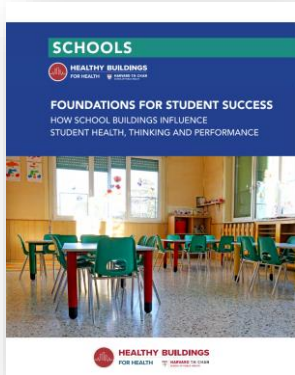
"How you physically set up your classroom significantly impacts how successful your students are."²

1. Schools for Health; Harvard T.H. Chan School of Public Health
2. "Clever Classrooms" HEAD Project; University of Salford & Nightingale Associates

RESEARCH RESOURCES



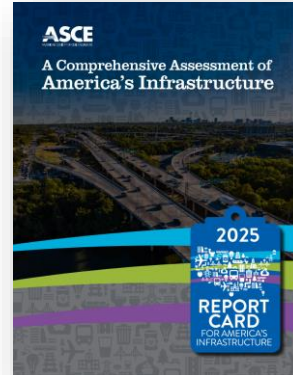
Tecton
ARCHITECTS



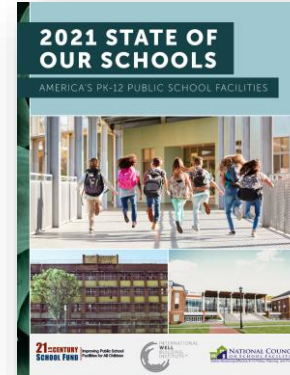
Healthy Schools;
<https://healthybuildings.hsph.harvard.edu/research/schools/>



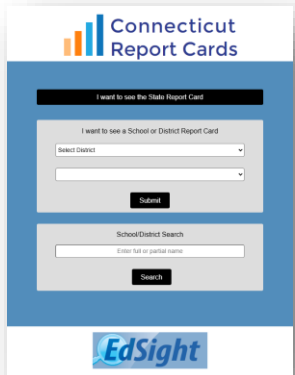
21st Century Environments;
<https://www.cleverclassroomsdesign.co.uk/reports-guidance>



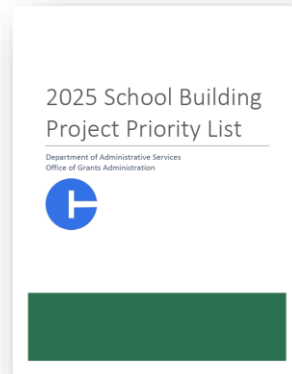
Building Conditions;
<https://infrastructurereportcard.org/>



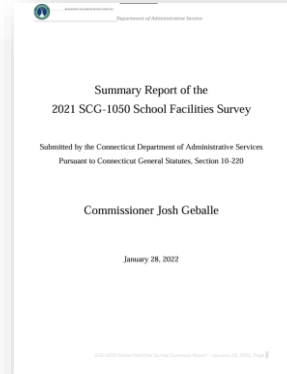
Health, Environment & Resiliency;
<https://www.wellcertified.com/state-of-our-schools>



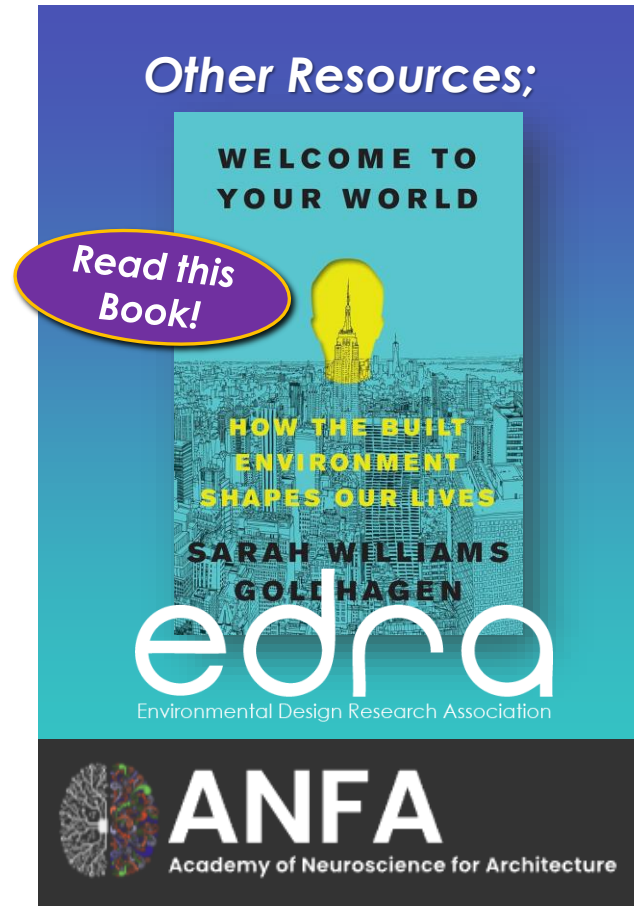
CT-EdSight;
https://edsight.ct.gov/SASStoredProcess/quest?_program=%2FCTDOE%2FEdSight%2FRelease%2FReporting%2FPublic%2FReports%2FStoredProcesses%2FReportCardLandingPage



CT-DAS Priority List;
https://portal.ct.gov/das/grants/priority-list?language=en_US



CT-DAS Report;
State of CT School Facilities Report 2021
https://portal.ct.gov/das/lists/all-required-forms-regarding-plan-review-and-approval/reports-on-the-condition-of-cts-public-school-facilities-scg-series-7500-forms?language=en_US



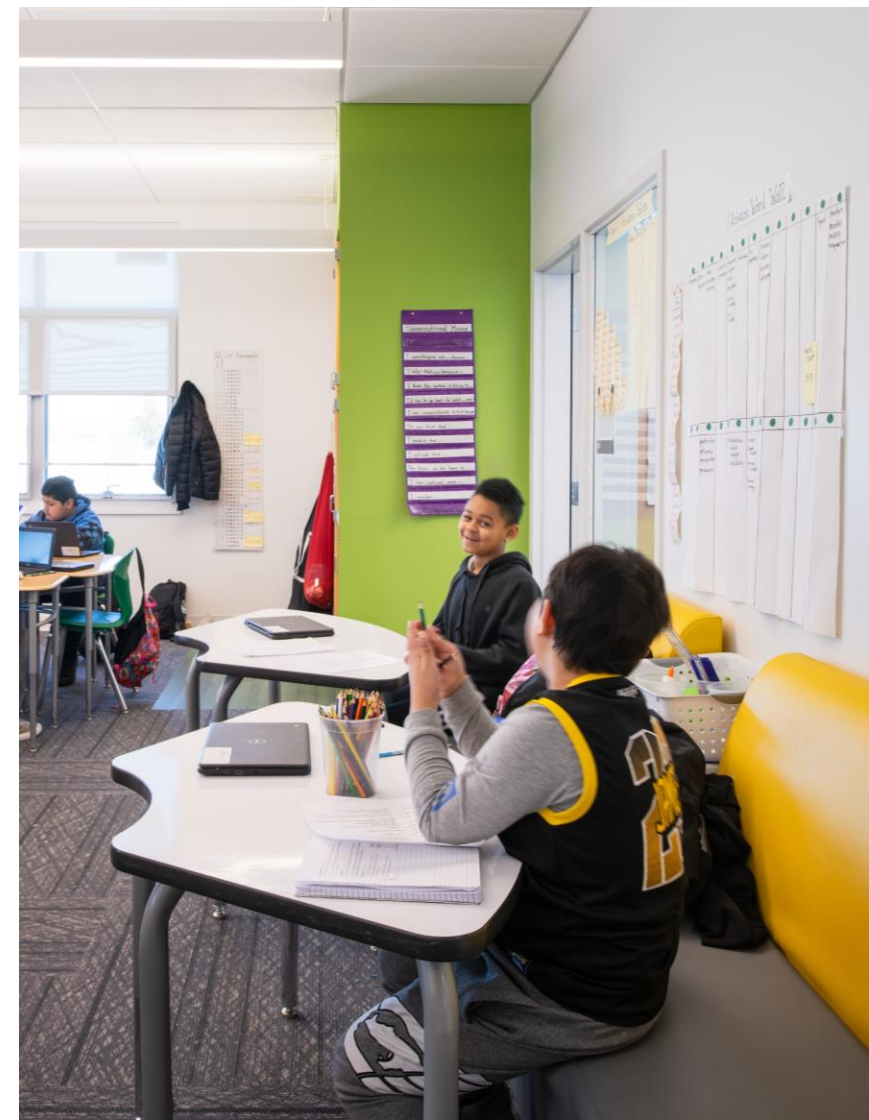
1. <https://centerforgreenschools.org/>
2. <https://anfarch.org/>
3. <https://www.edra.org/>

CC#2 @ PES ~ Recap (4/10/25) *Plus a building tour of PES!*



Tecton
ARCHITECTS

Q: What are you seeing in new construction?



CC#2 @ PES ~ Recap (4/10/25) *Plus a building tour of PES!*



Tecton
ARCHITECTS

Q: What are you seeing in new construction?



BUILDING WALKTHROUGHS

LMES & MES

MIDDLEBURY

Memorial Middle School

Middlebury Elementary School
(2033-34 ~ 362P)

SOUTHBURY

Gainfield Elementary School
(2032-33 ~ 381P)

Rochambeau Middle School

Pomperaug Elementary School
(2033-34 ~ 479P)



Tecton
ARCHITECTS

LONG MEADOW ELEMENTARY SCHOOL 65 N Benson Rd



Tecton
ARCHITECTS



Building Size: 92,370 SF (incl. 2,200 + 5,100 SF Modulars)
Number of Stories: 2
Year Built: 1997 (1997, ~2023 Modulars)
Building Age: 28 Years
Site Size: 36.62 Acres
Parking Count: 150 Spaces

1997
(28 Years Old)

~2023
(2 Years Old)

LONG MEADOW ELEMENTARY SCHOOL 65 N Benson Rd



Primary Space Challenge:



CAPACITY

Programmatic Needs

Houses district Pre-K

limits flexibility of grade level cohorts should there be an increase in enrollment.

5th Grade in modulars

less than ideal location & environment for learning
~ requires travel through existing gymnasium

Lack of Space

Originally designed for ½ Day Kindergarten and 2 PK, specials have space & scheduling constraints

Limited Para & Counselor

located in modulars, not ideal space, program continues to grow

General capacity issues at current population, and projected to grow.

MIDDLEBURY ELEMENTARY SCHOOL 550 Whittemore Rd



1982
(43 Years Old)

~2009
(16 Years Old)

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



Tecton
ARCHITECTS



Primary Space Challenge:



FUNCTION

(& Some Capacity!)

Cafeteria undersized

Media oversized

**Strategic building
modifications & additions**

Address functional/existing condition concerns
Cafeteria & exterior walkway, administration area,
media center, lower-level gym ante space)

**Lack of dedicated work room &
para space**

Learning Lab conversion

Improve former Kindergarten Classroom space

Older 5th Grade Modular

• Makerspace/STEM in the Media Center "Pit" ~ inaccessible

Questions & Concerns...



A background image showing the hands of several children, each wearing a colorful beaded bracelet, holding a large drawing of a schoolhouse. The drawing features a pink schoolhouse with a bell tower, green trees, and a blue sky with clouds. Below the schoolhouse, there is a row of small, colorful cartoon figures of children, including one in a wheelchair. The entire image is overlaid with a semi-transparent blue filter.

WHERE WE'VE BEEN

OUR PROCESS

(SIZE/SCOPE, SCHEDULE, COSTS)

Goals for the Project



Tecton
ARCHITECTS

Gainfield Elementary



Pomperaug Elementary



RENOVATE AS NEW (K-5) + Adds

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)**

NEW (K-5)

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)**

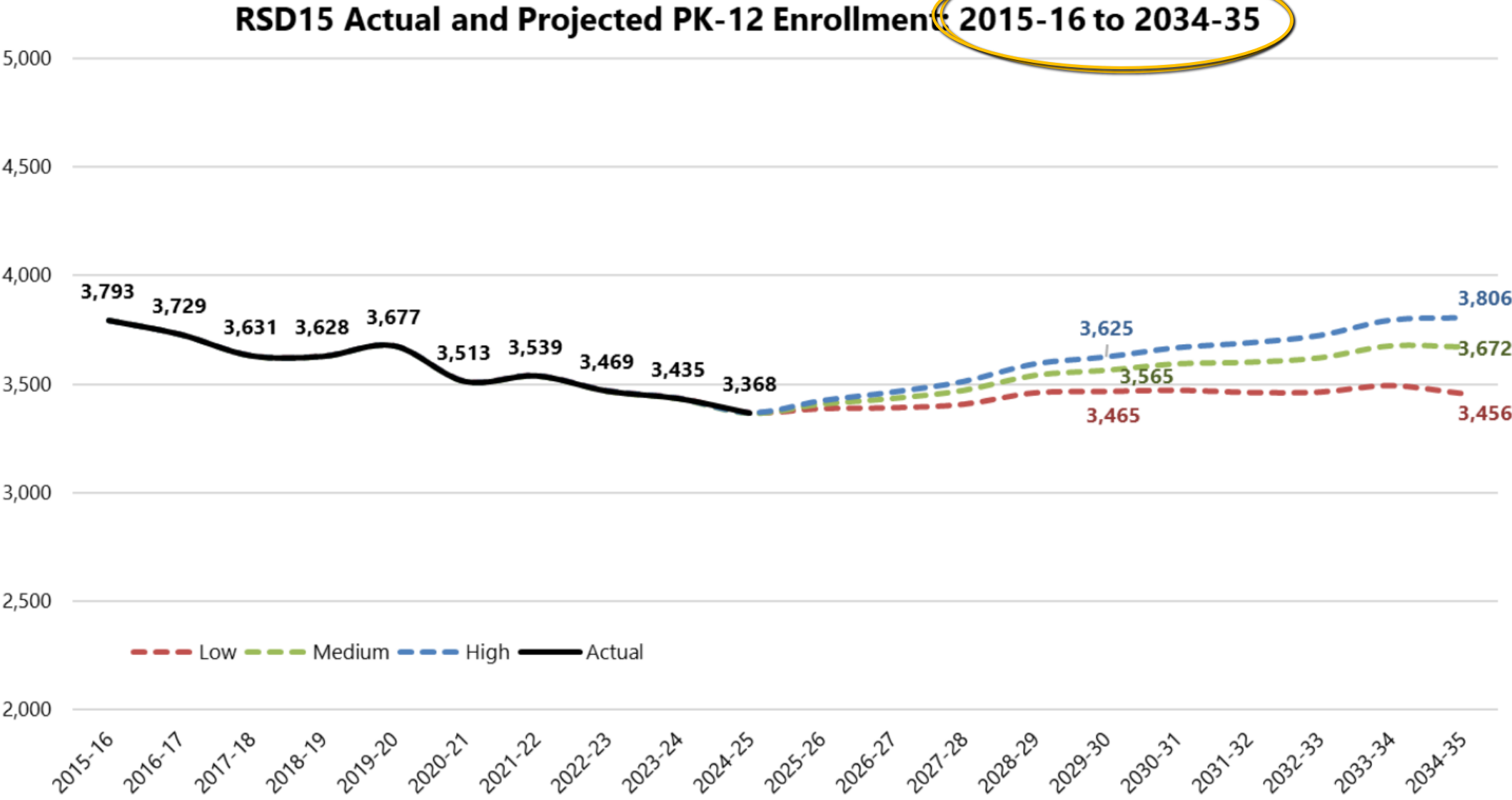
4a

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

4b

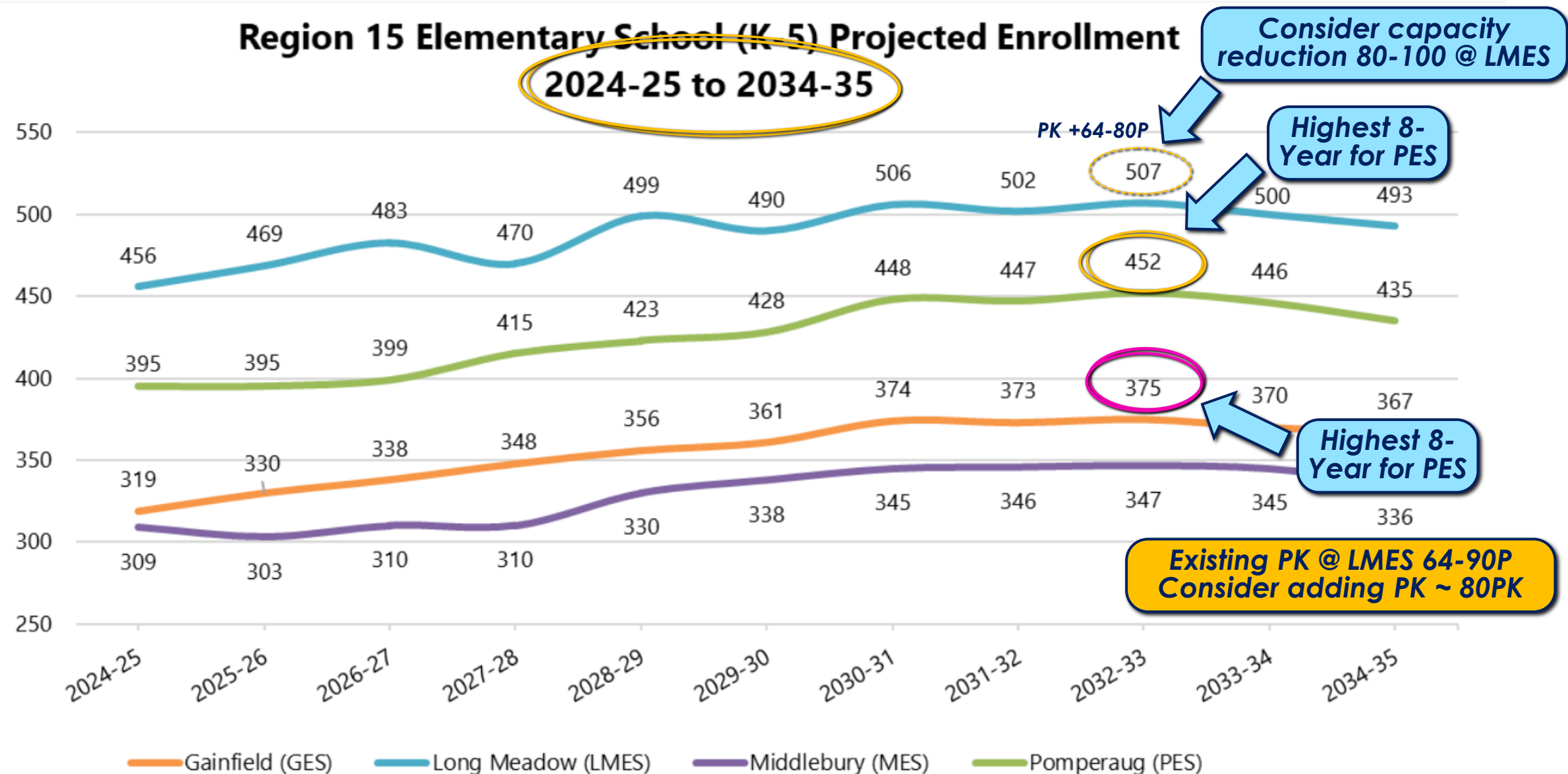
**New PES
(504P)
New GES
(504P)
(100P LMES, 80PK)**

DETERMINING THE SIZE OF YOUR BUILDING



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

DETERMINING THE SIZE OF YOUR BUILDING



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

GES (375P)

- **GES (K-5) ~ 375P ~ RNV requires space waiver!**

- **PES (K-5) ~ 452P ~ RNV requires space waiver!**

- **Combined (K-5) ~ 827P**

- **GES/PES with LMES&PK (PK-5) ~ 504P Each school.**

47,470

X 8.5%
Gross Up

51,505

Gross Square Feet

PES (452P)

57,217

X 8.5%
Gross Up

62,080

Gross Square Feet

Combined @ 827P

101,346

X 8.5%
Gross Up

109,960

Gross Square Feet

PES/GES @ 504P

63,800

X 8.5%
Gross Up

69,223

Gross Square Feet

Grade Levels

This worksheet provides information for any N (new), E (extension), A (alteration, or RNV (renovation)

1

State Standard Specifications
Grades

Pre-K & K	1	2	3	4	5	6	7	8	9	10	11	12
Allowable Square Footage per pupil												
K - 1956	124	124	124	124	156	156	180	180	184	194	194	194
1957 - 1959	120	120	120	120	152	152	176	176	180	190	190	190
1960 - 1964	116	116	116	116	148	148	170	170	184	184	184	184
After 1964	112	112	112	112	142	142	164	164	178	178	178	178

3

Steps for completing Section 1:

- In the field labeled "Projected Enrollment," enter your school's highest projected 8 year enrollment by year.
- Enter the square footage claimed for HVAC.
- Enter the square footage of school constructed before 1959 remaining in complete service as of 1959 or later, as of the completion of construction.
- Note that all square foot calculations are measured to inside face of exterior walls.

Size of School

Allowable SF per student

Section 1.

Highest Proj 8-year enrollment	452	
--------------------------------	-----	--

4

Yes	6				
No	7		Pre-K and/or K	120	
	8		1	120	
			2	120	
			3	120	10
			4	120	11
			5	152	12

**Highest Enrollment
in 8 Year Window**

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)]		57,217

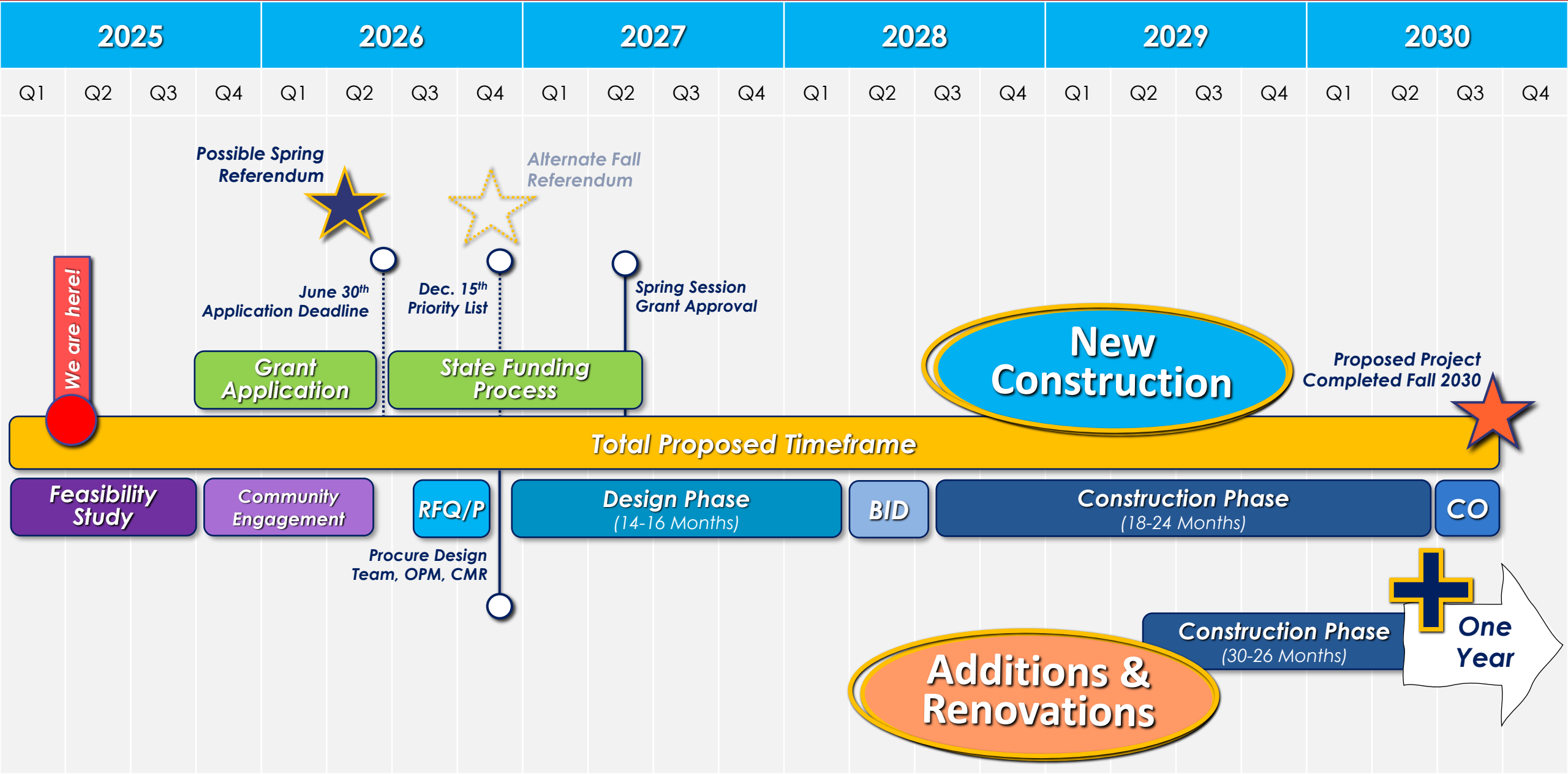
Section 3.

(a) Existing area constructed pre-1959 remaining at completion		0
(b) Multiply (a) by .95		0
(c) Area (at completion) less (b)		0
(d) Actual square feet of new construction		0
(e) Adjusted square feet of new construction [(b) + (c)]		0

**OGA Allowable
Area**

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

HOW LONG DOES A PROJECT LIKE THIS TAKE?



WHAT COSTS ARE INCLUDED?



Tecton
ARCHITECTS

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

WHAT COSTS ARE INCLUDED?



Tecton
ARCHITECTS

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

WHAT COSTS ARE INCLUDED?



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

WHAT IF WE DECIDE TO ADD & RENOVATE?

Local Education Agency	State Project No.	Phase
School	Project	Date

Department of Administrative Services – Plan Review

RENOVATION (RNV) DESIGNATION CHECKLIST

FORM SCG-3520

- Section 10-282(18) of the Connecticut General Statutes (C.G.S.) defines "Renovation" as "a school building project to refurbish an existing building which is not renovated in accordance with this subdivision during the twenty-year period ending on the date of application, and of which not less than 55% of the building is at least 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

District/Design Professional Submission Column			Status
Submission Requirements		DAS Comments	
01.	Provide a written letter, signed by the Superintendent of Schools, requesting "Renovation" designation as defined under C.G.S. §10-282(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 estimate must include soft costs, remediation, swing space and temporary provisions, phasing costs, escalation, and any other relevant expenses. (C.G.S. §10-286(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. §10-286(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.		
NOTE: The DAS may request additional analysis or documentation, if needed, to properly evaluate this request for Renovation designation after submission.			

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**



Gainfield Elementary School



Pomperaug Elementary School



Tecton
ARCHITECTS



“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**

WHAT ABOUT FIXING WHAT YOU HAVE?

Site

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

Abatement

Architectural \$275-325/SF

\$35-55/SF

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

Does not address program needs!!!

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

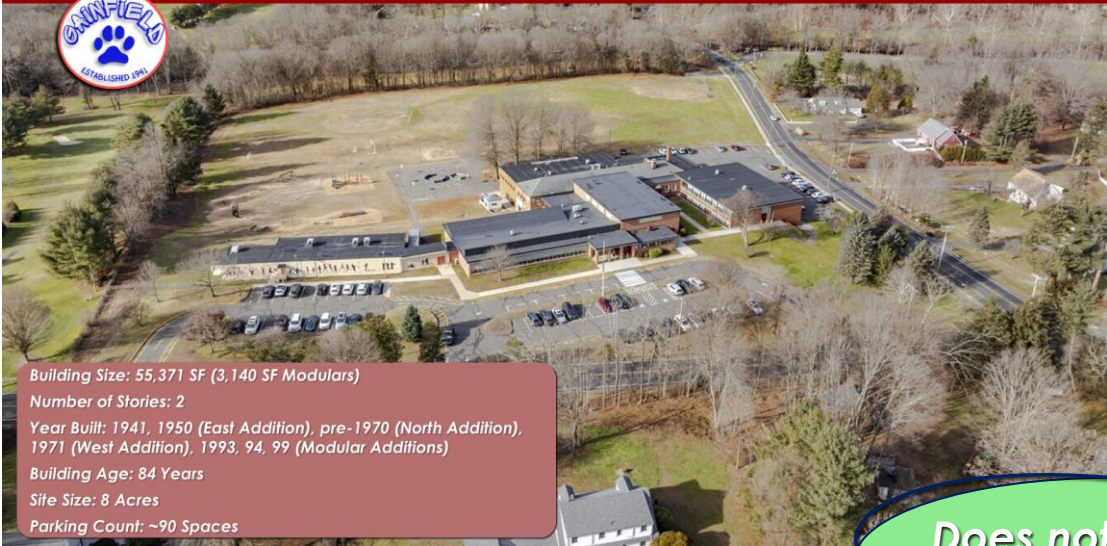
WHAT ABOUT FIXING WHAT YOU HAVE?



Tecton
ARCHITECTS

EXISTING CONDITIONS SUMMARY

GAINFIELD ELEMENTARY SCHOOL 307 Old Field Rd, Southbury



Building Size: 55,371 SF (3,140 SF Modulares)
Number of Stories: 2
Year Built: 1941, 1950 (East Addition), pre-1970 (North Addition), 1971 (West Addition), 1993, 94, 99 (Modular Additions)
Building Age: 84 Years
Site Size: 8 Acres
Parking Count: ~90 Spaces

EXISTING CONDITIONS SUMMARY

POMPERAUG ELEMENTARY SCHOOL 607 Main St S, Southbury



Building Size: 66,745 SF (4,500 SF Modulares)
Number of Stories: 1
Year Built: 1967, 1977 (East & Courtyard Addition), 1992 (South Addition), 1999 Modulares
Building Age: 58 Years
Site Size: 52 Acres
Parking Count: ~100 Spaces

Does not address program needs!!!



Pros



Cons

Infrastructure

Can plan/distribute project costs over multiple years

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

Program

Maintains current elementary school sizes and neighborhood settings

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

Other

Can be broken down into multiple smaller projects

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

Questions & Concerns...



A group of children's hands, many wearing colorful beaded bracelets, are gathered around a book. The book is titled "Our Class Family" and features a drawing of a house with a bell, trees, and a group of diverse children at the bottom. The background is a solid blue color.

WHERE WE ARE TODAY

SELECTING A PREFERRED OPTION

RNV (Renovate as New) Options

BIG PICTURE PLANNING

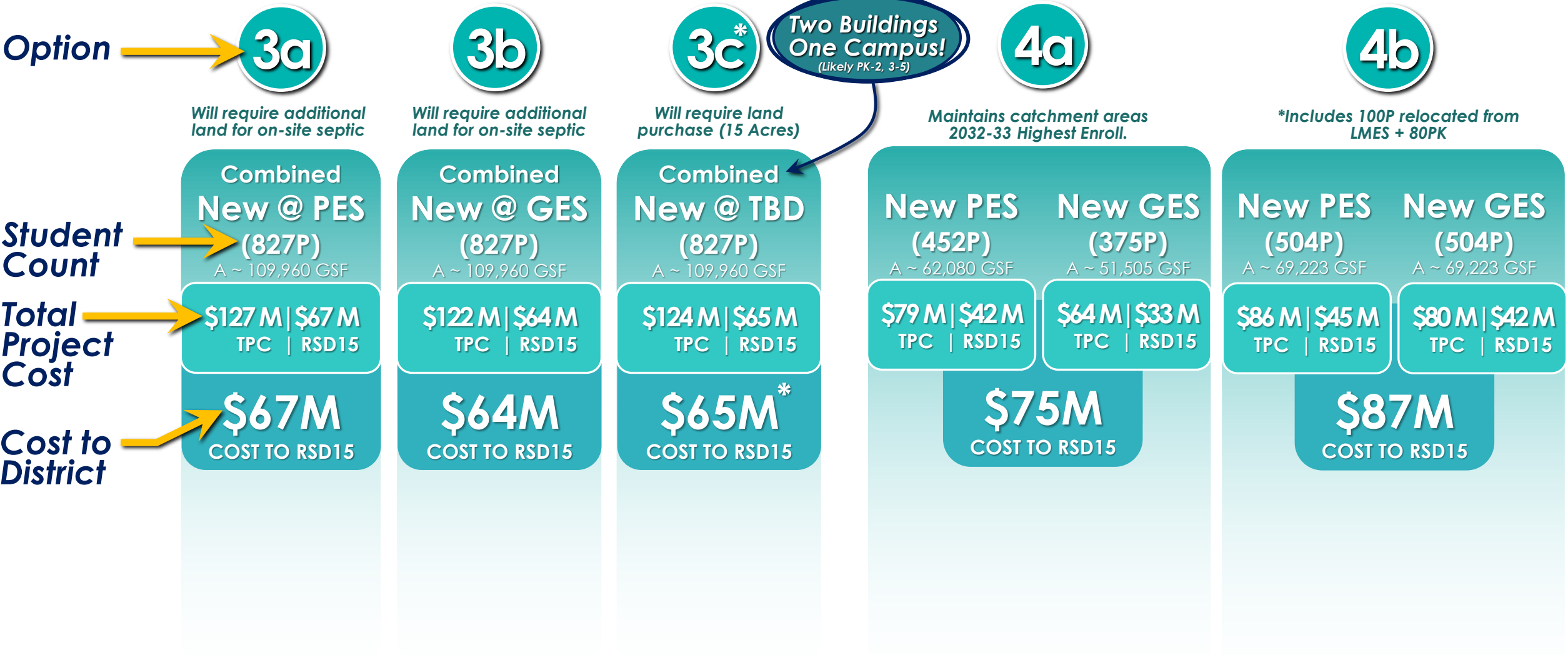


Tecton
ARCHITECTS



NEW Options

BIG PICTURE PLANNING



RNV & NEW Options Summary

BIG PICTURE PLANNING



Tecton
ARCHITECTS

+ 3d 4c

(RNV)

Renovate as New

1

RNV each school
(452P/375P)

\$83M

RSD15

Construction
30-36 Mos.

- Requires temp. modulators 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. modulators 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. modulators 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. modulators 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)

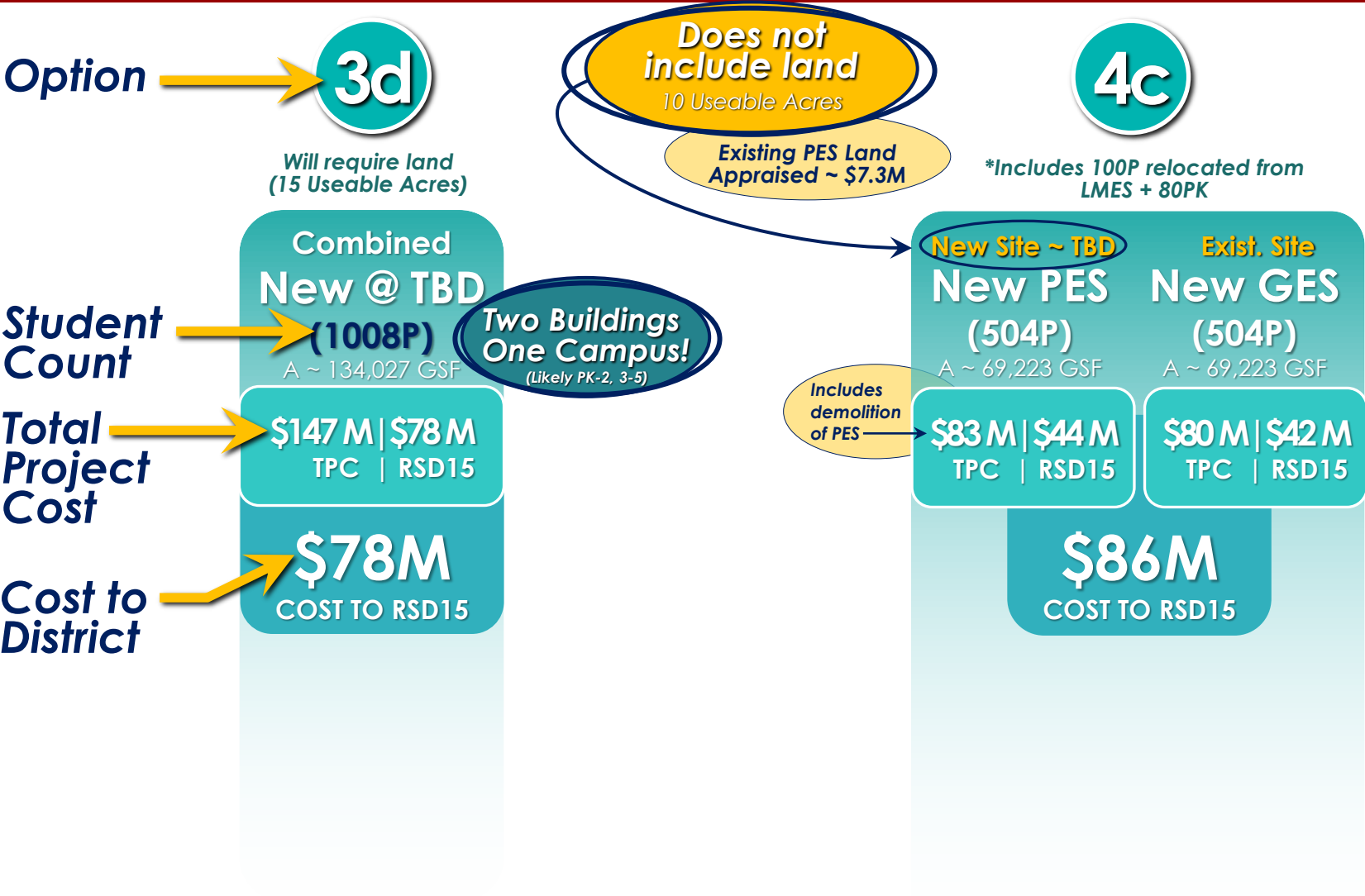
\$87M

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

NEW - Alternative Options

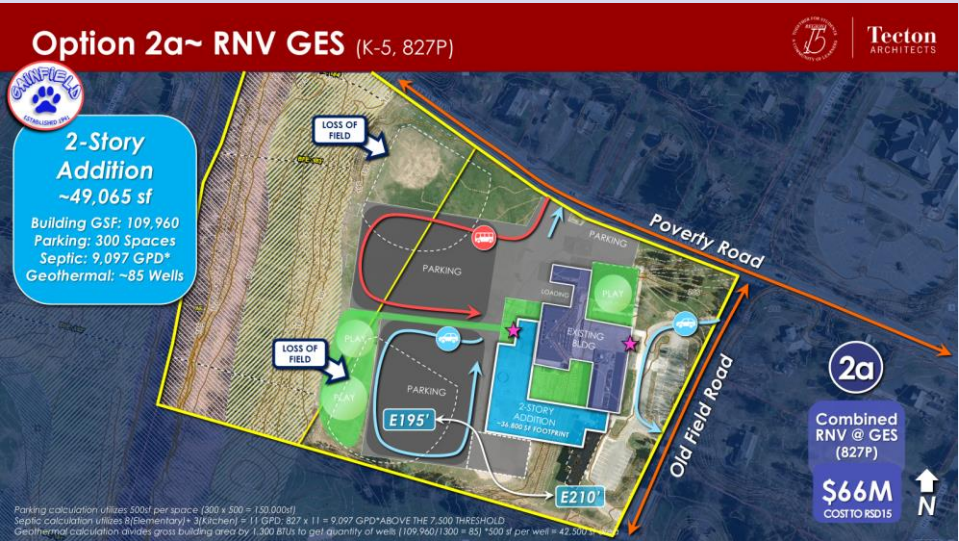


Options Development / RNV vs. New



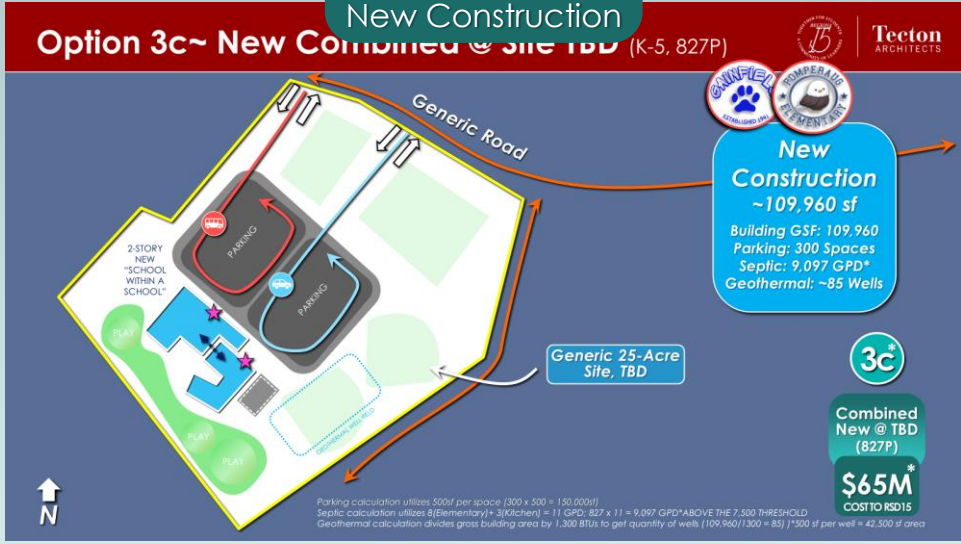
(RNV)

Renovate as New



New

New Construction



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

New



RNV



What is the true
value invested in
your building?



Are you really
getting what you
pay for?

MEASURING THE TRUE VALUE ~ NEW VS. RNV.

(RNV)

Renovate as New

827(P)
109,960 GSF

\$80M Construction Costs

\$24M

5 Years

\$2.4M

48 Months

\$7M

48 Months (uses 9%)

\$3.2M

Somewhat likely
(est. 3-5 % of constr.)

(RNV)
Renovate as New

Analysis of Value Lost...
\$ Money spent that doesn't
"stay in the building"

Delta in Costs
\$12.9M

\$7M

Escalation (4.5%/Yr.)

\$1.4M

Temp. Facilities & Conditions
(Typ. \$45K - \$55K/month)

\$3M

General Conditions
(5-10% of construction)

\$1.5M

Unforeseen conditions

New

New Construction

\$86M Construction Costs

827(P)
109,960 GSF

\$17M

3 Years

\$1M

20 Months

\$4M

24 Months (uses 4.5%)

\$1.7M

Somewhat limited
(est. 1-3% of constr.)

New
New Construction

MEASURING THE TRUE VALUE ~ NEW VS. RNV.



(RNV)
Renovate as New



827(P)
109,960 GSF

\$80M Construction Costs

Analysed & Lost...
On its surface...
New looks and is often more **expensive.**



New
New Construction

827(P)
109,960 GSF

\$86M Construction Costs

Delta in Costs
\$12.9M

However, when you take a deeper look
It often times is the **best value!**

\$24M

5 Years

\$2.4M

48 Months

\$7M

48 Months (uses 9%)

\$3.2M

Somewhat likely
(est. 3-5 % of constr.)

\$7M

(5-10% of construction)

\$1.5M

Unforeseen conditions

\$17M

3 Years

\$1M

20 Months

\$4M

24 Months (uses 4.5%)

\$1.7M

Somewhat limited
(est. 1-3% of constr.)

Top 3 Preferred Options

3d

Will require land
(15 Useable Acres)

Combined
New @ TBD
(1008P)

A ~ 134,027 GSF

\$147 M | \$78 M
TPC | RSD15

\$78M
COST TO RSD15

Two Buildings
One Campus!
(Likely PK-2, 3-5)

4b

*Includes 100P relocated from
LMES + 80PK

New PES
(504P)

A ~ 69,223 GSF

\$86 M | \$45 M
TPC | RSD15

New GES
(504P)

A ~ 69,223 GSF

\$80 M | \$42 M
TPC | RSD15

\$87M
COST TO RSD15

Does not
include land
10 Useable Acres

Existing PES Land
Appraised ~ \$7.3M

4c

*Includes 100P relocated from
LMES + 80PK

New Site ~ TBD

New PES
(504P)

A ~ 69,223 GSF

\$83 M | \$44 M
TPC | RSD15

Exist. Site

New GES
(504P)

A ~ 69,223 GSF

\$80 M | \$42 M
TPC | RSD15

\$86M
COST TO RSD15

Includes
demolition
of PES

The Committee factored in feedback received when looking district-wide, resolving existing conditions, and determining best value for taxpayers long-term.

The resulting Top 3 Options prioritize new construction, and a district-wide approach.

Questions & Concerns...



INTERACTIVE DISCUSSION



Tecton
ARCHITECTS



Instructions

Go to

www.menti.com

Enter the code

7706 8753



Or use QR code

Next Steps

Refine and select a preferred option

Summarize details related to preferred option

Outline next steps in process

- Refine Budget and Develop Detail Cost Impact*
- Continue Community Conversation*
- Prepare Grant Application June 2026 & related Activities*

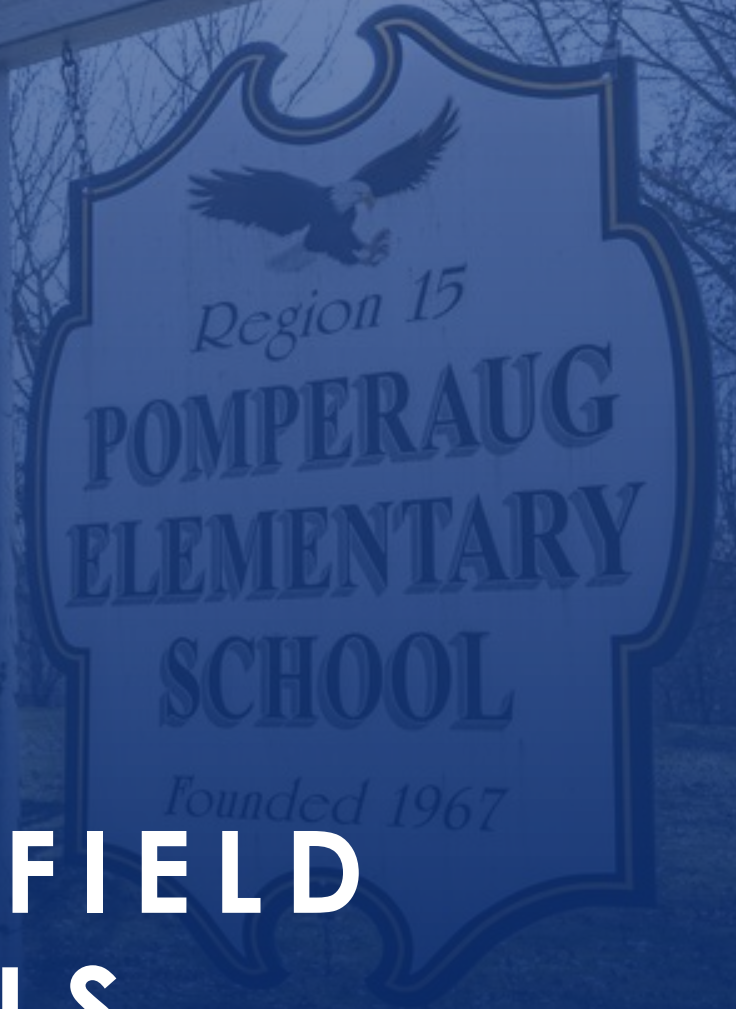


Tecton
ARCHITECTS

FEASIBILITY STUDY FOR

POMPERAUG & GAINFIELD ELEMENTARY SCHOOLS

POMPERAUG REGIONAL SCHOOL DISTRICT 15



Community
Conversation #3
05.22.2025