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FEASIBILITY STUDY FOR

POMPERAUG & GAINFIELD ELEMENTARY SCHOOLS

POMPERAUG REGIONAL SCHOOL DISTRICT 15



Feasibility Study
Committee Meeting
05.05.2025

AGENDA

1. Foundations

Team, Goals, Schedule

2. Community Engagement

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

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

Project Email & Website

3. Building Walkthroughs ~ LMES & MES

Walkthroughs & Programming Discussions (4/30/2025)

4. Narrowing the Options

Review of Options

Other Considerations Beyond Costs...

Roundtable Discussion

5. Next Steps

FOUNDATIONS

SOUTHBURY

MIDDLEBURY

Memorial Middle School

Middlebury Elementary School
(2033-34 ~ 362P)

Long Meadow Elementary
School
(2033-34 ~ 35P)

Pomperaug High
School

Gainfield Elementary School
(2032-33 ~ 381P)

Rochambeau Middle
School

Pomperaug Elementary School
(2033-34 ~ 479P)



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TEAM RE-INTRODUCTIONS



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JEFF WYSZYNSKI
AIA

*Principal-in-Charge /
Primary Contact*



ANTONIA CIAVERELLA
EDAC, LEED AP BD+C,
WELL FACULTY, FITWEL

*Architectural Designer,
Engagement Facilitator*



KRISTEN MITCHELL
PLA, LEED GA

*Senior Project
Manager, Langan*



BRADLEY PARK

MEP Engineering, CES

STAFF OF
50 PEOPLE

90%
REPEAT CLIENTS

100+ K-12
PROJECTS

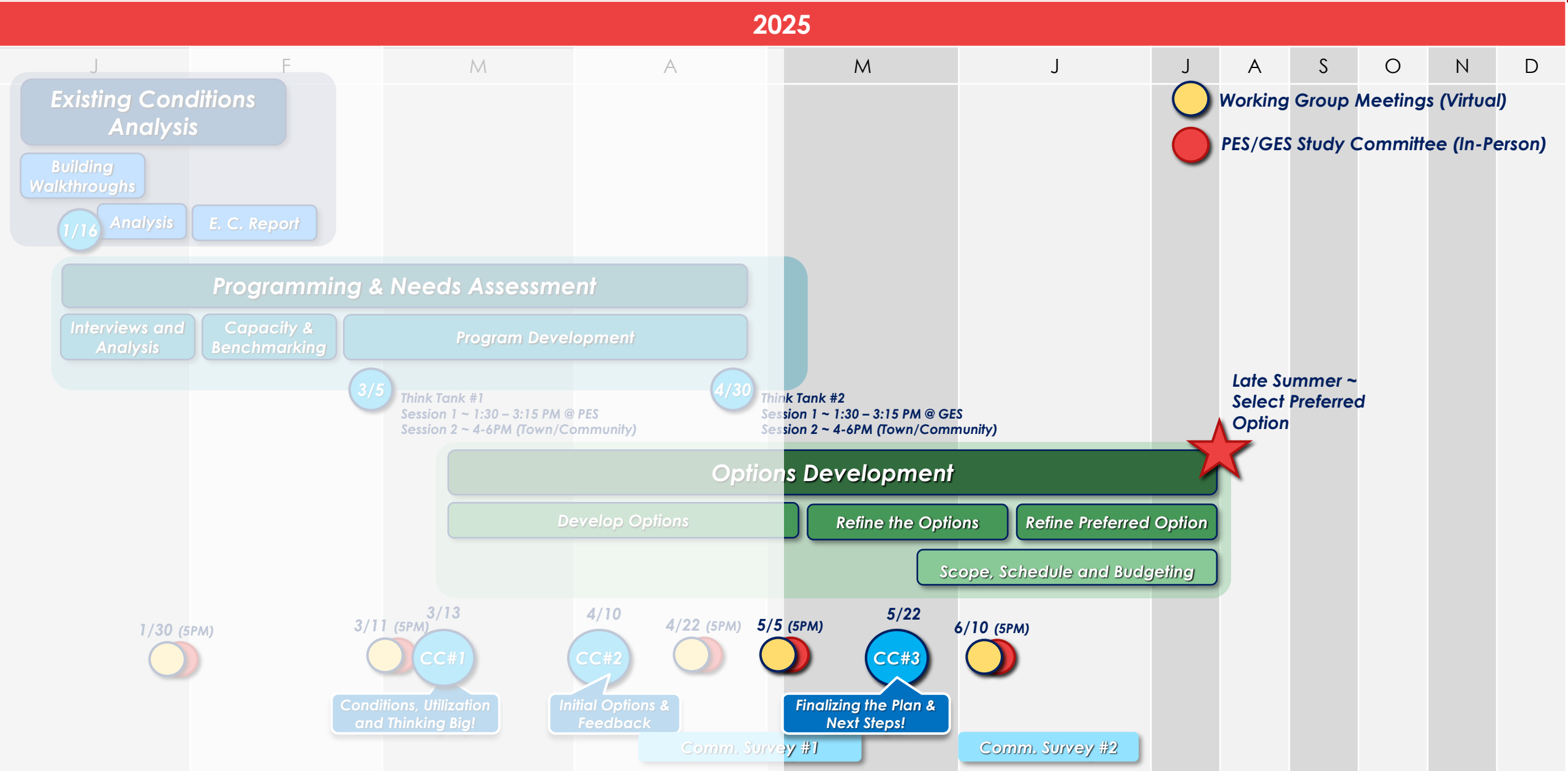
LANGAN
Civil Engineering,
Landscape Architecture

CONSULTING ENGINEERING SERVICES (CES)
MEP Engineering, Fire Protection

MICHAEL HORTON ASSOCIATES
Structural Engineering

PROPOSED MILESTONE SCHEDULE

(Revised 03/07/25)



EXISTING CONDITIONS

YOUR SCHOOL FACILITIES



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GAINFIELD ELEMENTARY SCHOOL

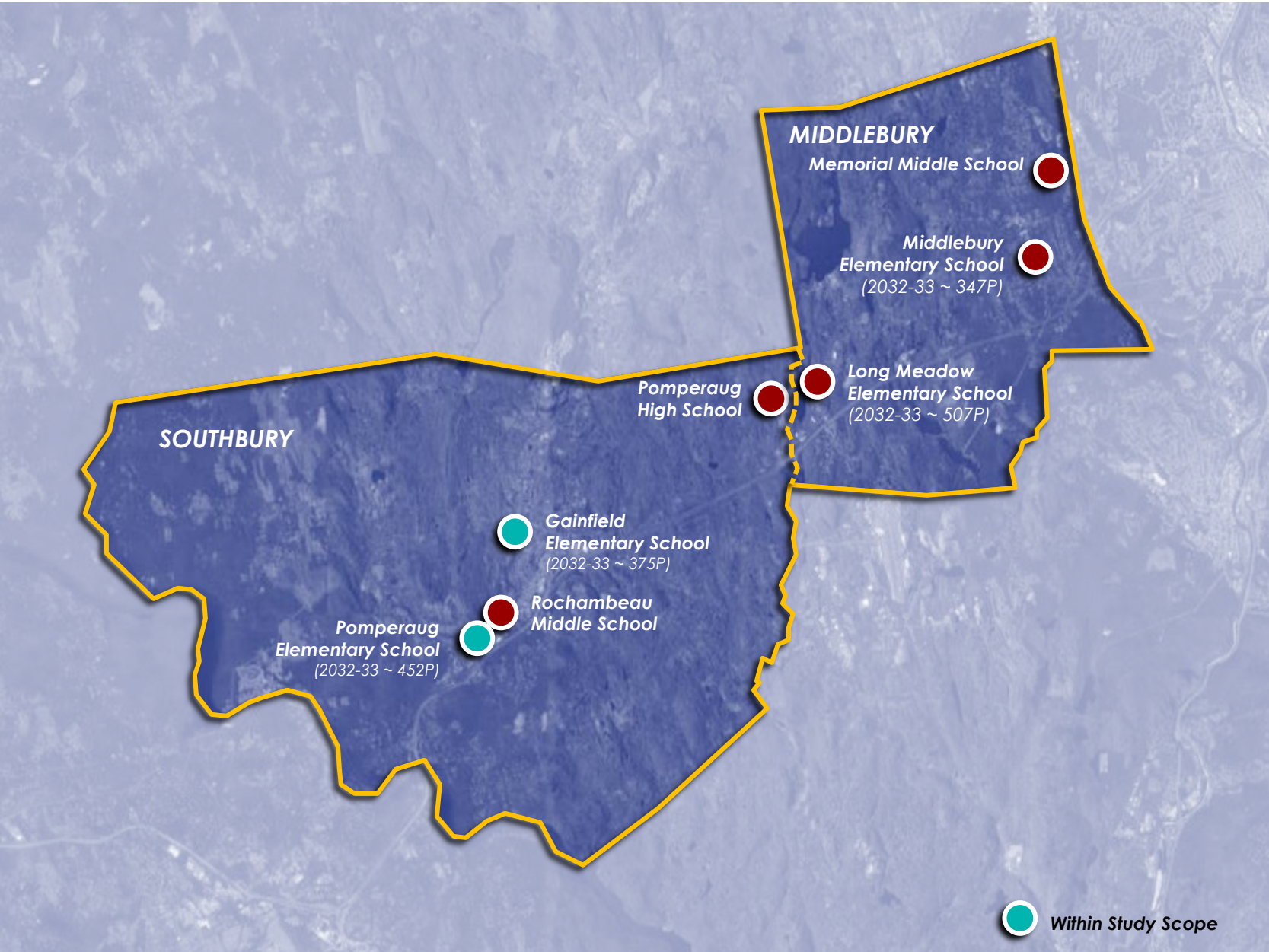


(E) Enrollment: 319
Grade Level: K-5
Year Built: 1941

POMPERAUG ELEMENTARY SCHOOL



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



EXISTING ENROLLMENT AREA ANALYSIS



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
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

MIDDLEBURY

Memorial Middle School

Middlebury Elementary School
(2033-34 ~ 362P)

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

SOUTHBURY

Gainfield Elementary School
(2032-33 ~ 381P)

Rochambeau Middle School

Pomperaug Elementary School
(2033-34 ~ 479P)

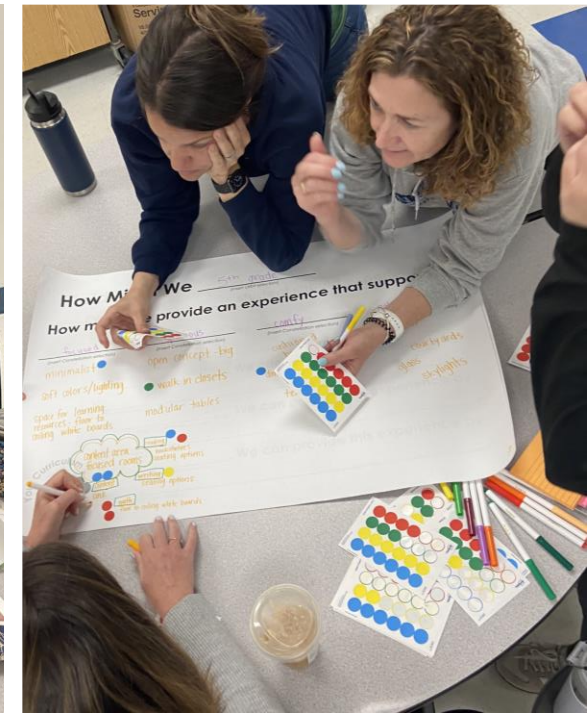
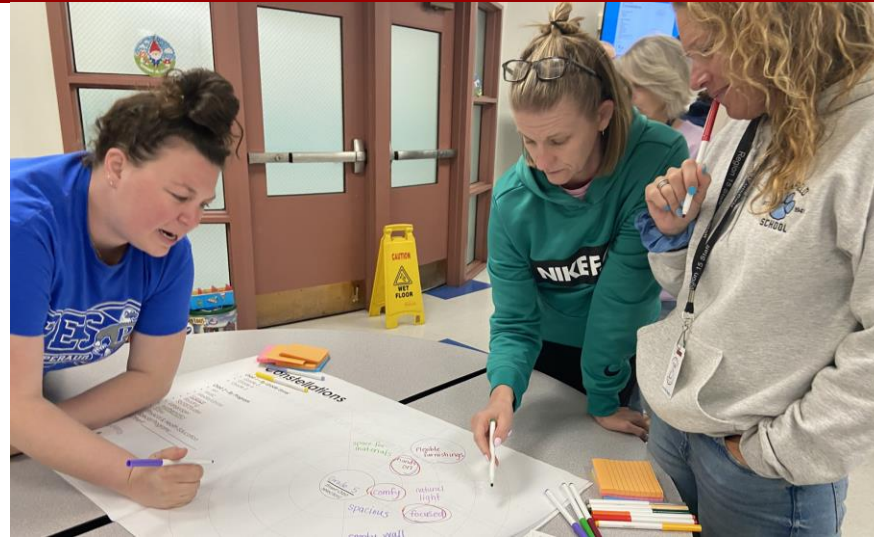


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Recap Think Tank 3-5 Staff (04/30/25)



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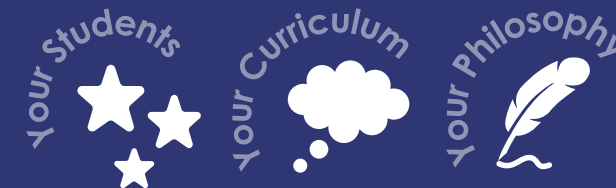


Recap Think Tank 3-5 Staff (04/30/25)

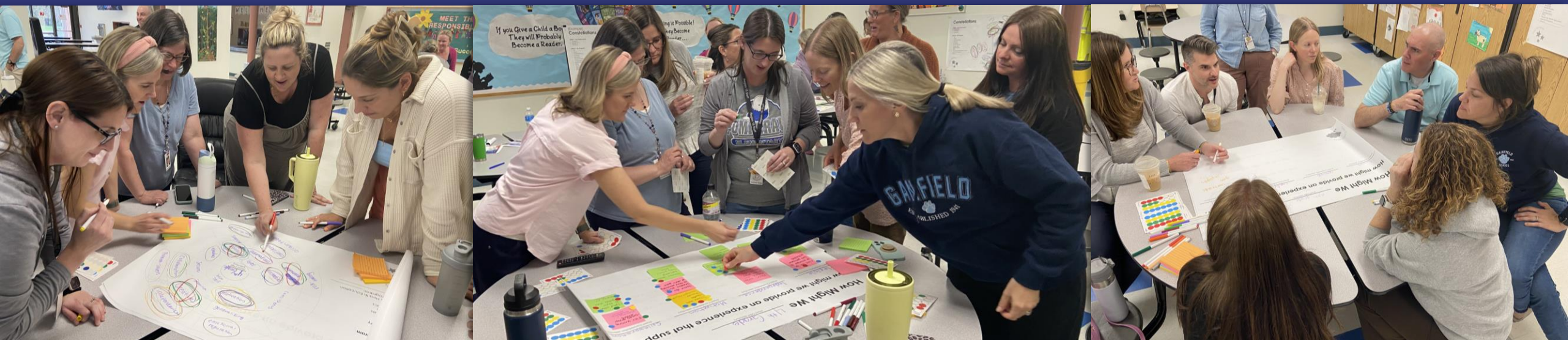


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Activities:



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

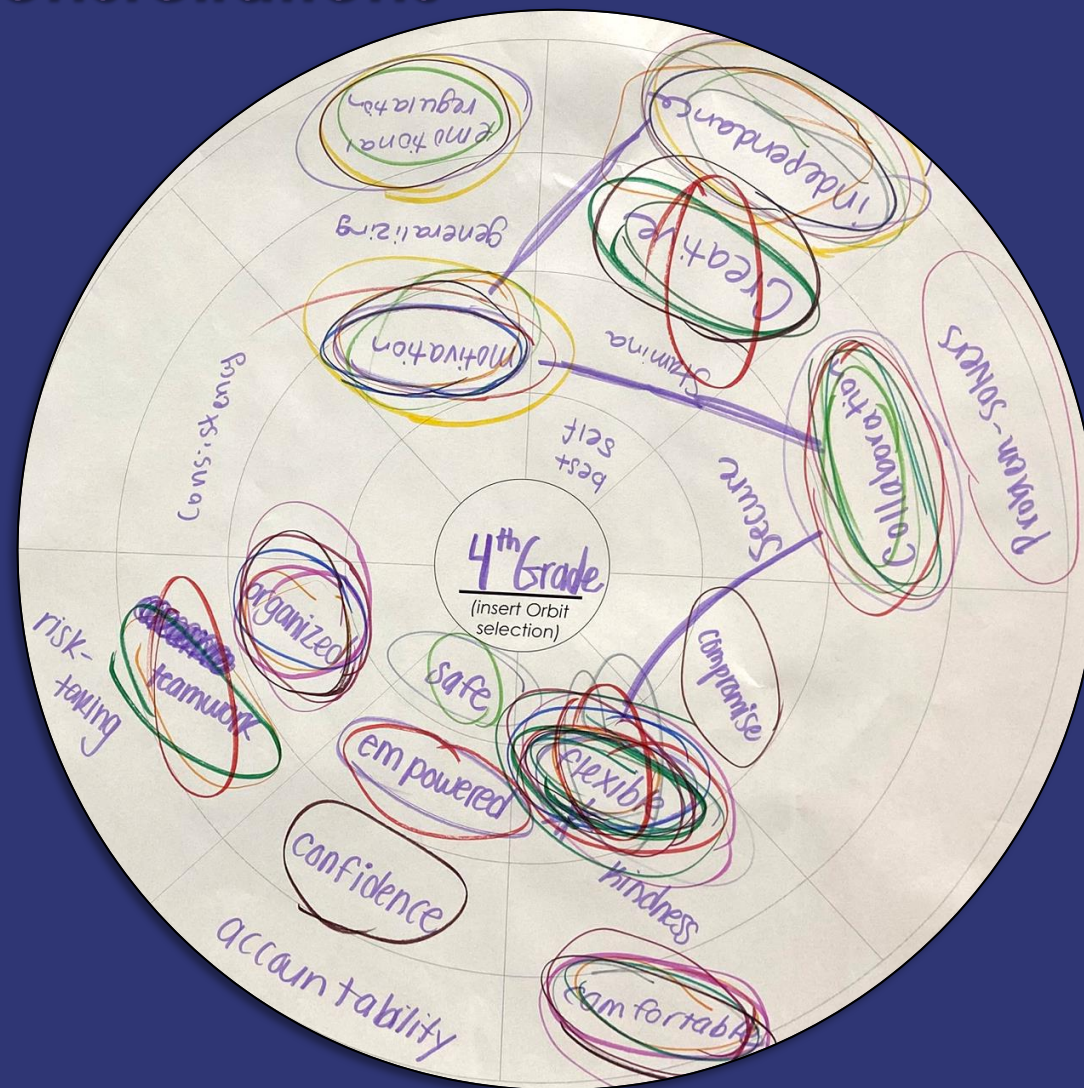


Recap Think Tank 3-5 Staff (04/30/25)



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Student Experience. Activity: “Constellations”



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



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Curriculum Insights. Activity: "How Might We"



How Might We 5th grade

(insert Orbit selection)

How might we provide an experience that supports ...

focused
(insert Constellation selection)

- minimalist
- soft colors/lighting
- space for learning resources - floor to ceiling white boards

spacious
(insert Constellation selection)

- open concept - big
- walk in closets
- modular tables

comfy
(insert Constellation selection)

- cushioned benches
- dimmer-lighting
- temperature

natural light
(insert Constellation selection)

- windows
- courtyards
- glass skylights

Your Curriculum

- content area focused rooms
- reading bookshelves seating options
- writing seating options
- content sink
- science tables
- math floor to ceiling white boards

lots of outlets

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



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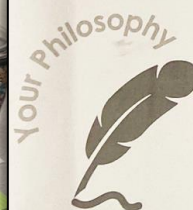
Guiding Principles. Activity: "Goldilocks"



Goldilocks

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

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

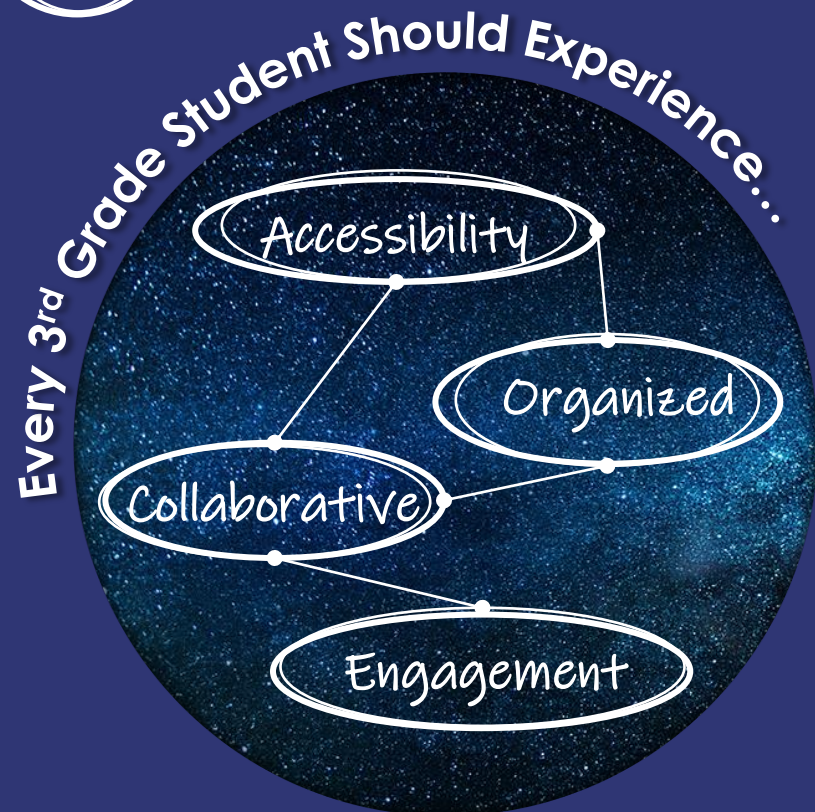


Recap Think Tank 3-5 Staff (04/30/25)



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3



Every 3rd Grade Student should experience:

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

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

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

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

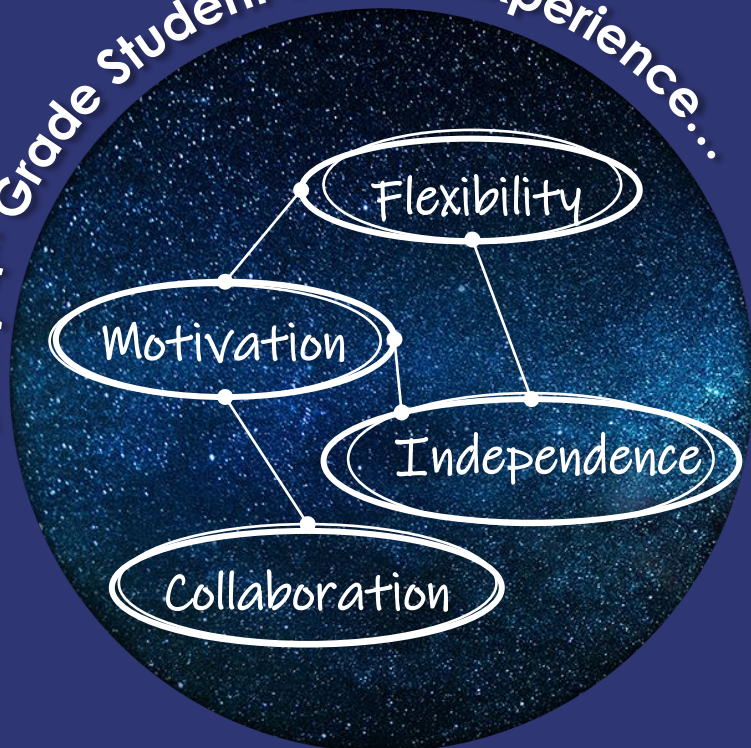
Recap Think Tank 3-5 Staff (04/30/25)



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4

Every 4th Grade Student Should Experience...



Every 4th Grade Student should experience:

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

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

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

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

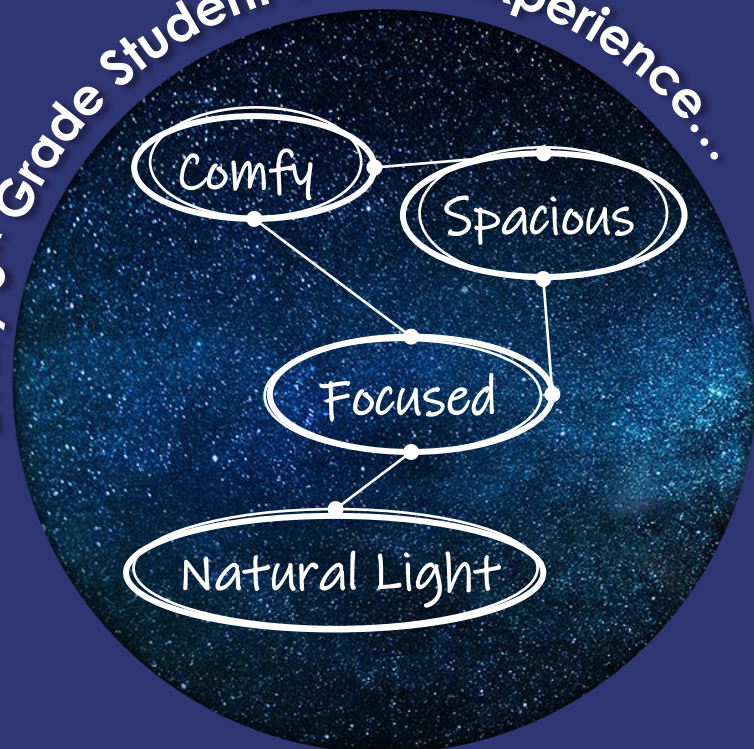
Recap Think Tank 3-5 Staff (04/30/25)



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5

Every 5th Grade Student Should Experience...



Every 5th Grade Student should experience:

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

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

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

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

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



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

Community Events



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What is a...
Community
Conversation?

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



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

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

Community Conversation #1	Community Conversation #2	Community Conversation #3
Thurs. 3/13 6-7 PM	Thurs. 4/10 6-7 PM	Thurs. 5/22 6-7 PM
- Theme: Conditions, Utilization & Thinking Big! Gainfield Elementary School	- Theme: Initial Options & Feedback Pomperaug Elementary School	- Theme: Finalizing the Plan & Next Steps Long Meadow Elementary School

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

Voice Matters! We Hope You Can Join Us.

ES-PES Feasibility Study Page:
<https://www.region15.org/board-of-education/agendaminutesvideos>

Community Conversation #3 will be held on:

May 22

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

Time: **6-7pm**

Location: **Long Meadow Elementary School**

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

Stay Connected



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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

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Community Conversation #1
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Theme: Conditions, Utilization & Thinking Big!
Gainfield Elementary School

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Theme: Initial Options & Feedback
Pomperaug Elementary School

Community Conversation #3
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Theme: Finalizing the Plan & Next Steps
Long Meadow Elementary School

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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

BUILDING WALKTHROUGHS

LMES & MES

MIDDLEBURY

Memorial Middle School

Middlebury Elementary School
(2033-34 ~ 362P)

Long Meadow Elementary
School
(2033-34 ~ 351P)

Pomperaug High
School

SOUTHBURY

Gainfield Elementary School
(2033-34 ~ 381P)

Rochambeau Middle
School

Pomperaug Elementary School
(2033-34 ~ 479P)



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LONG MEADOW ELEMENTARY SCHOOL 65 N Benson Rd



Existing Building ~ 92,370 SF

Lower Level ~35,253 SF

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

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

Site: 36.62 Acres

Pomperaug
High School

Middlebury
Raquet Club

Bus Depot

Solar Field

N. Benson Rd.

Southford Rd (188)

I-84

Site Considerations

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



LONG MEADOW ELEMENTARY SCHOOL 65 N Benson Rd



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

Number of Stories: 2

Year Built: 1997 (1997, ~2023 Modulars)

Building Age: 28 Years

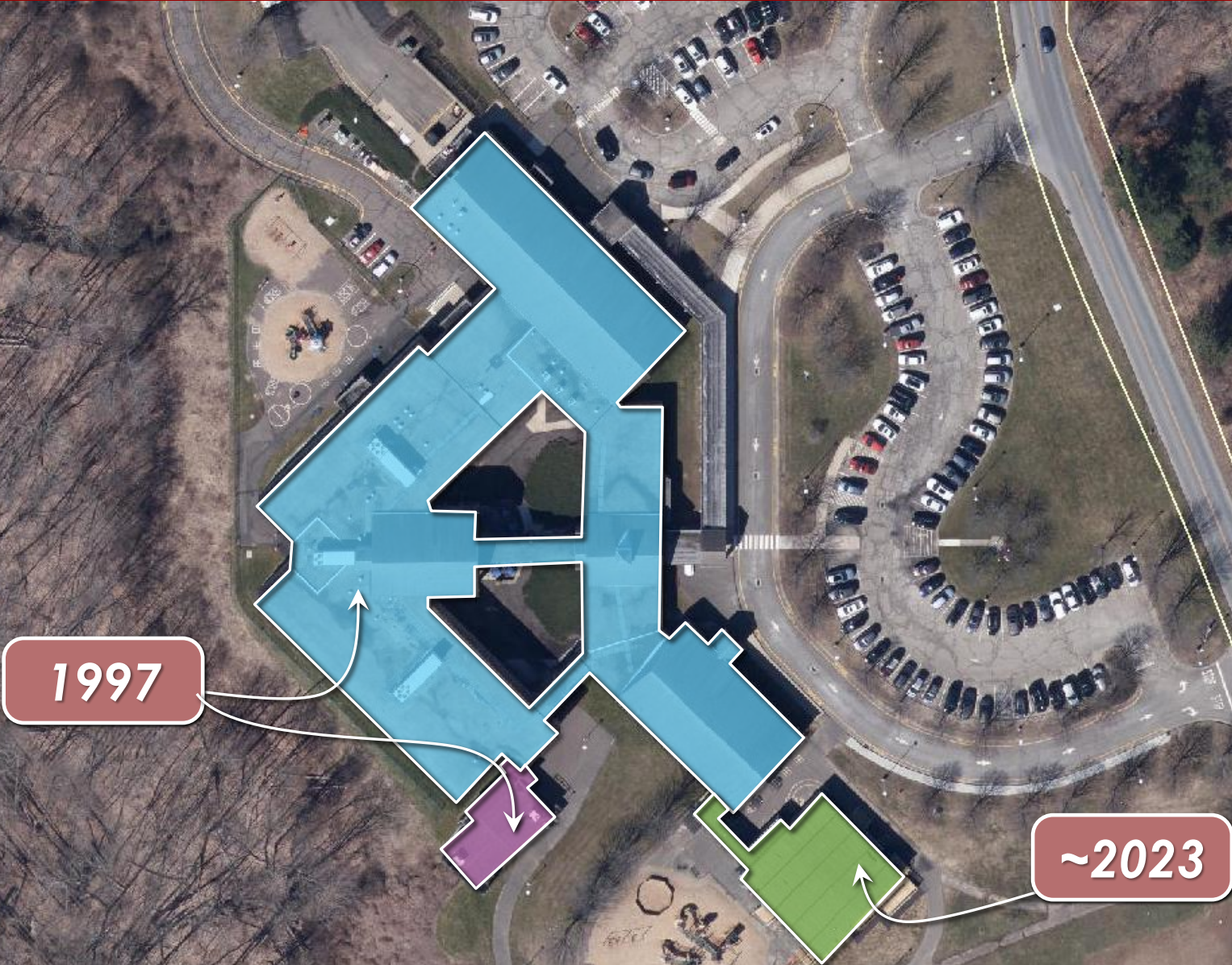
Site Size: 36.62 Acres

Parking Count: 150 Spaces

LONG MEADOW ELEMENTARY SCHOOL 65 N Benson Rd



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LONG MEADOW ELEMENTARY SCHOOL 65 N Benson Rd



Site:

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

Architectural Exterior:

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

Architectural Interior:

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

Accessibility / Code:

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

LONG MEADOW ELEMENTARY SCHOOL 65 N Benson Rd



Programmatic Needs:

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

LONG MEADOW ELEMENTARY SCHOOL 65 N Benson Rd



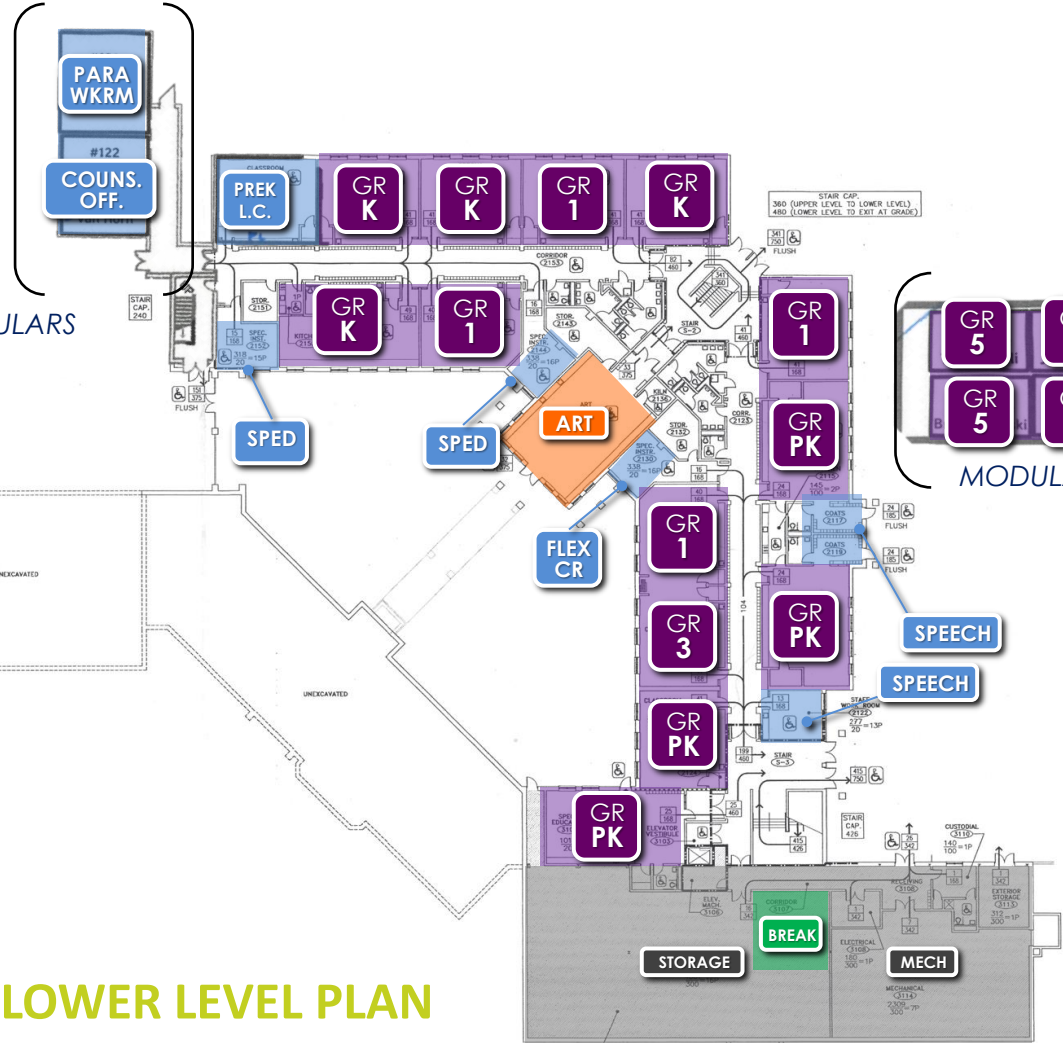
LONG MEADOW ELEMENTARY SCHOOL 65 N Benson Rd



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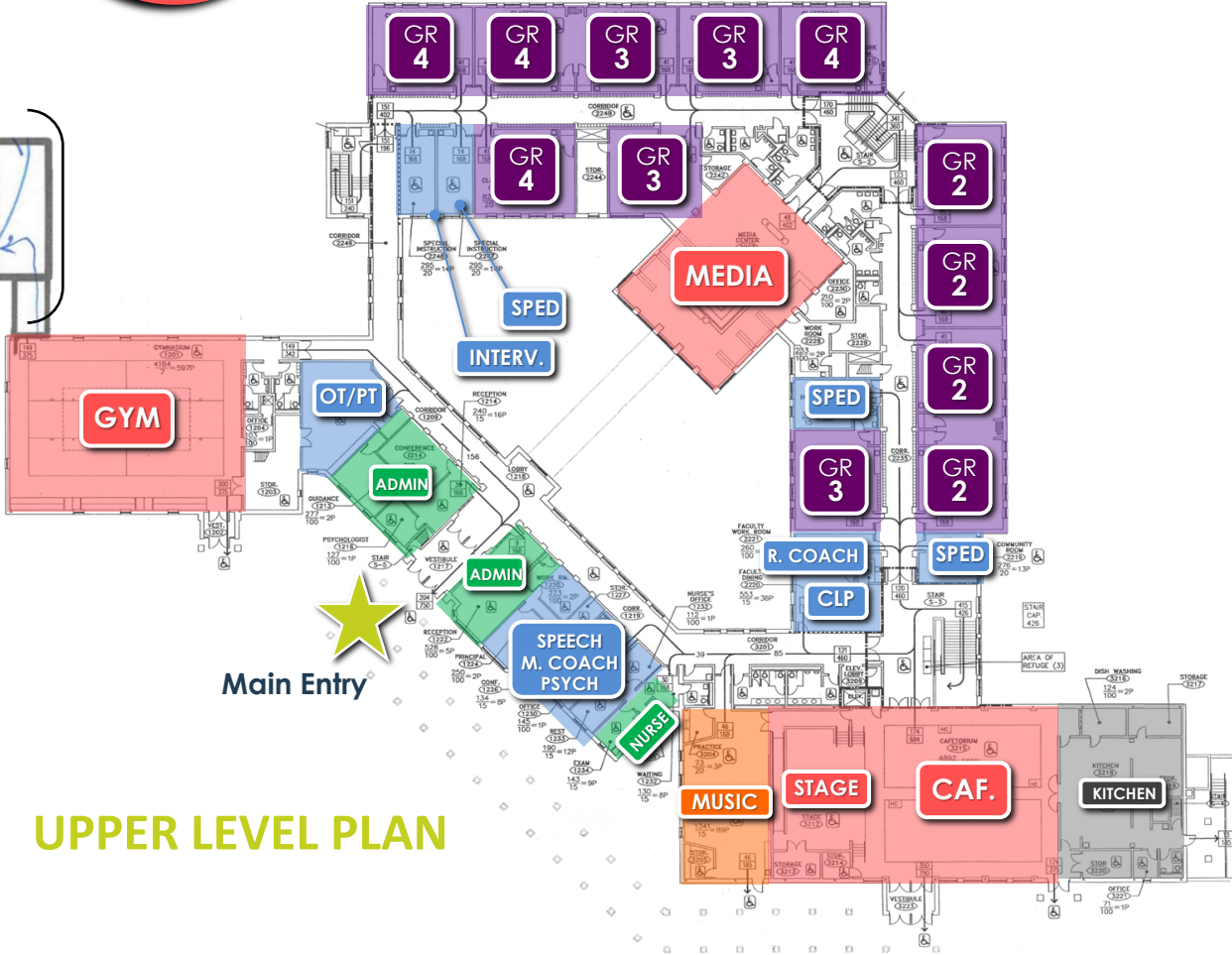
MODULARS



LOWER LEVEL PLAN

Main Entry

UPPER LEVEL PLAN



MIDDLEBURY ELEMENTARY SCHOOL 550 Whittemore Rd



Existing Building ~ 49,178 SF

Lower Level ~21,343 SF

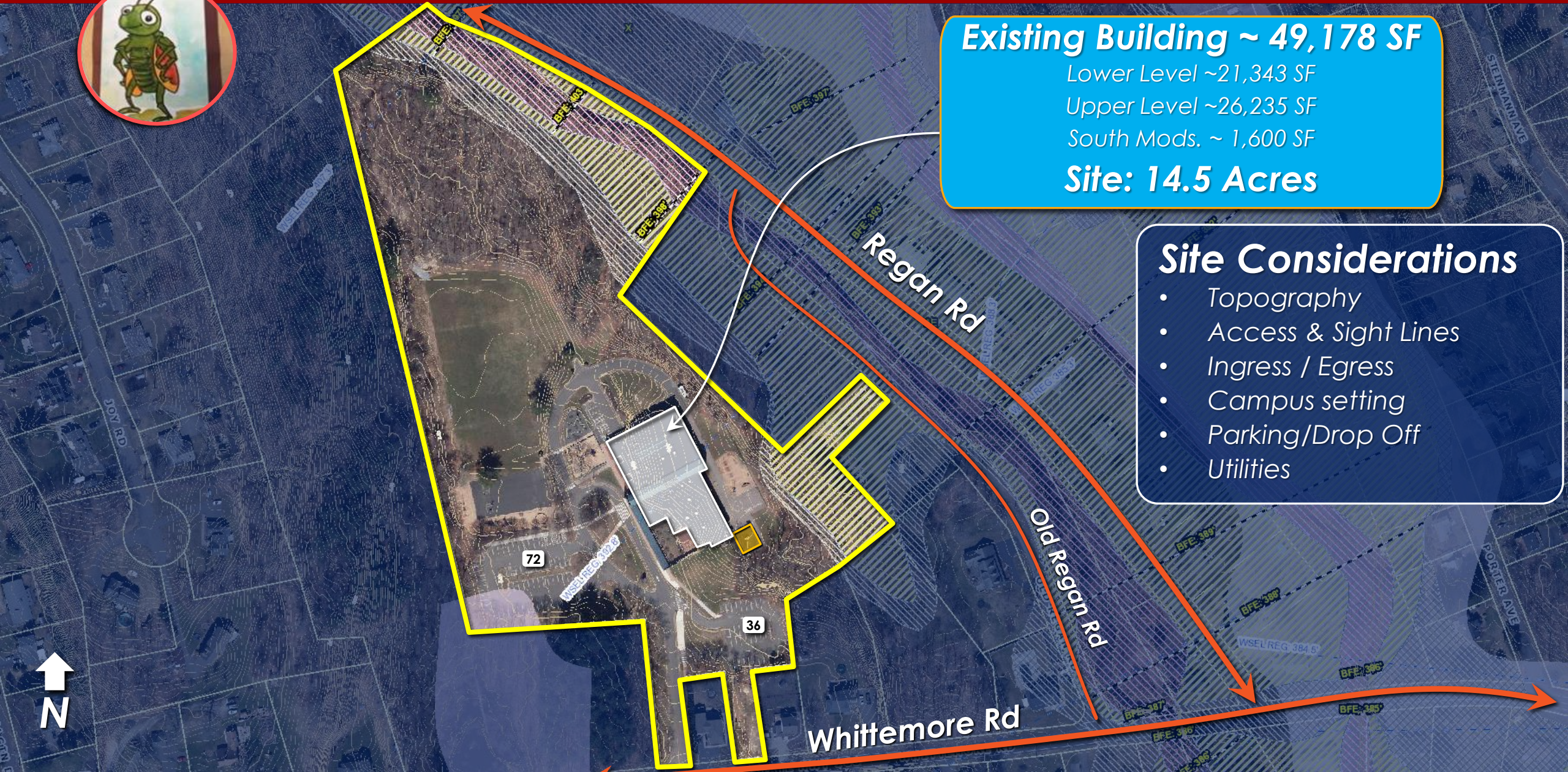
Upper Level ~26,235 SF

South Mods. ~ 1,600 SF

Site: 14.5 Acres

Site Considerations

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



MIDDLEBURY ELEMENTARY SCHOOL 550 Whittemore Rd



Building Size: 49,178 SF (incl. 1,600 SF Modulars)

Number of Stories: 2

Year Built: 1982

Building Age: 43 Years (~2009 Modulars)

Site Size: 14.5 Acres

Parking Count: 108 Spaces

MIDDLEBURY ELEMENTARY SCHOOL 550 Whittemore Rd

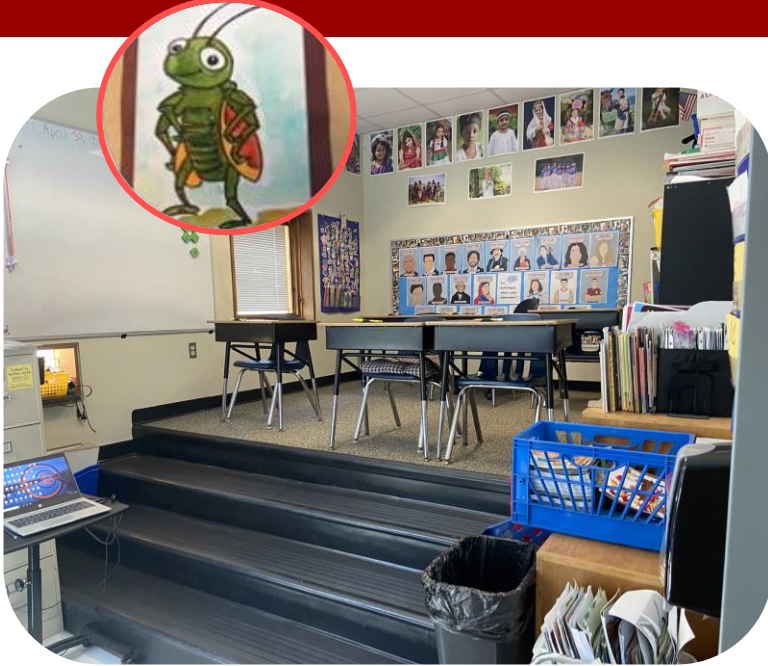


1982

~2009



MIDDLEBURY ELEMENTARY SCHOOL 550 Whittemore Rd



Site:

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

Architectural Exterior:

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

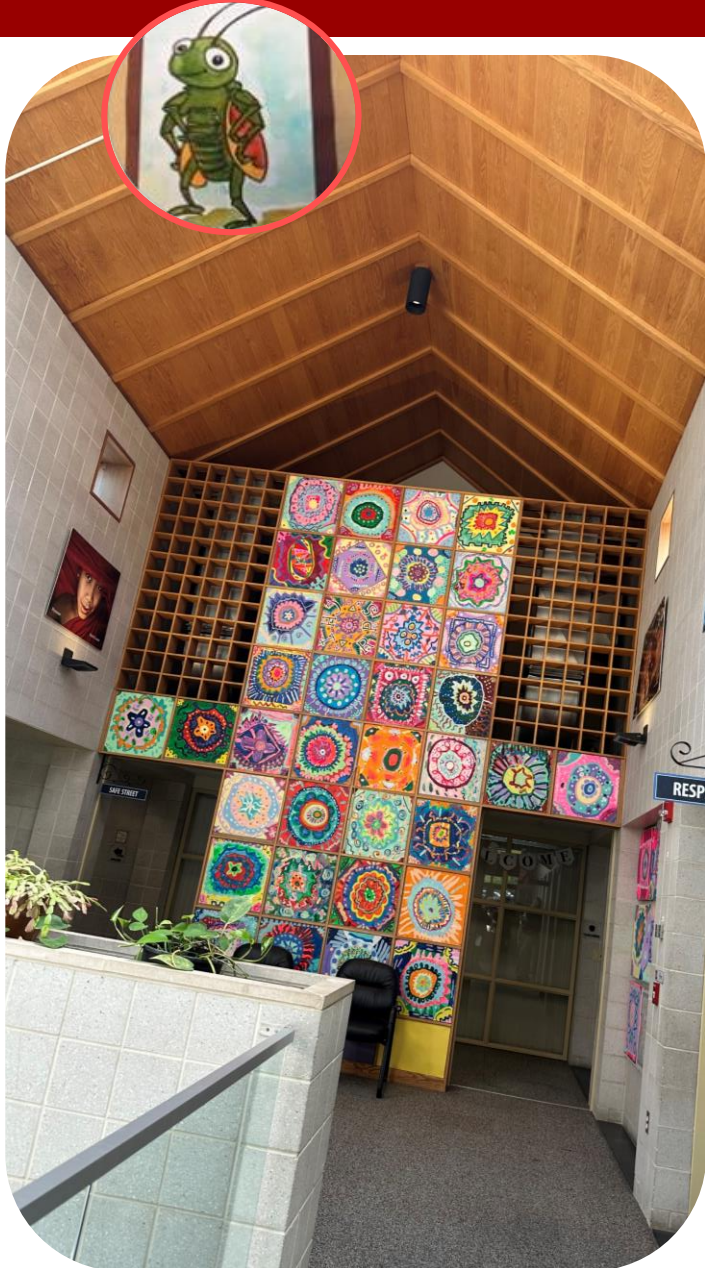
Architectural Interior:

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

Accessibility / Code:

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

MIDDLEBURY ELEMENTARY SCHOOL 550 Whittemore Rd



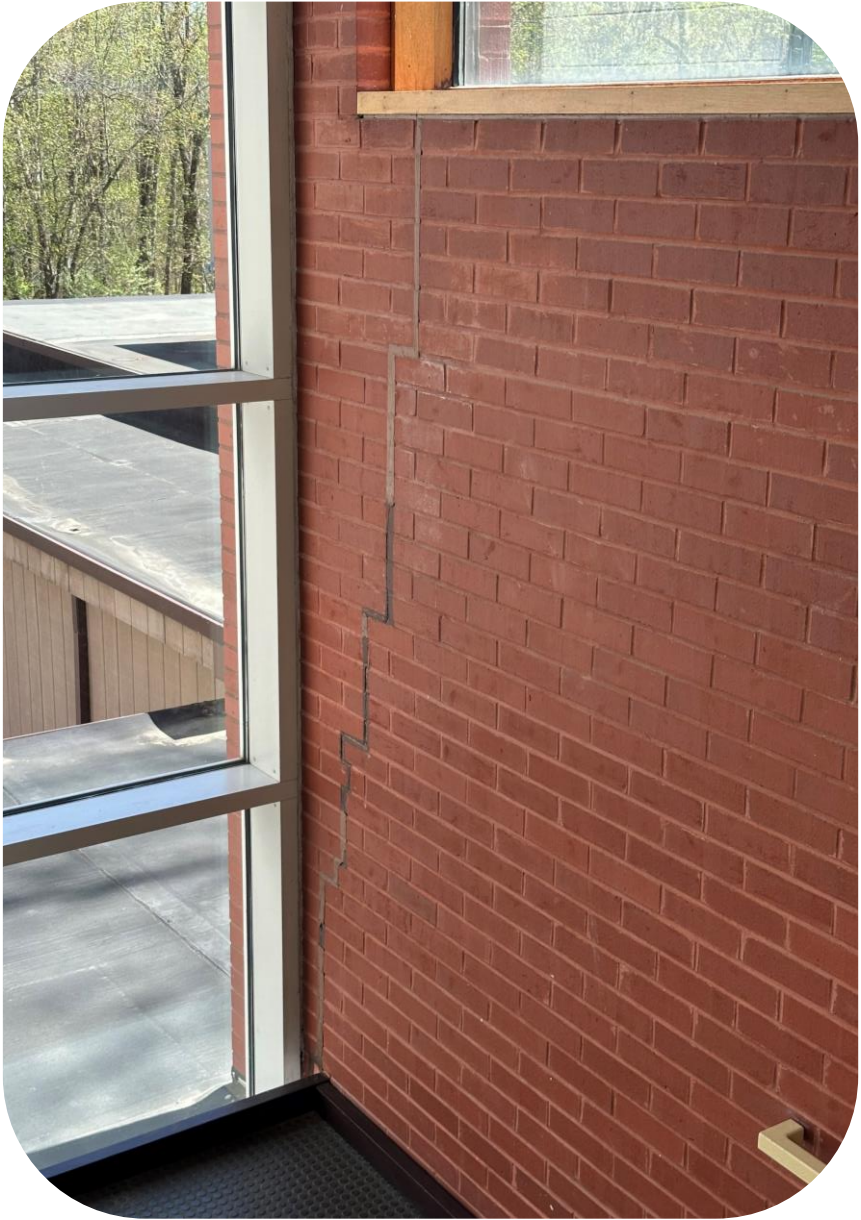
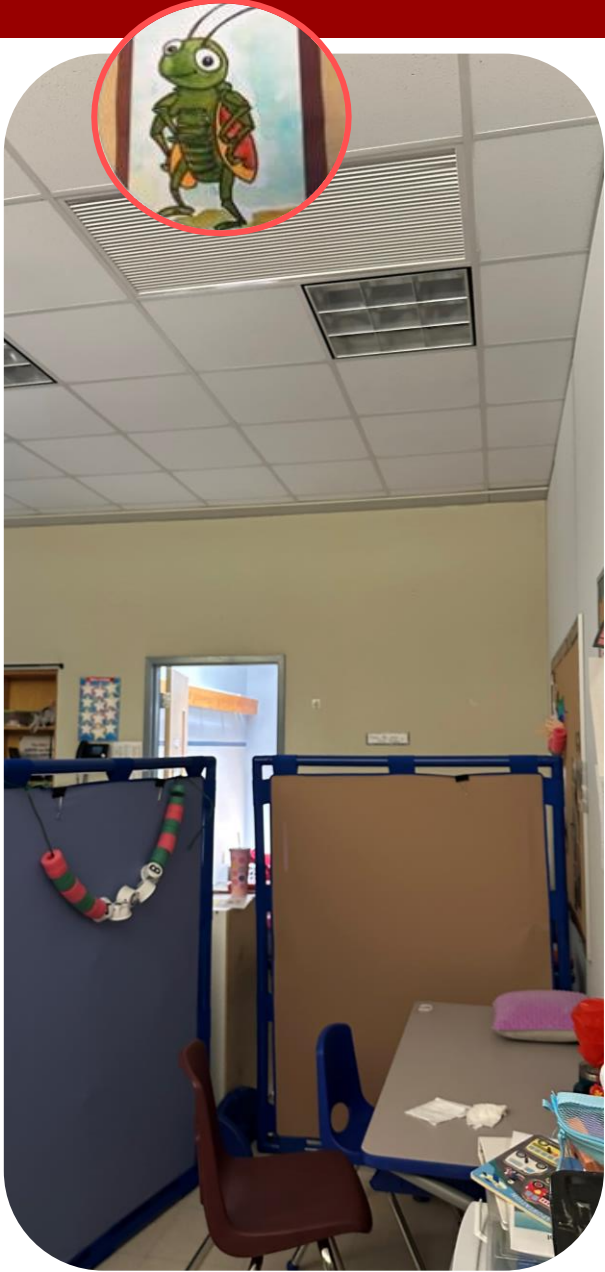
Programmatic Needs:

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

MIDDLEBURY ELEMENTARY SCHOOL 550 Whittemore Rd



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MIDDLEBURY ELEMENTARY SCHOOL 550 Whittemore Rd



LOWER LEVEL PLAN



L.L. = Learning Lab (used for: Math, Reading, Intervention coaches, Adult Ed., student support, conference space)

L.C. = Learning Center (district program for medically fragile, cognitively impaired)



Main Entry

UPPER LEVEL PLAN

NARROWING THE OPTIONS

MIDDLEBURY

Memorial Middle School

Middlebury Elementary School
(2033-34 ~ 362P)

Long Meadow Elementary
School
(2033-34 ~ 500P)

Pomperaug High
School

SOUTHBURY

Gainfield Elementary School
(2032-33 ~ 361P)

Rochambeau Middle
School

Pomperaug Elementary School
(2033-34 ~ 479P)



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Goals for the Project



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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

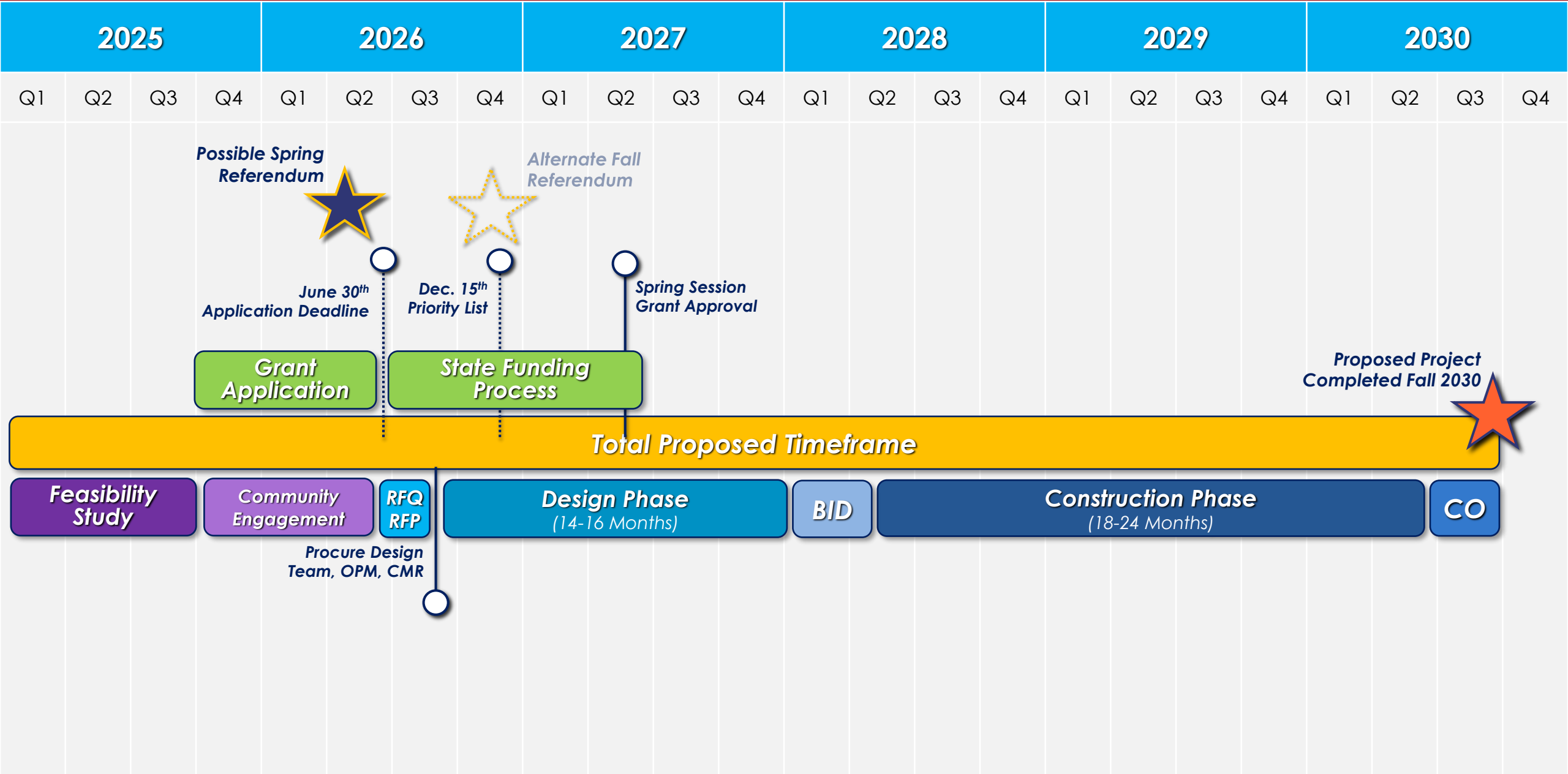
**New PES
(452P)
New GES
(375P)**

4b

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

KEEPING IT IN PERSPECTIVE

MILESTONE SCHEDULE (Updated 4.22.2025)



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

Fixing what you Have BY DISCIPLINE

Does not address
program needs!!!



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Site

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

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 ADA code), modifications to walls/doors for floor clearances, locker and toilet upgrades
- Door, hardware, window replacement

Mechanical (HVAC) \$85-90/SF

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

Plumbing \$30-35/SF

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

Fire Protection \$8-10/SF

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

Electrical (Power & Lighting) \$75-80/SF

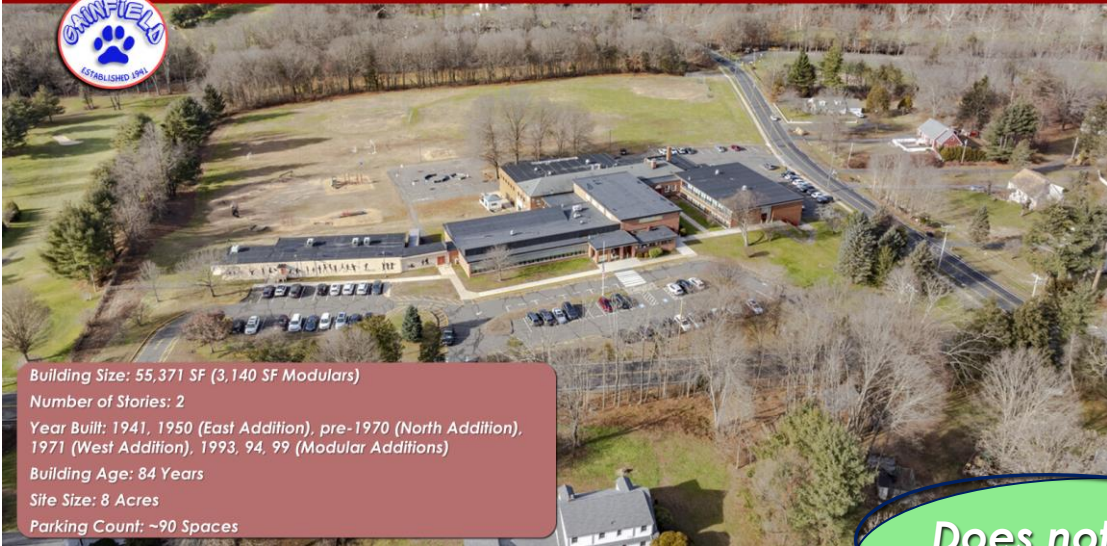
- New electrical service
- Electrical service distribution / outlets
- Emergency lighting & generator
- Replace lighting and controls
- New Fire Alarm, life safety upgrades
- New technology & security wiring

Fixing what you Have BY DISCIPLINE



EXISTING CONDITIONS SUMMARY

GAINFIELD ELEMENTARY SCHOOL 307 Old Field Rd, Southbury



Building Size: 55,371 SF (3,140 SF Modulars)
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 Modulars)
Number of Stories: 1
Year Built: 1967, 1977 (East & Courtyard Addition), 1992 (South Addition), 1999 Modulars
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 ineligible) and higher cost to taxpayer long-term, will pay a 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

RNV (Renovate as New) Options

BIG PICTURE PLANNING

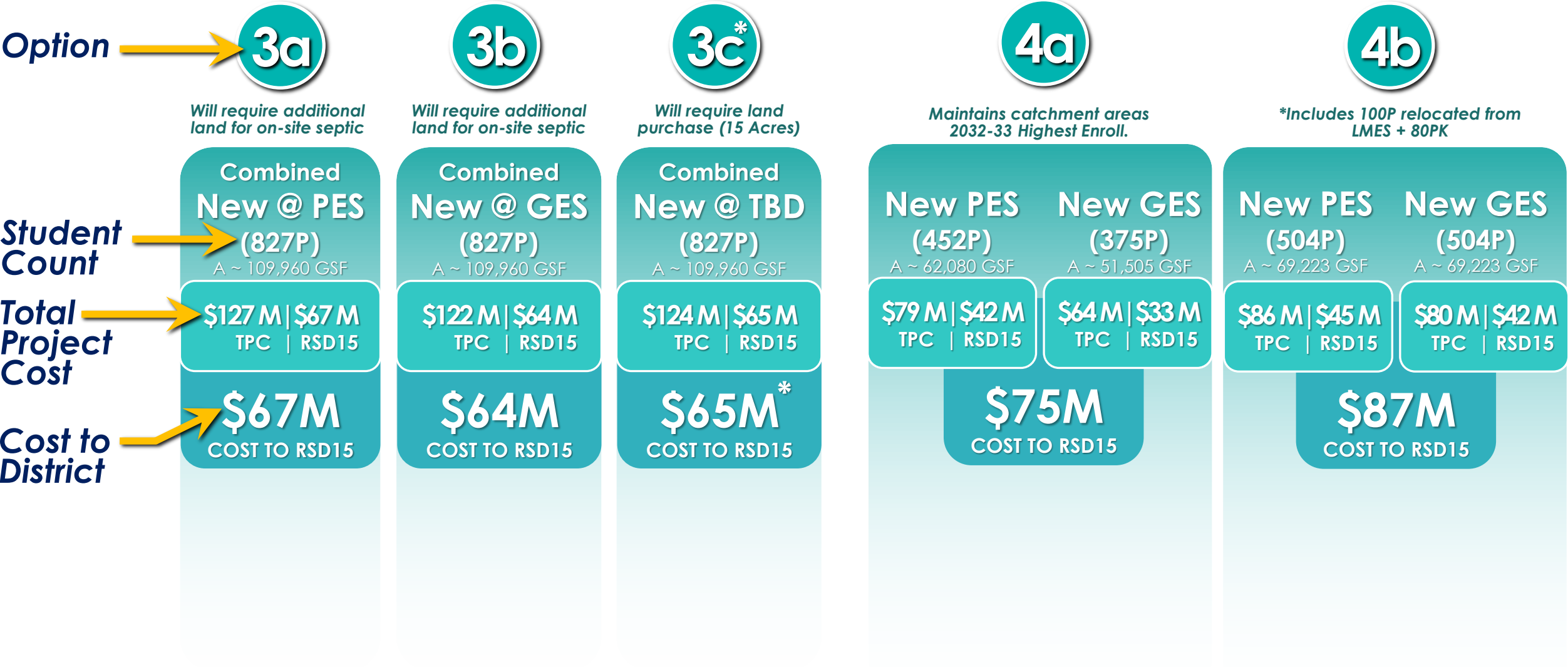


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NEW Options

BIG PICTURE PLANNING



RNV & NEW Options Summary

BIG PICTURE PLANNING



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(RNV) Renovate as New

1

RNV each
school
(452P/375P)

\$83M

COST TO RSD15

2a

Combined
RNV @ GES
(827P)

\$66M

COST TO RSD15

2b

Combined
RNV @ PES
(827P)

\$64M

COST TO RSD15

2c

RNV each
school
(504P/504P)

\$90M

COST TO RSD15

New New Construction

3a

Combined
New @ PES
(827P)

\$67M

COST TO RSD15

3b

Combined
New @ GES
(827P)

\$64M

COST TO RSD15

3c*

Combined
New @ TBD
(827P)

\$65M*

COST TO RSD15

4a

New PES &
GES
(452P/375P)

\$75M

COST TO RSD15

4b

New PES &
GES
(504P/504P)

\$87M

COST TO RSD15

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.

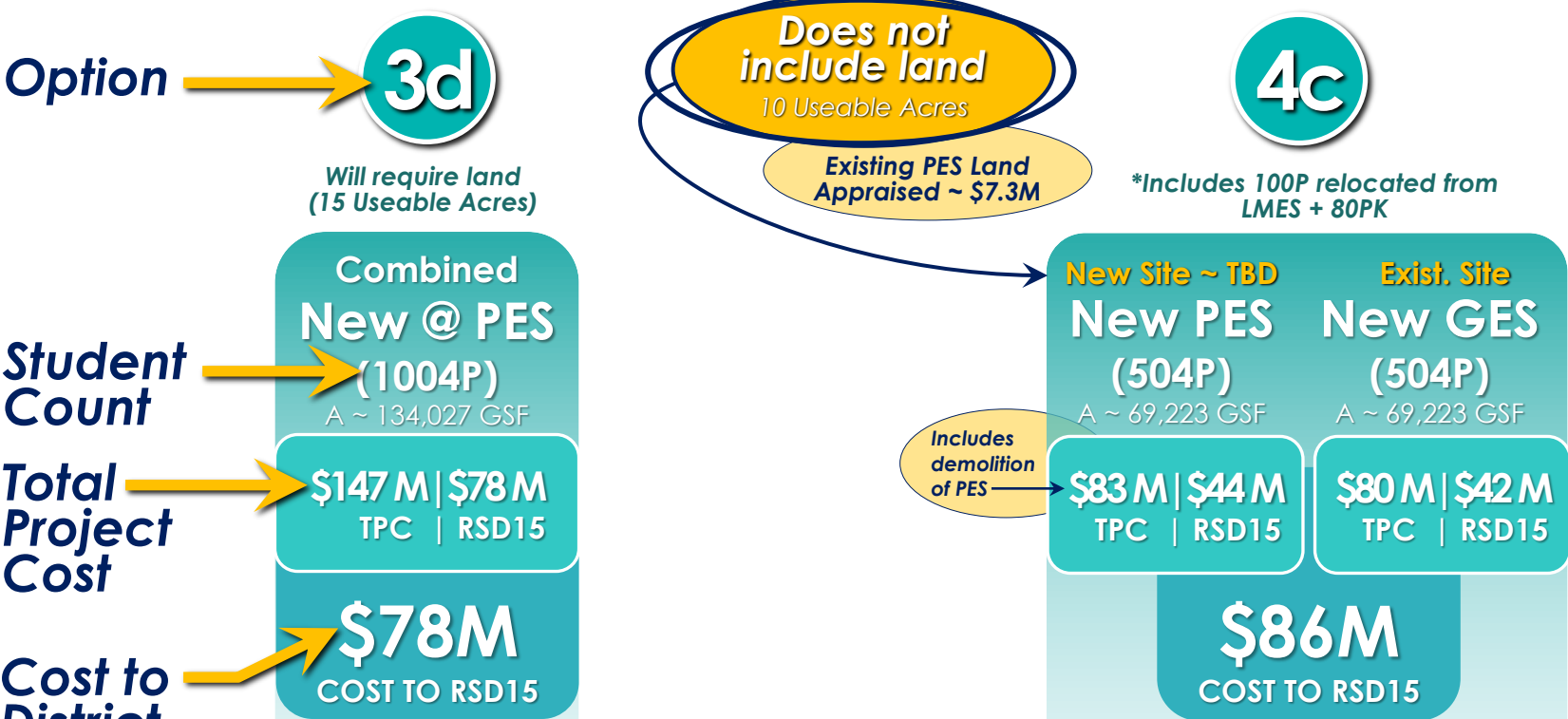
- May require offsite improvements for traffic mitigation (ineligible cost)
- Option considers occupied school during new construction
- Demolition of existing building & site restoration after new const. complete

Alternative Options

BIG PICTURE PLANNING (5/5/2025)



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New



RNV



What is the true
value invested in
your building?



Are you really
getting what you
pay for?

VALUE ANALYSIS / REGIONAL SCHOOL DISTRICT 15

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

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

NEXT STEPS

MIDDLEBURY

Memorial Middle School

Middlebury Elementary School
(2033-34 ~ 362P)

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

SOUTHBURY

Gainfield Elementary School
(2032-33 ~ 381P)

Rochambeau Middle School

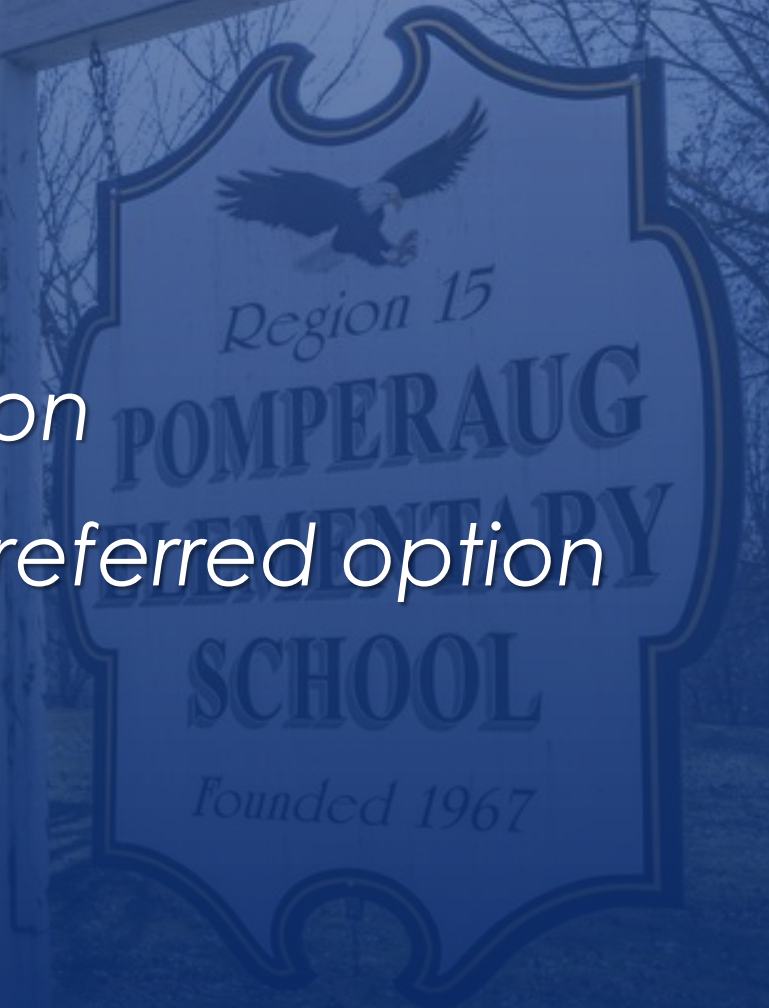
Pomperaug Elementary School
(2033-34 ~ 479P)



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Next Steps

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





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FEASIBILITY STUDY FOR

POMPERAUG & GAINFIELD ELEMENTARY SCHOOLS

POMPERAUG REGIONAL SCHOOL DISTRICT 15



Feasibility Study
Committee Meeting
05.05.2025