Tecton ARCHITECTS

FEASIBILITY STUDY FOR

POMPERAUG & GAINFIELD ELEMENTARY SCHOOLS

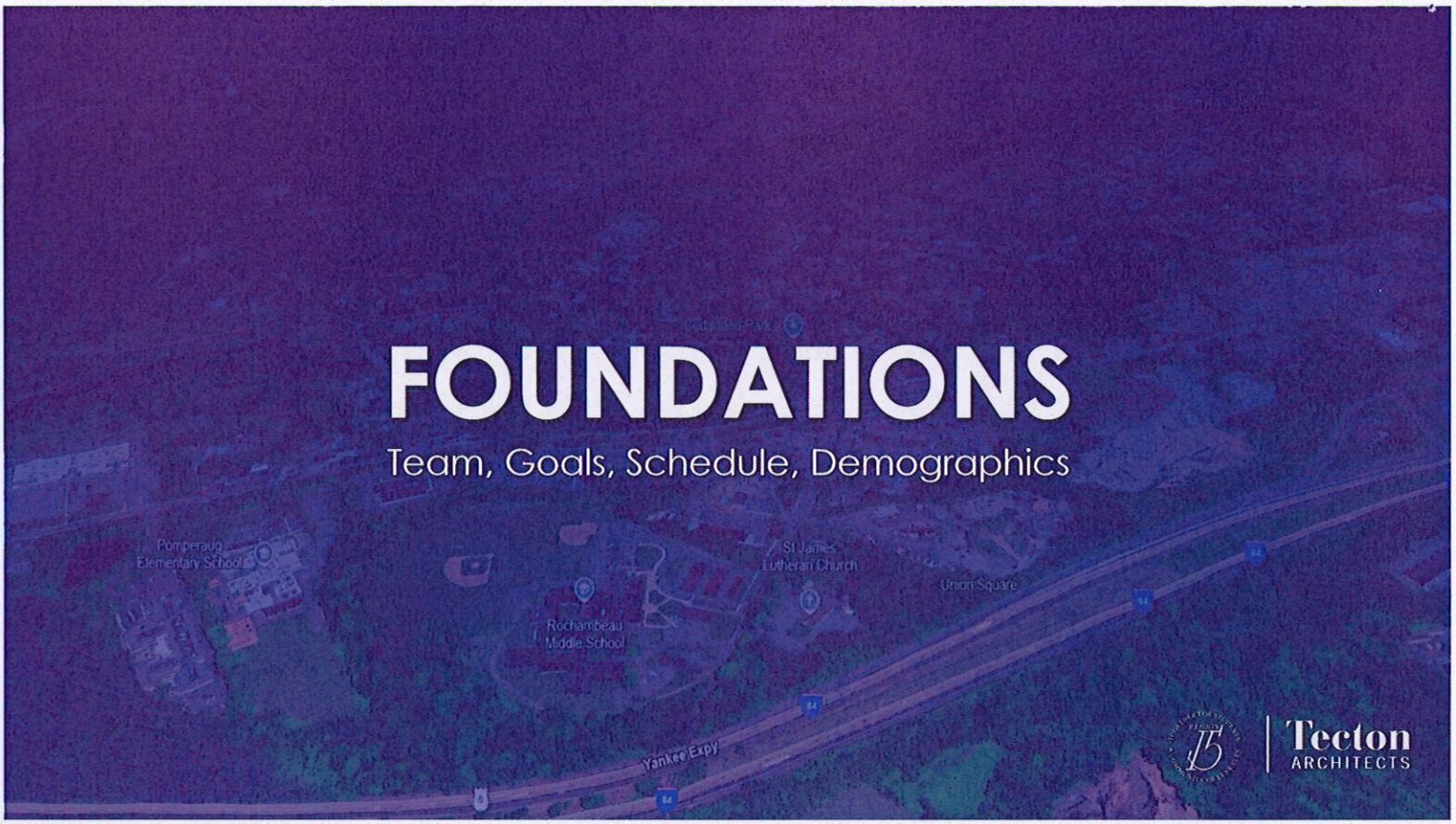
POMPERAUG REGIONAL SCHOOL DISTRICT 15

Board of Education Meeting
09.29.2025

AGENDA

Tecton ARCHITECTS

1. **Foundations**
   - Team, Goals, Schedule, Demographics
2. **Community Engagement**
   - Recap of Community Conversations, Think Tanks, Teacher Input
   - Project Email & Website
3. **Case Studies & Concepts**
   - "School Within A School"
   - Case Studies
     - a. ***New Construction, New Site*** - *Barnum Elementary School, Cheshire, CT*
     - b. ***New Construction, Occupied Site*** - *Norton Elementary School, Cheshire, CT*
     - c. ***Septic Considerations*** - *Neck River Elementary School, Madison, CT*
     - d. ***Renovate As New*** - *Latimer Lane Elementary School, Simsbury, CT*
   - Conceptual Explorations
4. **Preferred Options ~ Roundtable Discussion**
   - Review of Options
   - Other Considerations Beyond Costs...
   - Roundtable Discussion
5. **Next Steps**



FOUNDATIONS

Team, Goals, Schedule, Demographics

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*

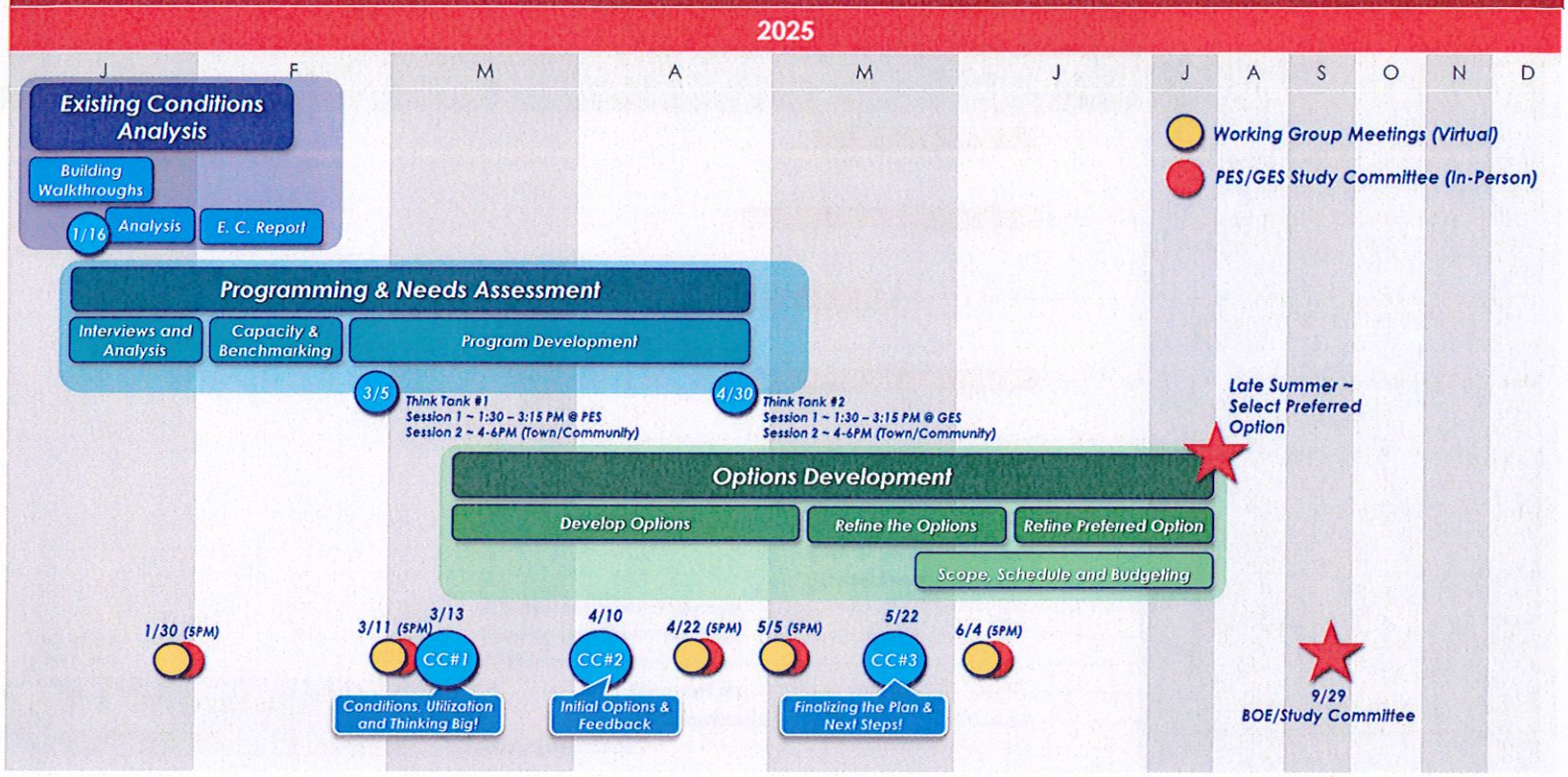
100+ K-12 *PROJECTS*

LANGAN
Civil Engineering, Landscape Architecture

CONSULTING ENGINEERING SERVICES (CES)
MEP Engineering, Fire Protection

MICHAEL HORTON ASSOCIATES
Structural Engineering

PROPOSED MILESTONE SCHEDULE (Revised 03/07/25)



POSSIBLE GRANT APPLICATION

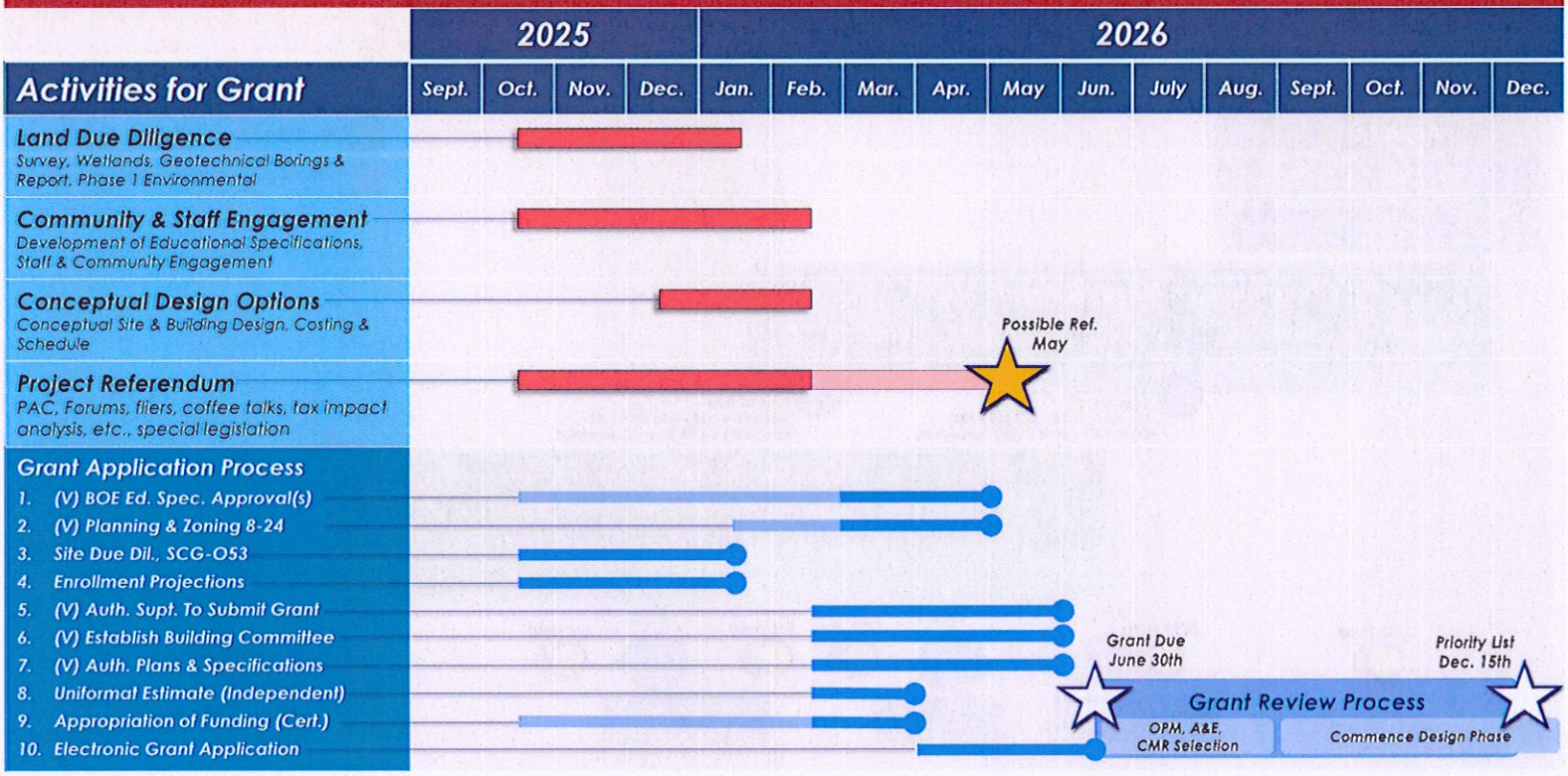
Grant Application Process

1. (V) BOE Ed. Spec. Approval(s)
2. (V) Planning & Zoning 8-24
3. Site Due Dil., SCG-053 (Survey, Geotech.)
4. Enrollment Projections
5. (V) Auth. Supt. To Submit Grant
6. (V) Establish Building Committee
7. (V) Auth. Plans & Specifications
8. Uniformat Estimate (Independent)
9. Appropriation of Funding (Cert.)
10. Electronic Grant Application

Grant Checklist Items
Requires Board and/or Council Approval (Must have certified, approved meeting minutes, with approved motions/votes for the grant application.

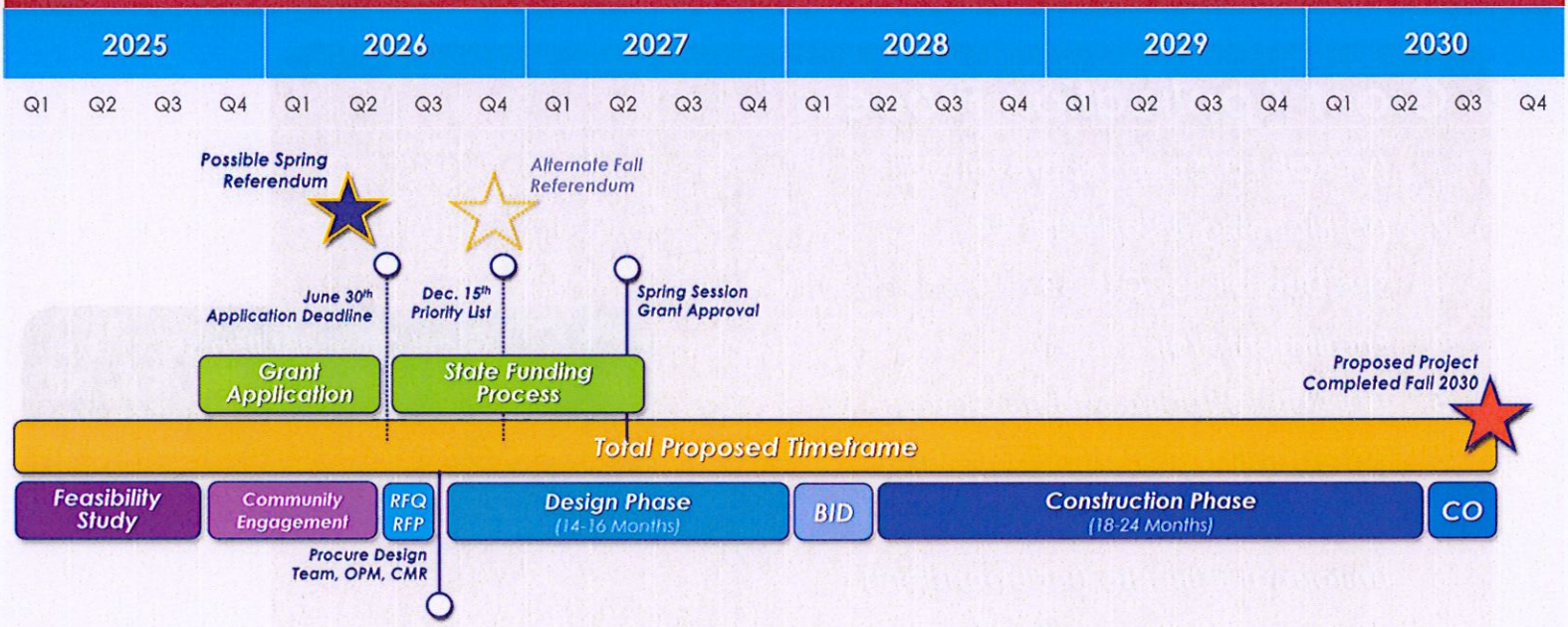
MICRO SCHEDULE

Tecton ARCHITECTS



MACRO SCHEDULE (Updated 9.26.2025)

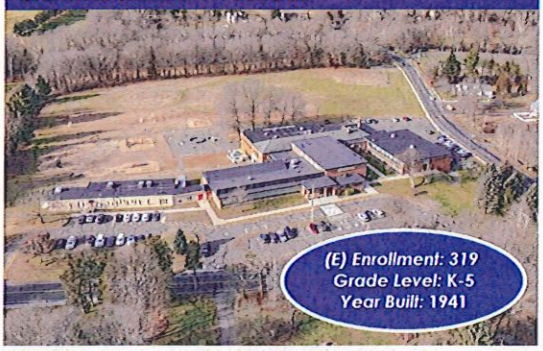
Tecton ARCHITECTS



EXISTING CONDITIONS YOUR SCHOOL FACILITIES

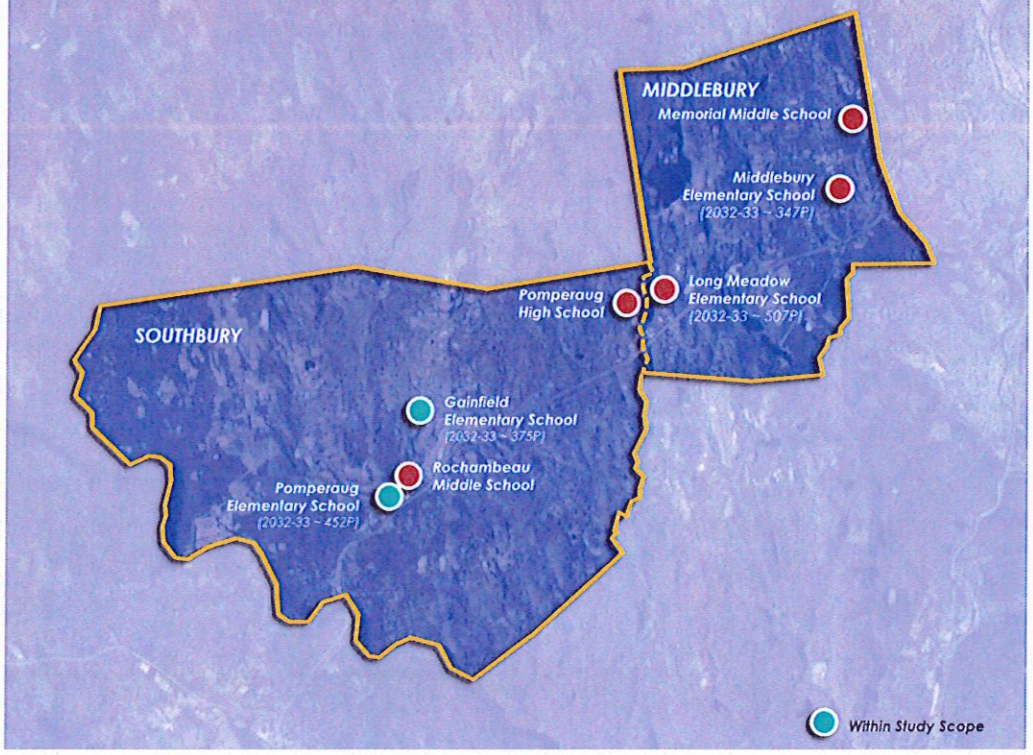
Tecton ARCHITECTS

GAINFIELD ELEMENTARY SCHOOL



POMPERAUG ELEMENTARY SCHOOL



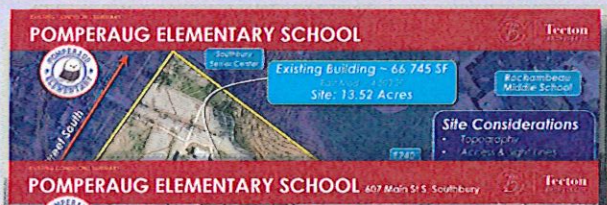


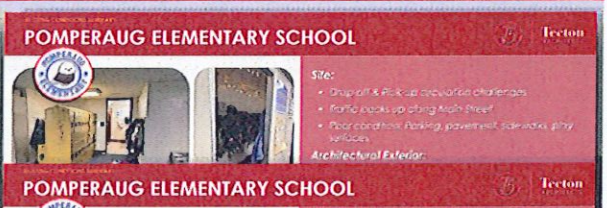
POMPERAUG ELEMENTARY SCHOOL 607 Main St S, Southbury

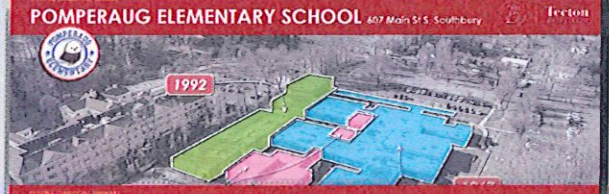
Tecton ARCHITECTS

ASSESSED:

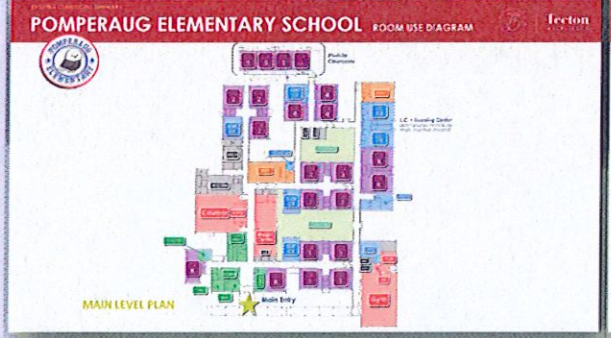
- SITE
- VINTAGE
- CURRENT ROOM USE
- BUILDING ENVELOPE
- BUILDING SYSTEMS
- CODE & LIFE SAFETY
- INTERIORS/FF&E
- PROGRAM NEEDS

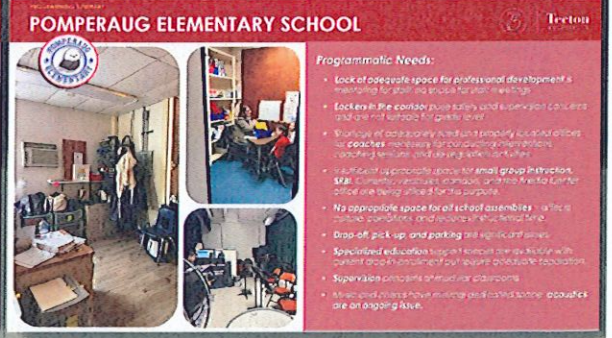










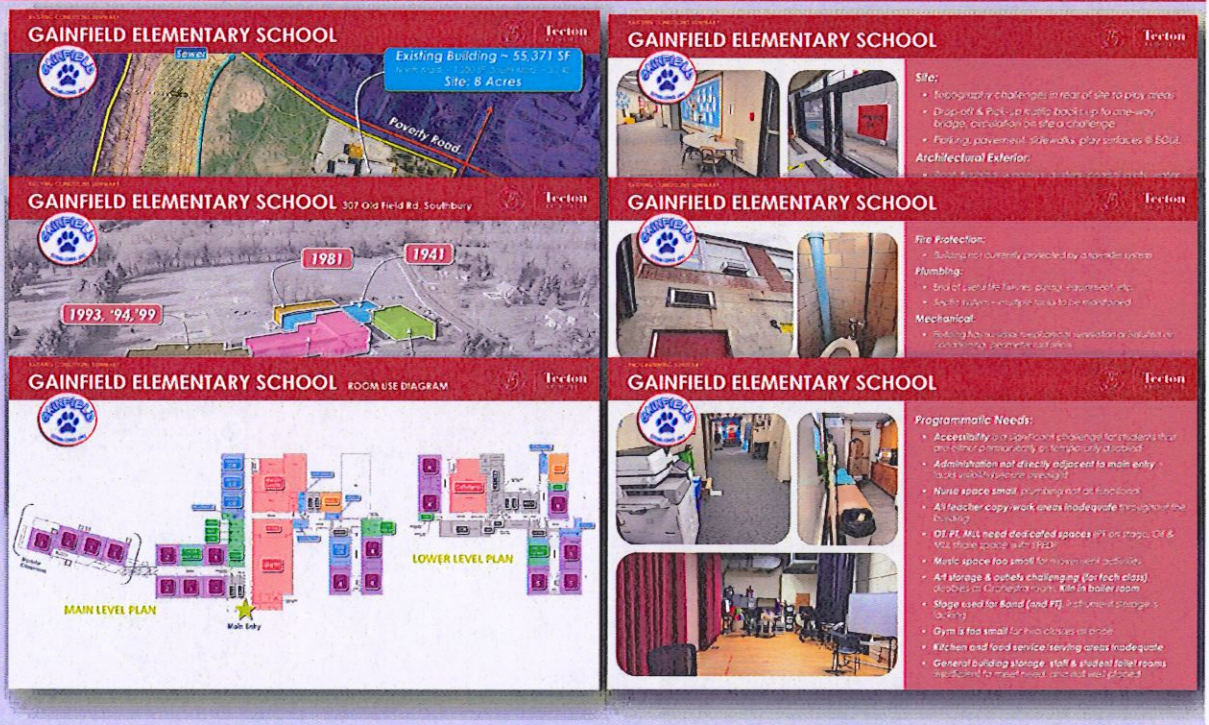


GAINFIELD ELEMENTARY SCHOOL 307 Old Field Rd, Southbury

Tecton ARCHITECTS

ASSESSED:

- SITE
- VINTAGE
- CURRENT ROOM USE
- BUILDING ENVELOPE
- BUILDING SYSTEMS
- CODE & LIFE SAFETY
- INTERIORS/FF&E
- PROGRAM NEEDS



*We are tasked with evaluating **GES & PES**, but as opportunities are studied for the size & construction of these schools…*

ARE THERE OPPORTUNITIES TO IMPROVE THE STUDENT EXPERIENCE AT LMES & MES THAT SHOULD ALSO BE CONSIDERED?

Consider existing modulars?

Number of lunch waves

Smaller cafeteria & gym

Consider relieving capacity concerns

Tecton ARCHITECTS

EXISTING CONDITIONS SUMMARY

LONG MEADOW ELEMENTARY SCHOOL 65 N Benson Rd

Tecton ARCHITECTS



ASSESSED:

- SITE
- VINTAGE
- CURRENT ROOM USE
- BUILDING ENVELOPE
- CODE & LIFE SAFETY
- INTERIORS/FF&E
- PROGRAM NEEDS



EXISTING CONDITIONS SUMMARY

MIDDLEBURY ELEMENTARY SCHOOL 550 Whittemore Rd

Tecton ARCHITECTS

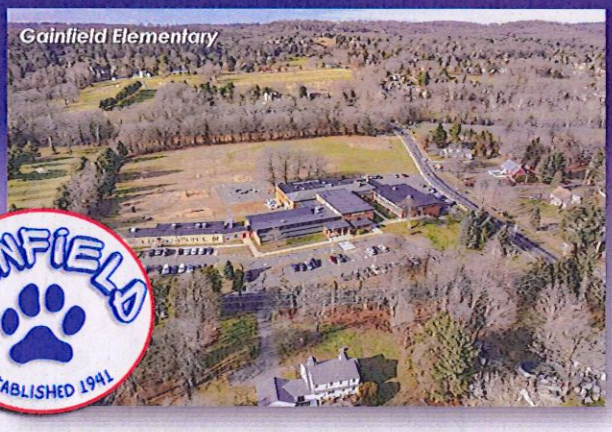


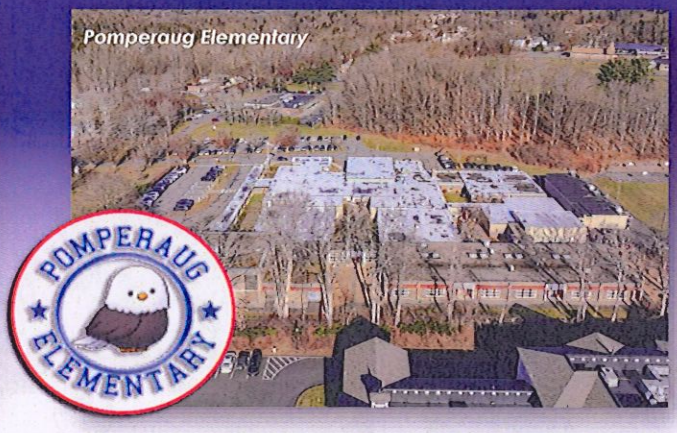
ASSESSED:

- SITE
- VINTAGE
- CURRENT ROOM USE
- BUILDING ENVELOPE
- CODE & LIFE SAFETY
- INTERIORS/FF&E
- PROGRAM NEEDS



EXISTING ENROLLMENT AREA ANALYSIS

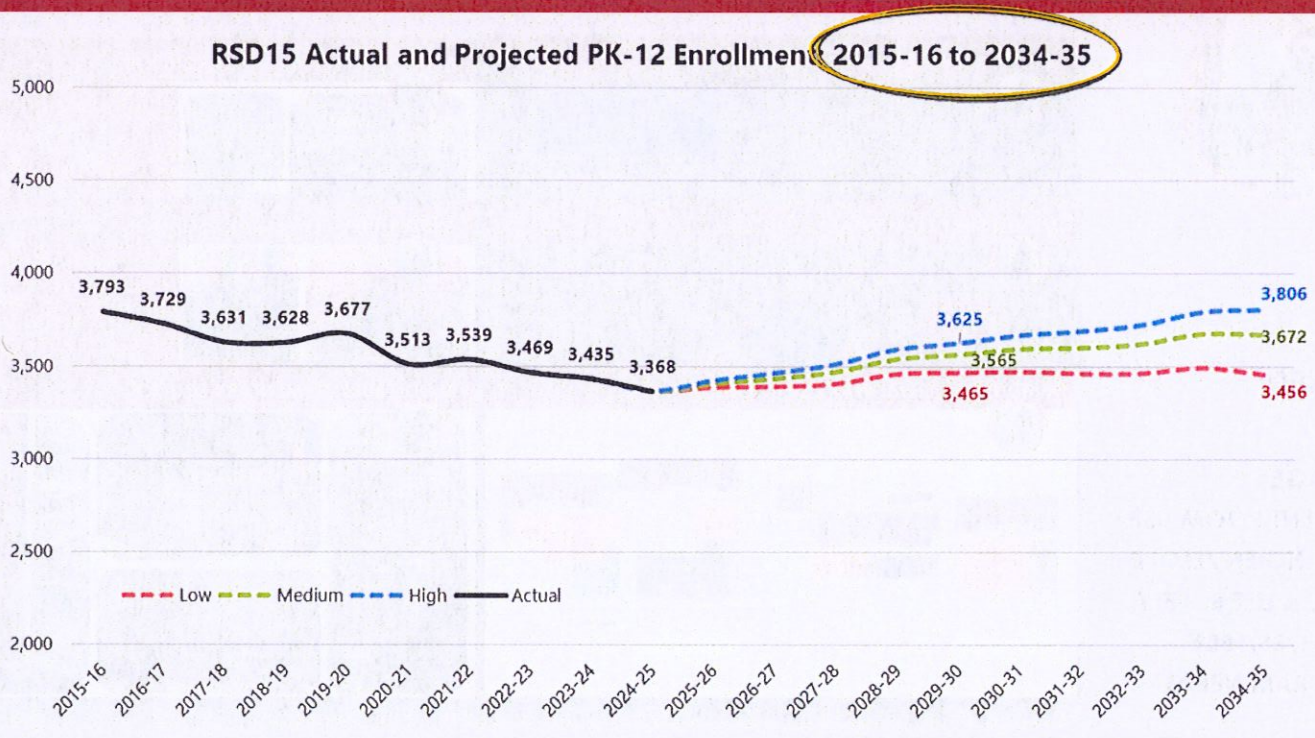




Building Name	Orig. Cons.	Age	GR.	Curr. Enroll.*	GSF	SF/Stu.	State Standard
Gainfield Elementary	1941	83	K-5	319	60,896	191	41,670 x 8.5% 45,212 — 35%
Pomperaug Elementary	1967	57	K-5	395	66,079	167	50,002 x 8.5% 54,252 — 22%

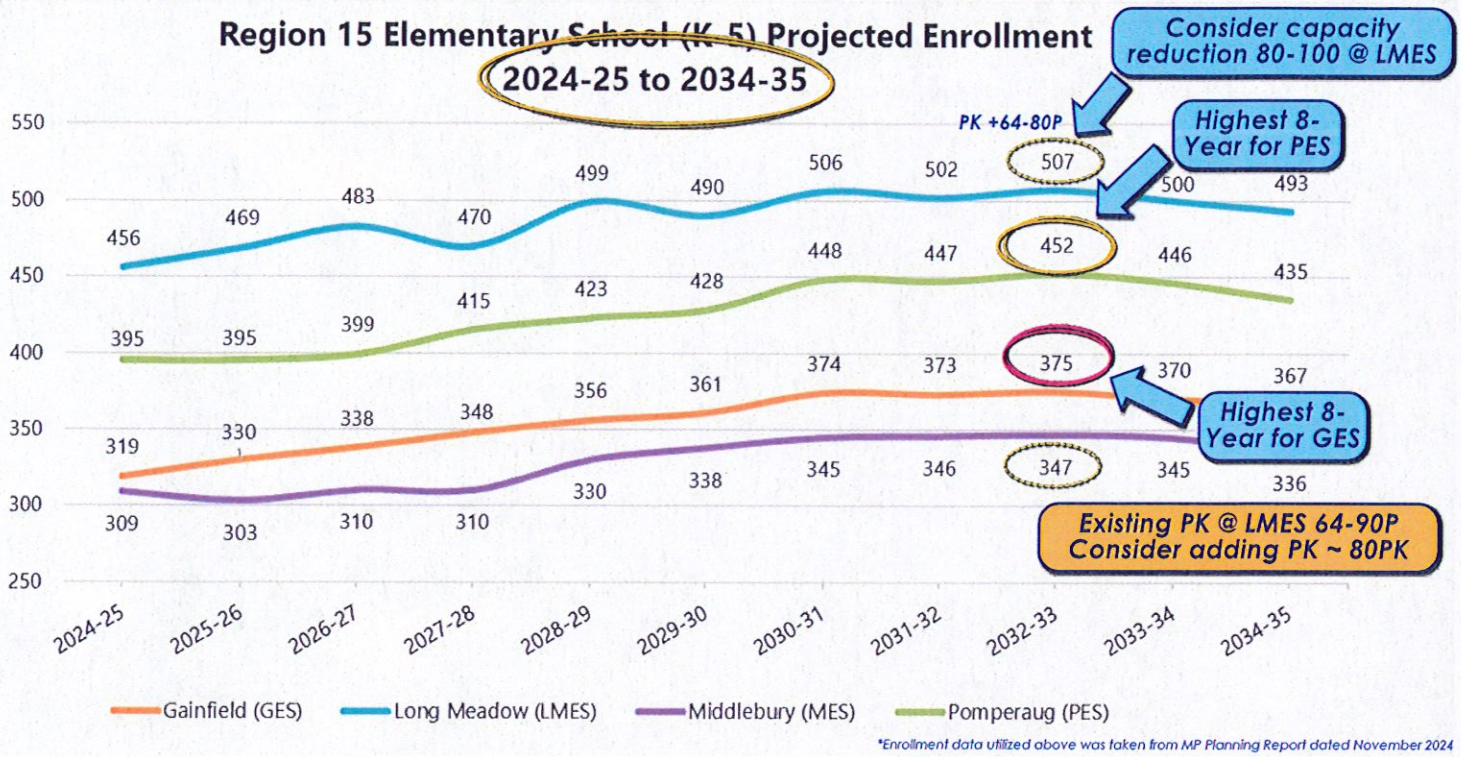
*Enrollment data utilized above was taken from MP Planning Report dated November 2024

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



CC#1 @ GES ~ Recap (3/13/25) *Plus a building tour of GES!*

Tecton Architects

Topics of conversation…

- Insurance costs of New vs. RNV
- Adding to LMES
- CULTURE
- Consolidation Concerns – Brookfield
- Class Size
- SAFETY
- Outdoor Education
- Poll Teachers to get their feedback before coming to the community
- Attracting Talent
- Small Feel, Home Town Schools
- CAMPUS with multiple grades
- Building Community
- Travel time on a bus





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

SIMSBURY LATIMER LANE ELEMENTARY SCHOOL

Renovate As New

Grades K-6

522 Students

68,080 GSF

$39 Million TPC

36 Months (Construction Duration)

Completed 2024

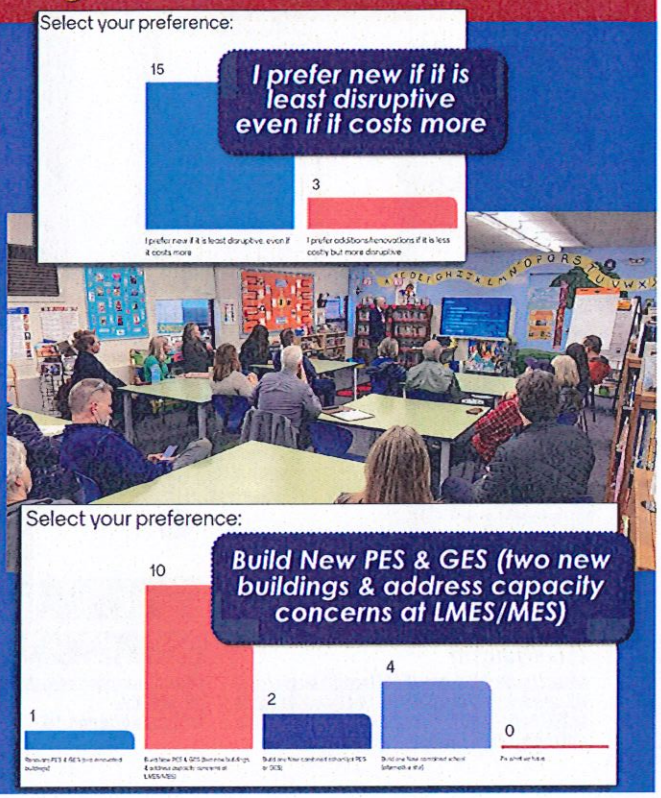
Almost 2X as long, with students living through the process…

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

Tecton ARCHITECTS

Topics of conversation…

- **Best Practices;** Learn from others
- **Design Trends**
- **TRAFFIC**
- **Sustainability & Energy Efficiency**
- **Student Performance**
- **SAFETY**
- School Size
- What happens to the existing buildings if we consolidate?
- **CULTURE**
- Security Strategies
- **Athletic Fields**
- **Construction Costs**
- **Poll the Teachers**



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

Tecton ARCHITECTS

Q: What pathways have others taken?

USA

The nationwide average age of a school building is **49 years**[1]

GES ~ 83 Yrs.
PES ~ 57 Yrs.

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]

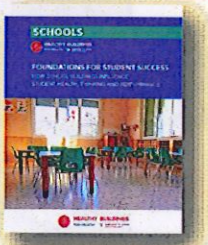
Over last 3 Years…
12 New (67%)
6 RNV (33%)

CT

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

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*

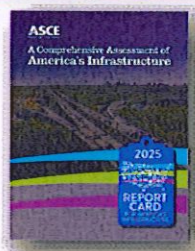
RESEARCH RESOURCES



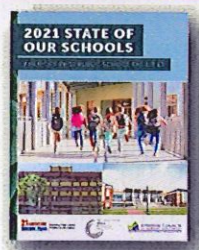
Healthy Schools;
https://healthybuildings.hsph.harvard.edu/research/schools/



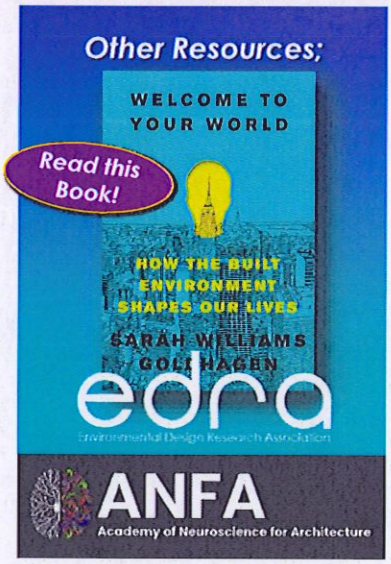
21st Century Environments;
https://www.cleverclassroomsdesign.co.uk/reports-guidance



Building Conditions;
https://infrastructurereportcard.org/



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





CT-EdSight;
https://edsight.ct.gov/SASStoredProcess/guest?_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#3 @ LMES ~ Recap (5/22/25)

Topics of conversation…

- Economies of Scale
- Next Steps
- Enrollment Trends
- Future-proofing & capacity (what if: IBM as housing)
- Student experience during construction
- PRE-K
- Possible Sites
- Ability to build additional CR's now, or plan?
- What do the teachers prefer?
- What does the committee prefer?
- Any non-starters?
- What do the kids prefer?





CC#3 @ LMES ~ Recap (5/22/25)

List of Questions:

1. Did you look at the district office building?
2. Trend rates for enrollment – after the peak, do they decline and why?
3. All schools run out of space – with this project are we anticipating future need (can we plan for an addition now?)
4. Pre-K is a wild card – hard to know the number of students – is there a plan to move Pre-K out and add more?
5. RNV. vs. New – Are we looking at existing properties for both?
6. Capacity – have you looked down the road [illegible] space in our middle schools?
7. Economies of scale [illegible] school – surprised there aren't [illegible] other benefits/savings?
8. IBM – if this becomes condos, what happens [illegible] projections? Is that good for?
9. Adding more classroom [illegible] addition) is easier on [illegible]?
10. What happens now/next?
11. In "2 Schools, 1 Campus" what is the extent of the savings [illegible] saved?
12. Prefer the title of "2 Schools, 1 Campus" [illegible] because gives an opportunity to organize via grade levels
13. Projections or historical data of running 2 schools vs. 1 school over 10 years – has this been provided to the committee?
14. Of the 3 options, is there one the committee is leaning towards? Is there one teachers are leaning towards?
15. What are the options for a new site? Any practical locations?
16. Are the other options off the table?
17. New on current sites – do students stay in existing schools during construction?
18. Have we asked our kids what matters to them? Not just pictures but asking their thoughts? We could engage other families this way who haven't been involved yet…

1. Enrollment Questions and Concerns?
2. Will there be operational savings?
3. Did we speak with teachers? With students?
4. Is there a plan for PK?

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



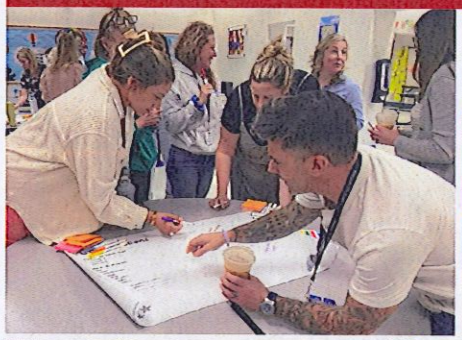






Recap ~ Think Tank 3-5 Staff (04/30/25)

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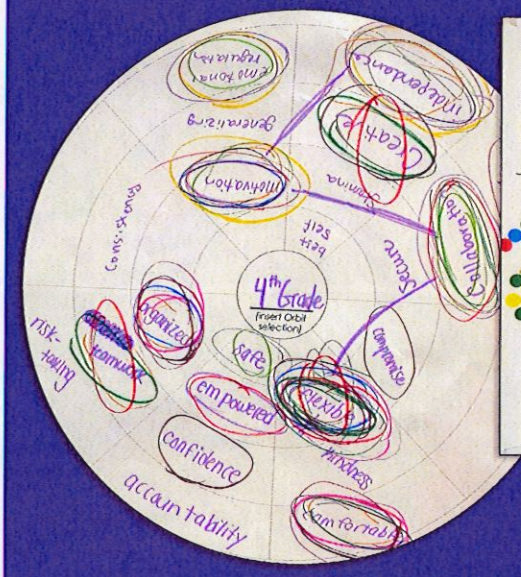


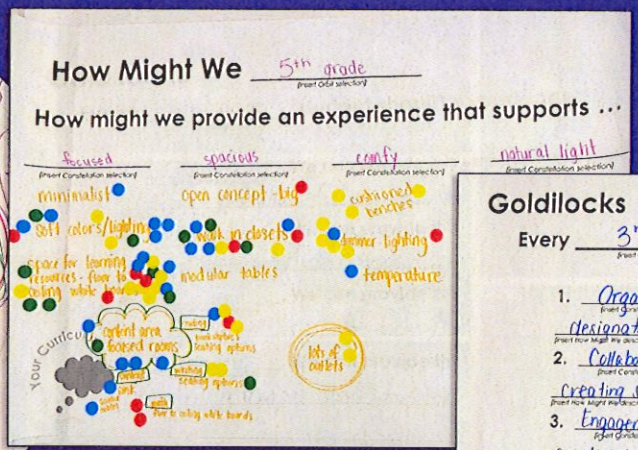

Think Tank Activities *(Same for both K-2 & 3-5 sessions)*

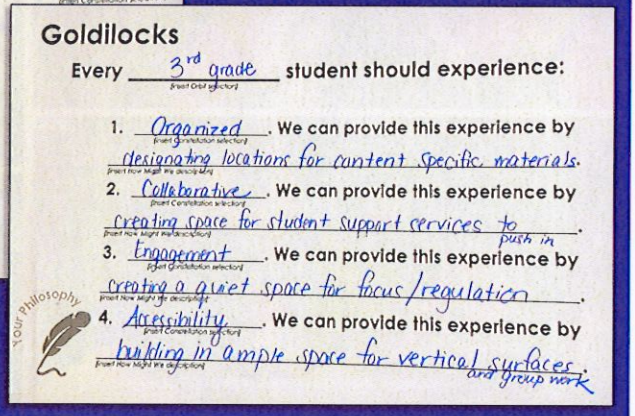
Tecton ARCHITECTS

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









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

Tecton ARCHITECTS

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.***

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

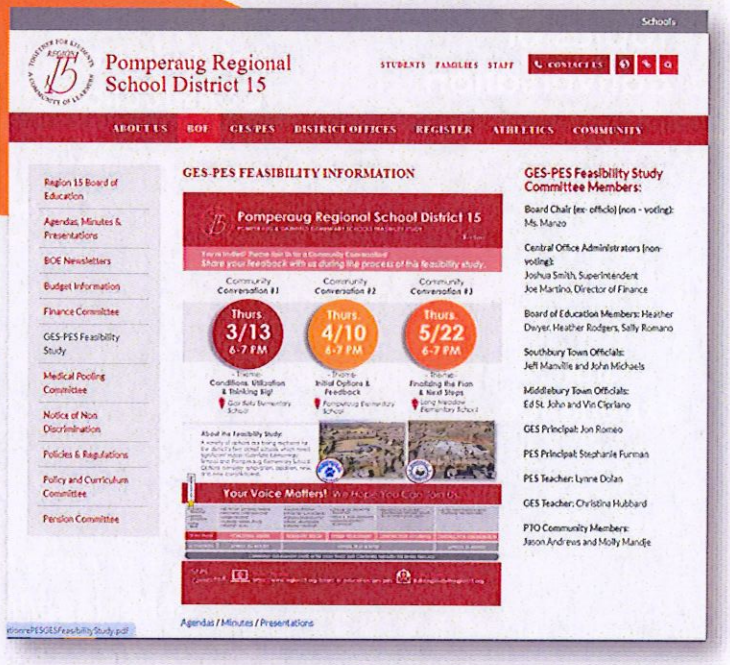
Tecton ARCHITECTS

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*

Stay Connected

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

SCAN ME



PROJECT EMAIL

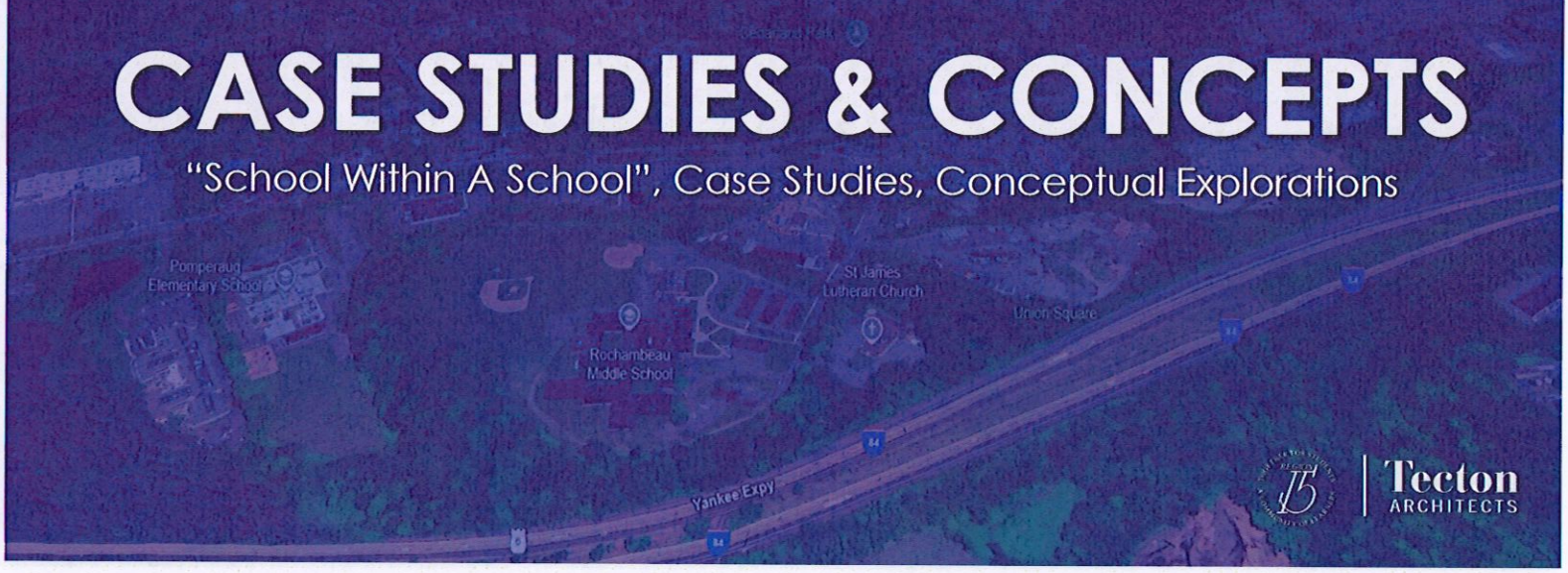
BuildingStudy@region15.org

VISIT THE WEBSITE

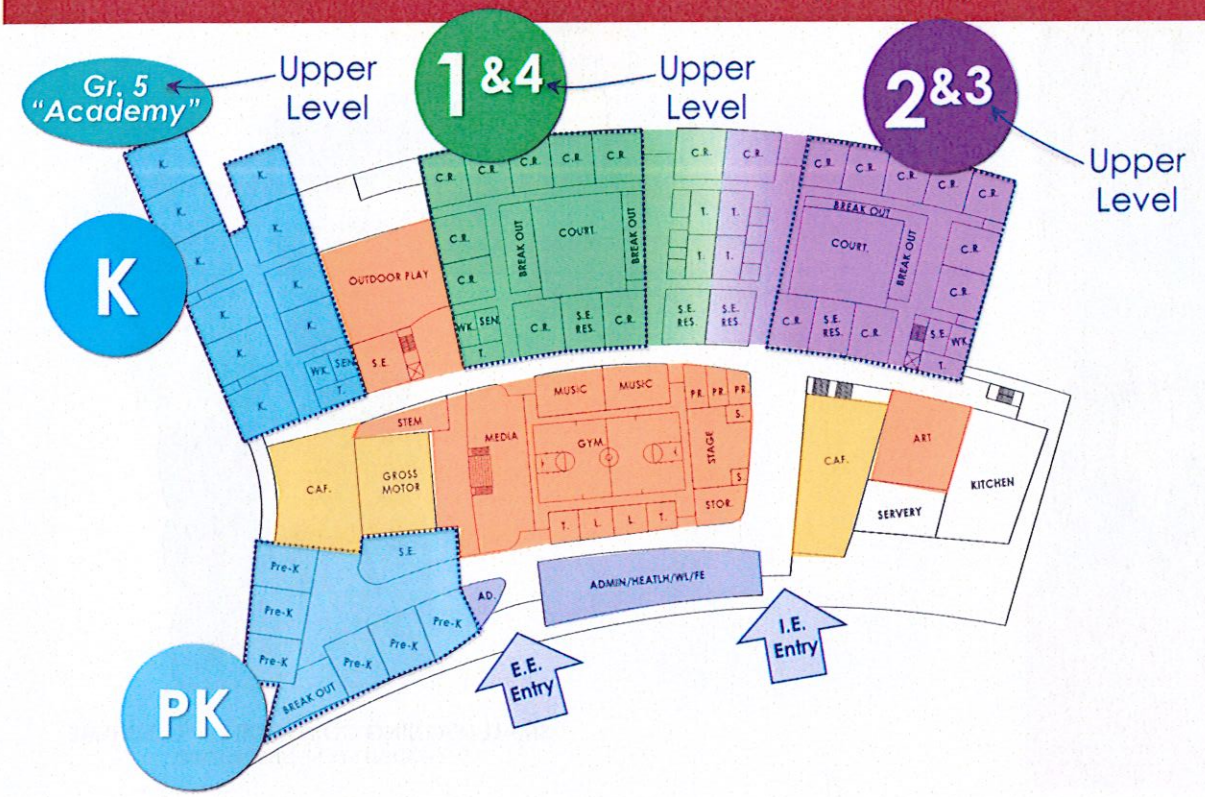
https://www.region15.org/board-of-education/ges-pes

CASE STUDIES & CONCEPTS

"School Within A School", Case Studies, Conceptual Explorations



School Within A School – *Conceptual Explorations*



Two Main Entries & Admin. Areas

Small Learning Community (SLC)

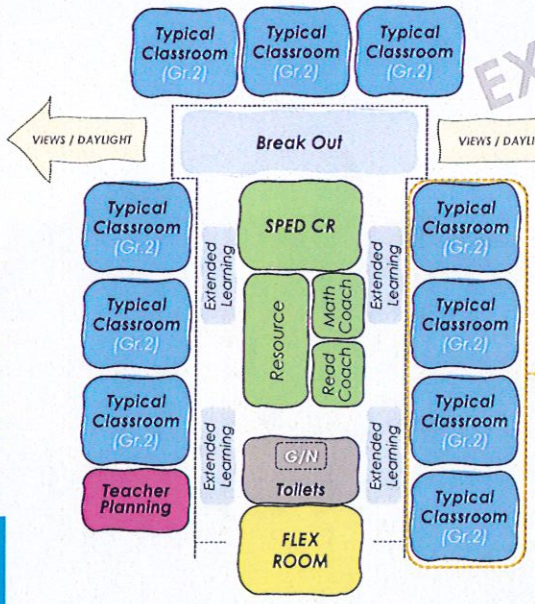
Dedicated Core Spaces

Shared Core Spaces

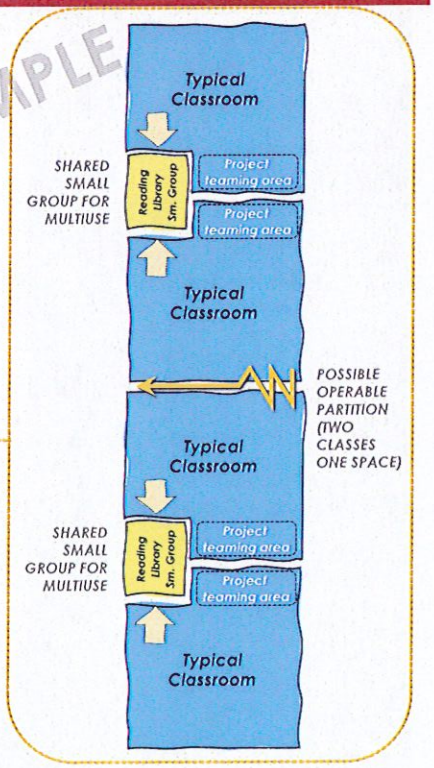
Small Learning Communities – *Conceptual Explorations*



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

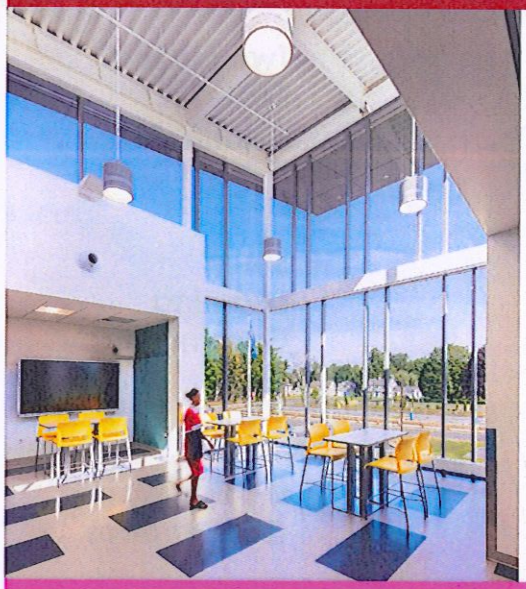


SMALL LEARNING COMMUNITY – "POD" SCHEME
GRADE LEVEL NEIGHBORHOOD

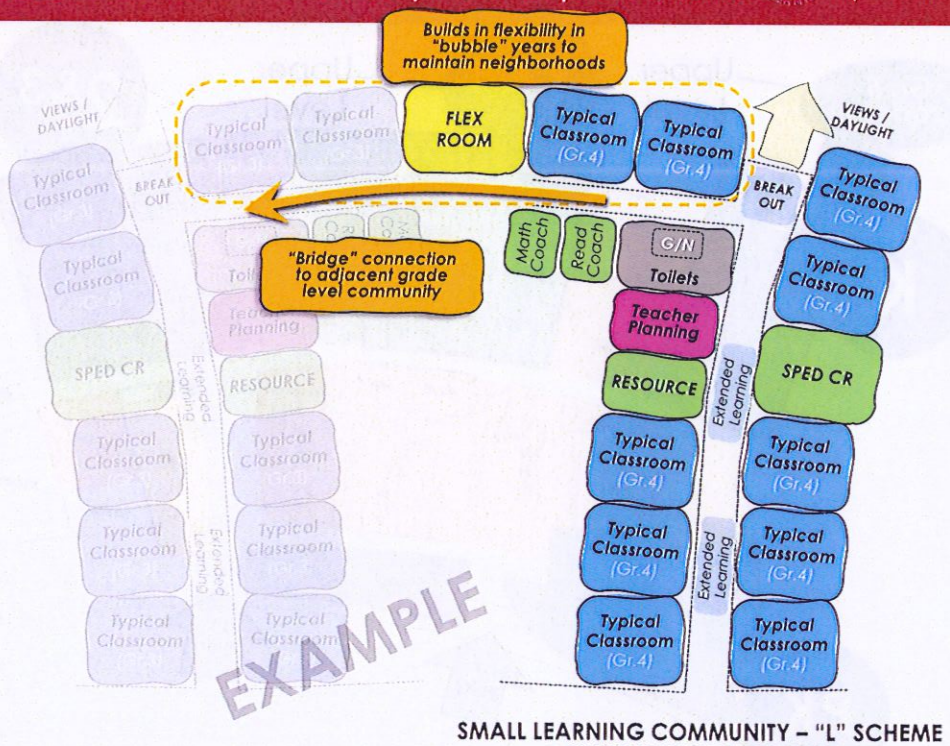


Small Learning Communities – *Conceptual Explorations*

Tecton ARCHITECTS



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



SMALL LEARNING COMMUNITY – "L" SCHEME
GRADE LEVEL NEIGHBORHOOD

School Within A School – *Case Study: Barnum E.S.*

Tecton ARCHITECTS

WHAT'S RELEVANT:

- ***New construction***
- ***Consolidation of elementary schools into larger elementary schools***
- ***Small Learning Communities***
- ***B-3 / ELC Program along with Specialized Ed. Program***
- ***Wetland soils***

Some possible differences are...

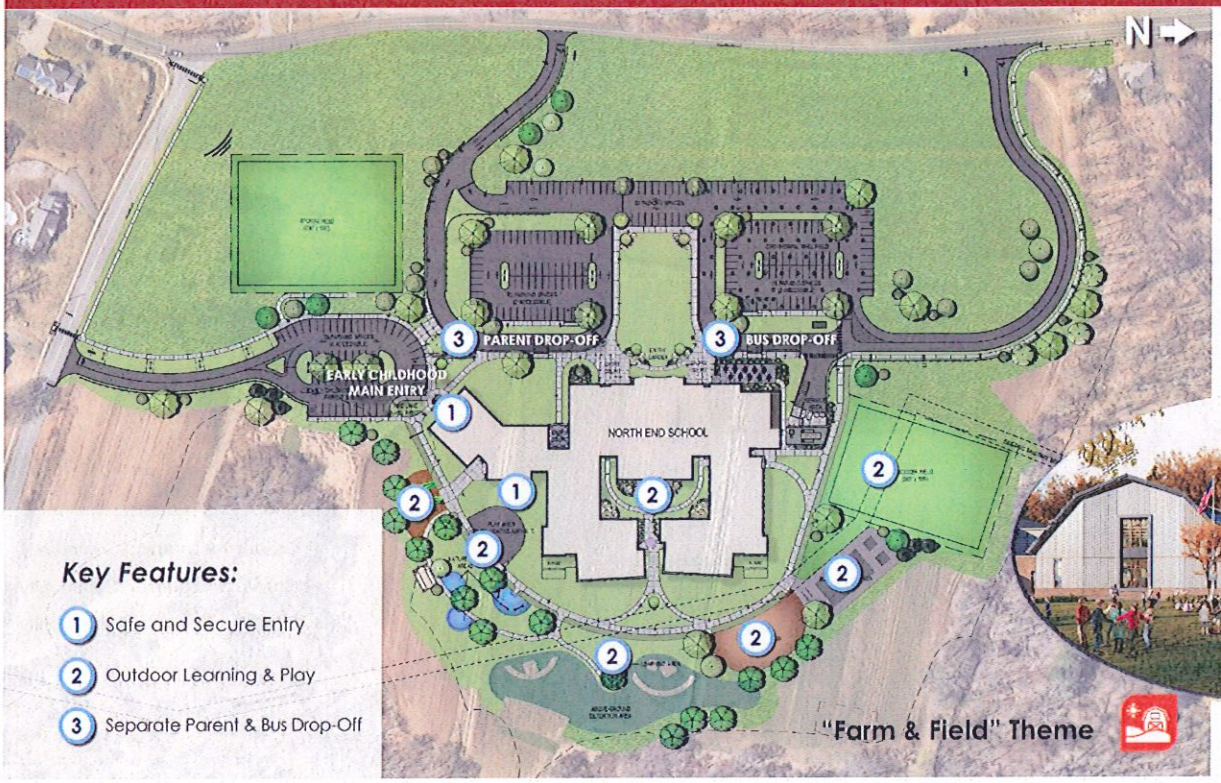
- ***Grade level configuration – 6th grade***
- ***New, large, greenfield site***



Cheshire, CT | New | Grades PK-6 | 790 Students | 115,465 GSF | $89.9 Million TPC | $74.2 Million CC | 18 Mo. Const, Completion 7/26

School Within A School – *Case Study: Barnum E.S.*

Tecton ARCHITECTS



Barnum Elementary School
Chesire, CT

- ***Grades PK-6***
- ***115,465 GSF***
- ***New Site*** ***(40.19 Ac.)***

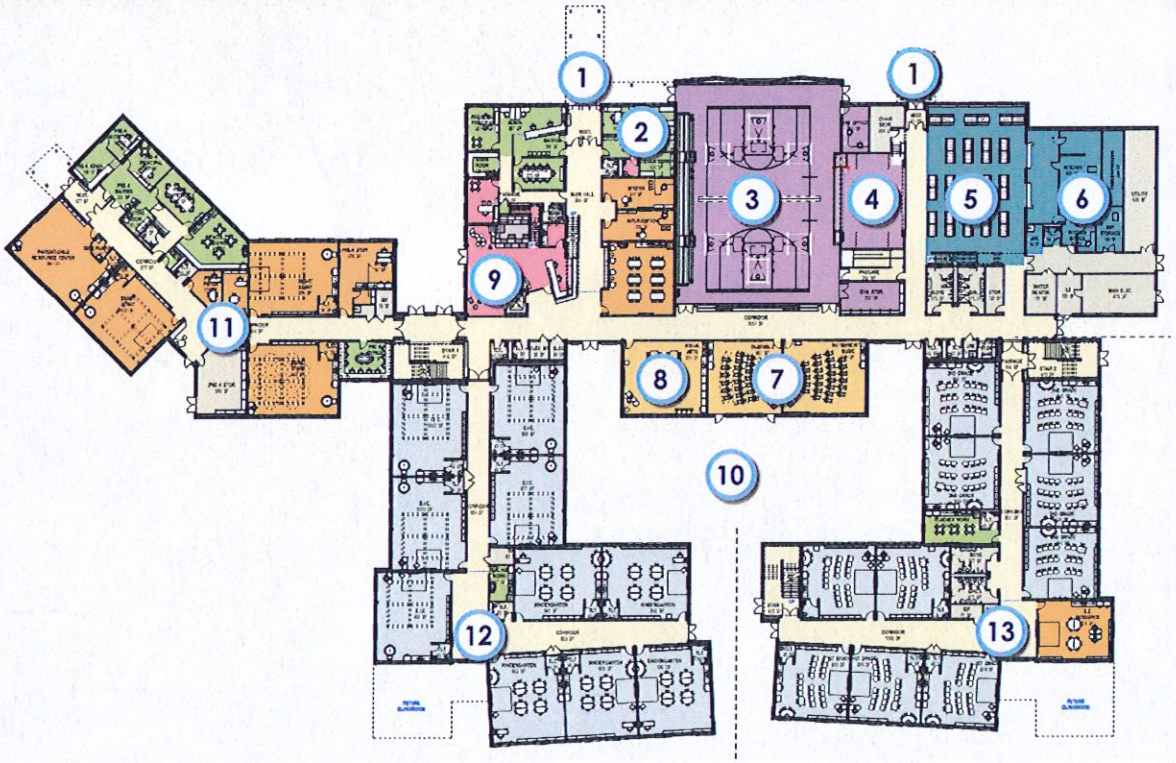


Key Features:

1. Safe and Secure Entry
2. Outdoor Learning & Play
3. Separate Parent & Bus Drop-Off

School Within A School – *Case Study: Barnum E.S.*

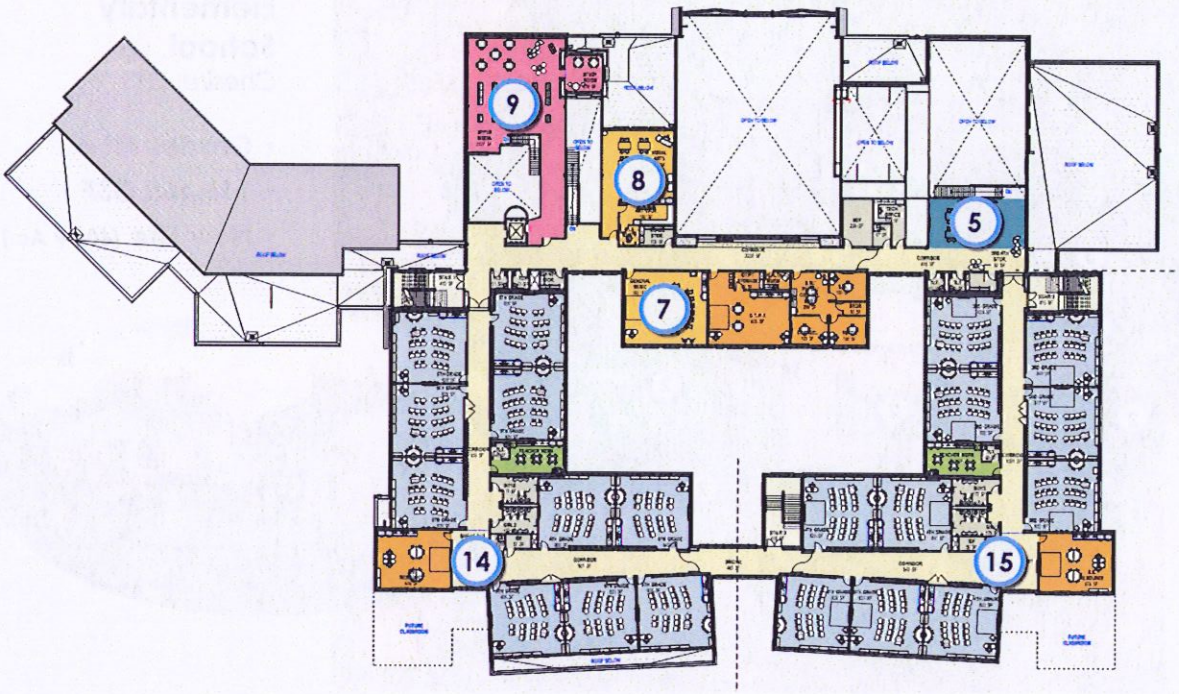
Tecton ARCHITECTS



KEY DESIGN FEATURES:

1. Safe & Secure Entry
2. Administration & Nurse
3. Gymnasium
4. Platform
5. Cafeteria
6. Kitchen & Servery
7. Music/Instrumental
8. Visual Arts
9. Media Center
10. Courtyard
11. Pre-K Learning Community
12. Kindergarten Learning Community
13. Grades 1-2 Learning Community
14. Grades 3-4 Learning Community
15. Grades 5-6 Learning Community

School Within A School – *Case Study: Barnum E.S.*



KEY DESIGN FEATURES:

1. Safe & Secure Entry
2. Administration & Nurse
3. Gymnasium
4. Platform
5. Cafeteria
6. Kitchen & Servery
7. Music/Instrumental
8. Visual Arts
9. Media Center
10. Courtyard
11. Pre-K Learning Community
12. Kindergarten Learning Community
13. Grades 1-2 Learning Community
14. Grades 3-4 Learning Community
15. Grades 5-6 Learning Community

Building on Occupied Site – *Case Study: Norton E.S.*

WHAT'S RELEVANT:

- ***New construction on existing school site***
- ***Consolidation of elementary schools into larger elementary schools***
- ***Small Learning Communities***
- ***Existing residential neighborhood***
- ***Phasing, logistics, safety***
- ***Specialized Ed. Program***

Some possible differences are...

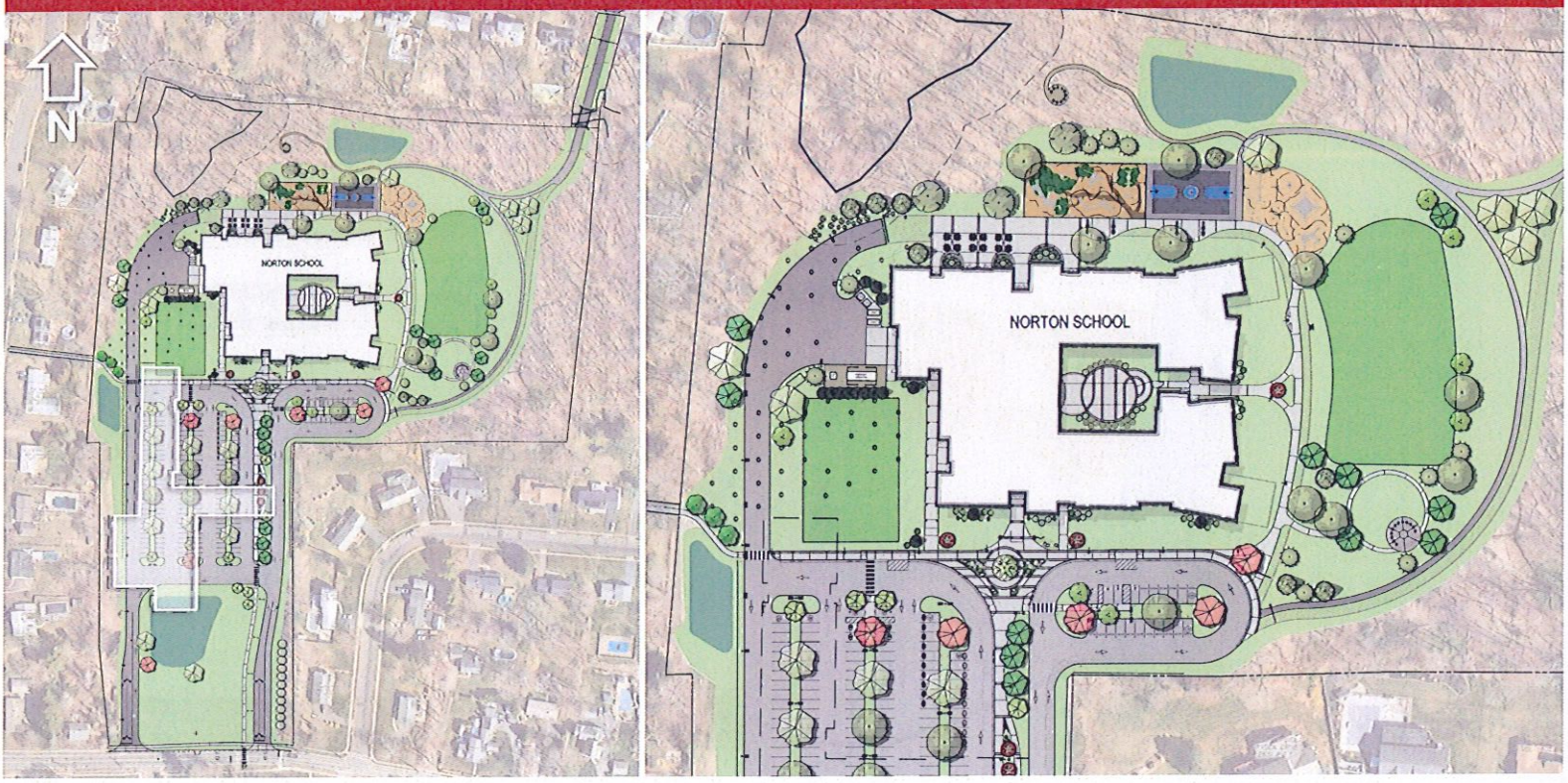
- ***Grade level configuration – 6th grade, no PK***



Cheshire, CT | New | Grades K-6 | 661 Students | 96,058 GSF | $76.7 Million TPC | $64.1 Million CC | 18 Mo. Const. Completion 7/26

Building on Occupied Site – *Case Study: Norton E.S.*

Tecton ARCHITECTS



Case Study – Madison Neck River Elementary

Tecton ARCHITECTS

WHAT'S RELEVANT:

- ***Consolidation of two school cultures***
- ***Small Learning Communities***
- ***Topographical challenges on site***
- ***Septic system***

Some differences are...

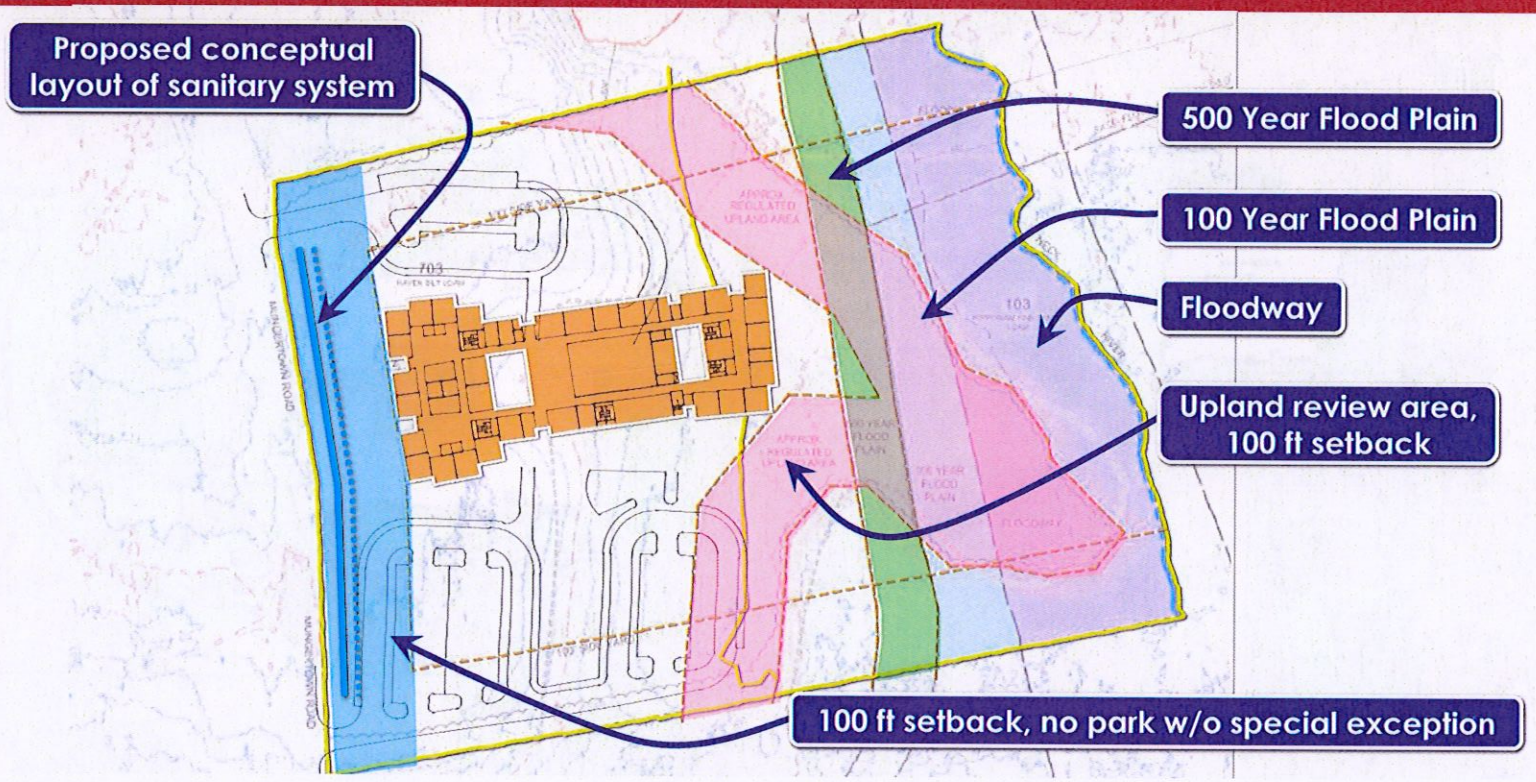
- ***Brand new site with ample acreage***
- ***Pre-Kindergarten program included***
- ***Larger total student population***



Madison, CT | New | Grades PK-5 | 640 Students | 90,997 GSF | $61.2 Million TPC | $48.4 Million CC | 18 Mo. Const. Completion 7/25

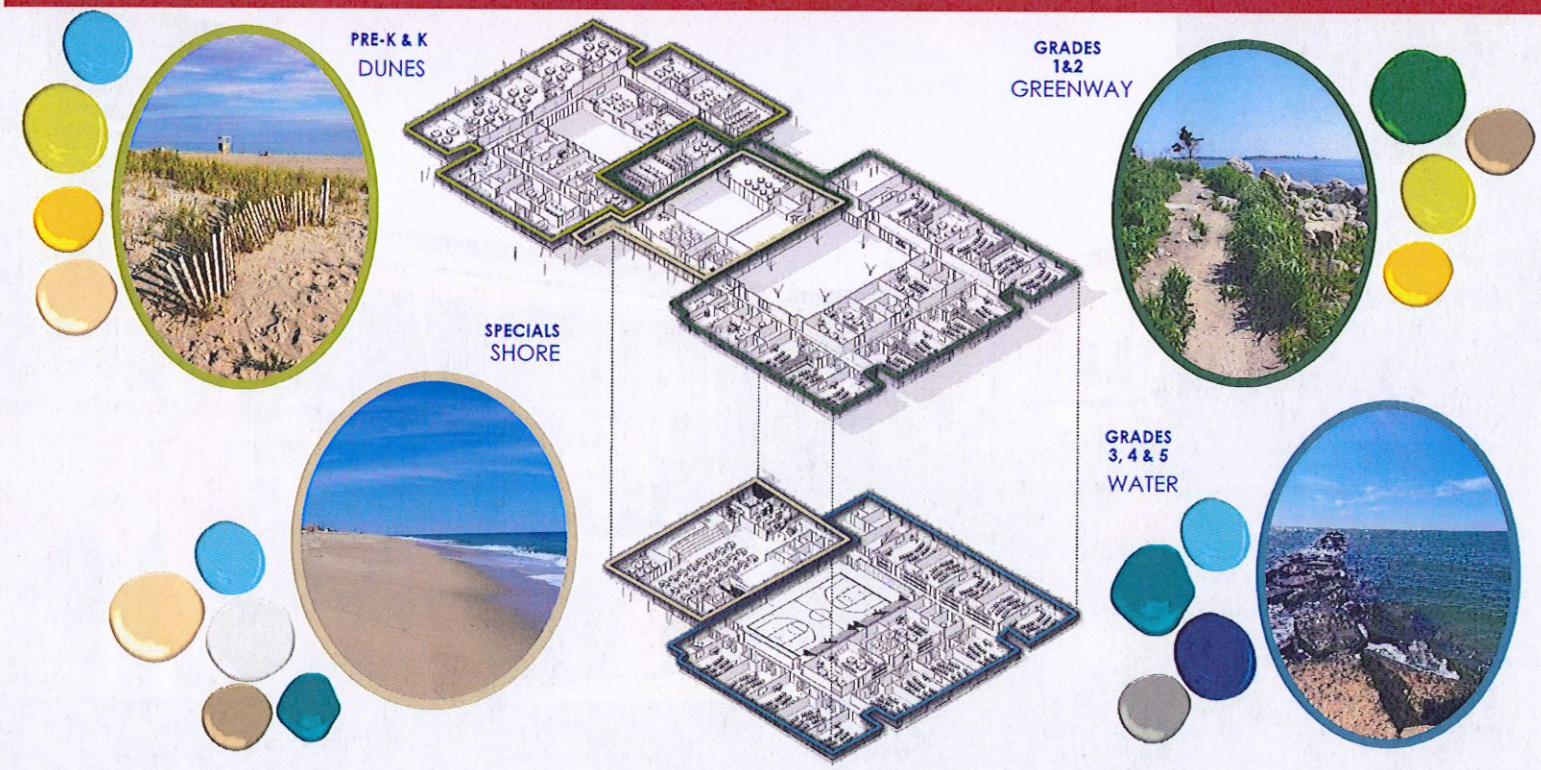
Case Study – Madison Neck River Elementary

Tecton ARCHITECTS



Case Study – Madison Neck River Elementary

Tecton ARCHITECTS



Case Study – Simsbury Latimer Lane Elementary

Tecton ARCHITECTS

WHAT'S RELEVANT:

- ***Phased-occupied renovation***
- ***Similar total student population***

Some differences are...

- ***Relatively flat site***
- ***Single level building***
- ***One vintage, 1950's***

...Even so, it still took almost 3 years of construction!

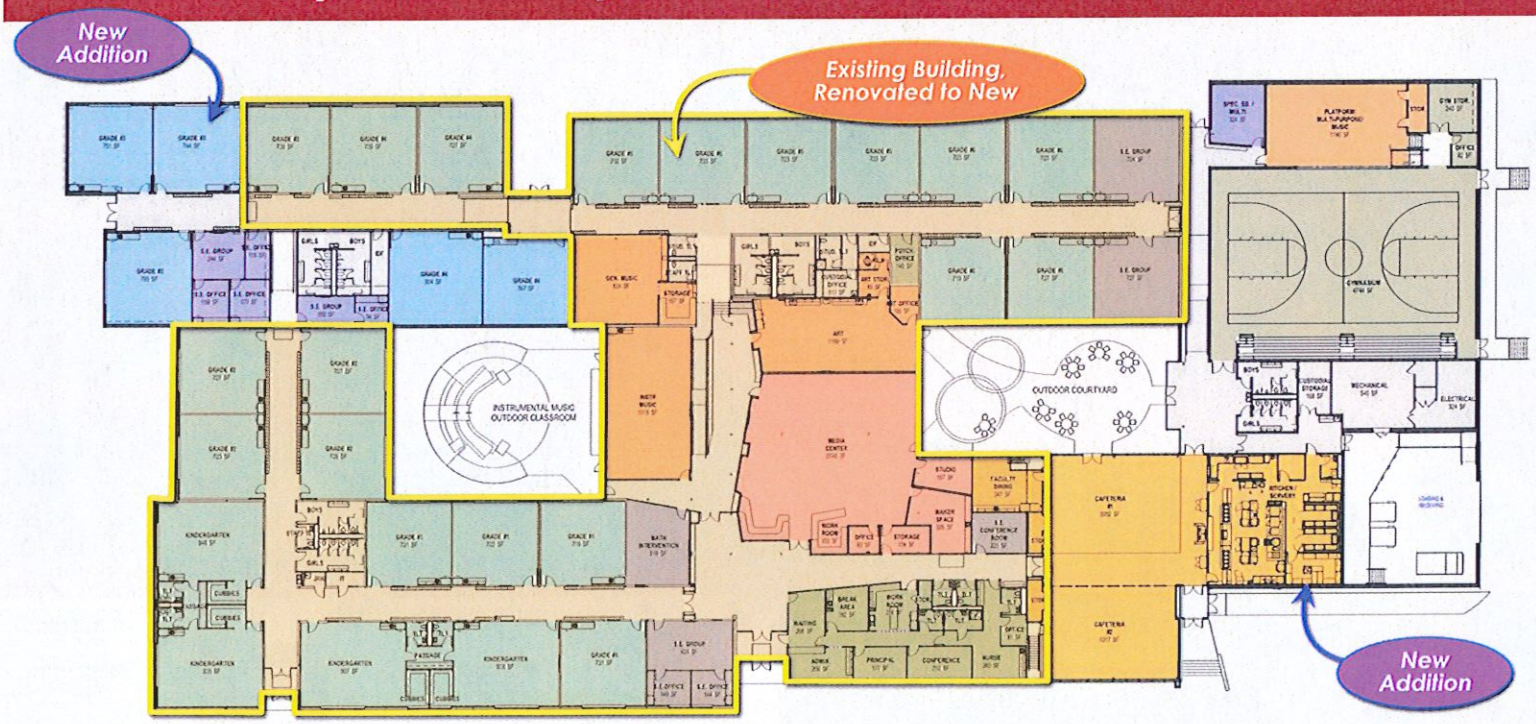
That's half of your elementary school experience!



Simsbury, CT | RNV | Grades K-6 | 522 Students | 68,080 GSF | $39 Million TPC | $33.7 Million CC | Completed 2024 | 36 Mo. Const.

Case Study – Simsbury Latimer Lane Elementary

Tecton ARCHITECTS



In Summary ~ Comparison





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

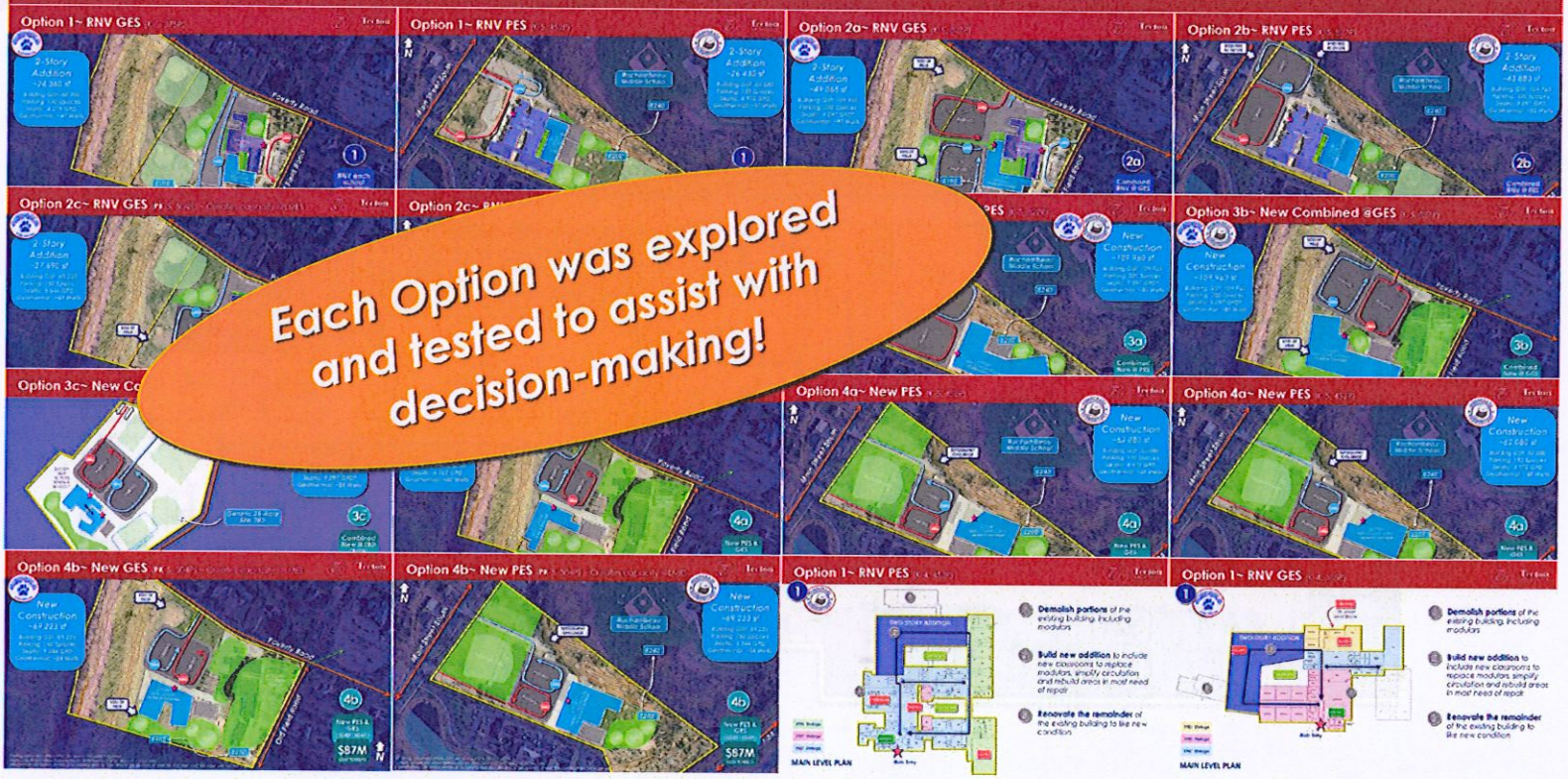
68,080 GSF

$39 Million TPC

36 Months (Construction Duration)

Completed 2024

Conceptual Explorations ~ Site Test Fits

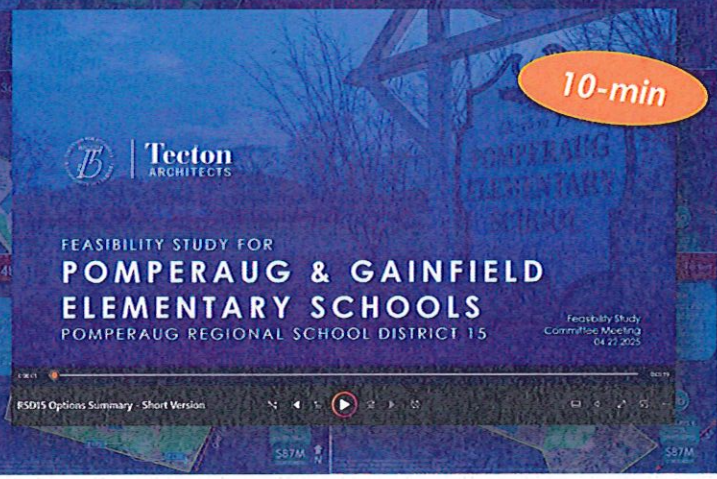


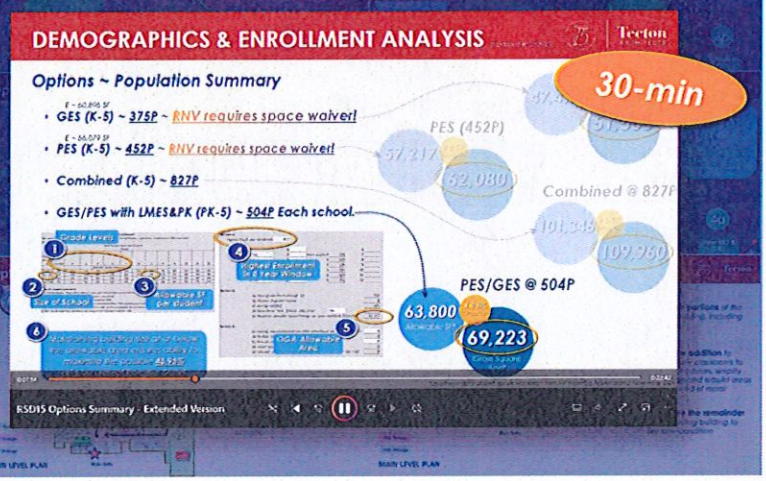
Each Option was explored and tested to assist with decision-making!

Documenting the Process ~ Narrated Videos

Tecton ARCHITECTS

We also documented this analysis / process in two community videos:



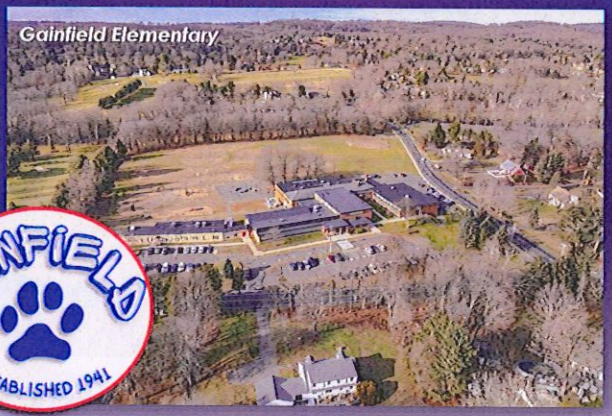


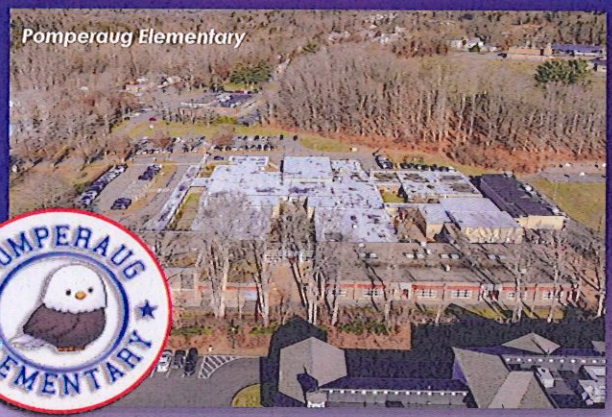
PREFERRED OPTIONS

Review of Options, Other Considerations, Roundtable Discussion

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Goals for the Project





RENOVATE AS NEW (K-5) + Adds				NEW (K-5)				
1	2a	2b	2c	3a	3b	3c	4a	4b
Renovate PES (452P) Renovate GES (375P)	Combine PES / GES on GES Site (827)	Combine PES / GES on PES Site (827)	Renovate PES (504P) Renovate GES (504P) (100P LMES, 80PK)	Combined PES/GES in New Bldg. @ PES (827P)	Combined PES/GES in New Bldg. @ GES (827P)	Combined PES/GES in New Bldg. @ TBD (827P)	New PES (452P) New GES (375P)	New PES (504P) New GES (504P) (100P LMES, 80PK)

Fixing what you Have BY DISCIPLINE

Does not address program needs!!!

Site $80-90/SF

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

Architectural $300-325/SF

Abatement $45-55/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) $100-110/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 $40-50/SF

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

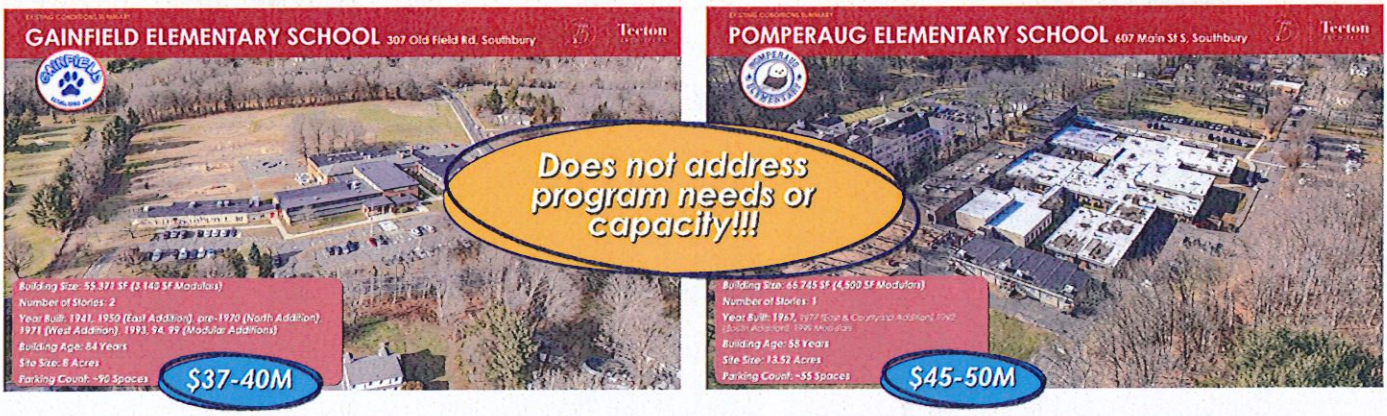
Fire Protection $8-10/SF

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

Electrical (Power & Lighting) $85-90/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



	Pros	Cons
Infrastructure	Can plan/distribute project costs over multiple years	Not comprehensive, likely lower reimbursement (more ineligibles) 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

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

1. Costs are based on average historical data & current markets.
2. Costs utilize 4.5% escalation per year compounded
   (Avg. average annual inc. of 4.5%, which represents the potential mid-point of construction for any initial phase of a plan)
3. Adjustments will be made after selecting a preferred option.
4. Does not include operational costs or site logistics expenses for multi-phase renovations.
5. State Reimbursement for Renovate as New ~ 49.29%
6. State Reimbursement for New Construction ~ 42.50%

2026 REIMBURSEMENT RATES
(PUBLISHED IN AUGUST 2025)

7. Recommend special legislation for space waiver + higher base reimbursement

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

RNV & NEW Options Summary

BIG PICTURE PLANNING

Tecton ARCHITECTS

(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 + 3d 4c

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

RNV (Renovate as New) Options

BIG PICTURE PLANNING

Tecton ARCHITECTS

Option	1	2a	2b	2c
	Renovate as new space waiver for both schools, based on 40% New / 60% RNV	Will require additional land for on-site septic, renovates existing + addition		Includes 100P relocated from LMES + 80PK, based on 40% New / 60% RNV
Student Count	RNV PES (452P) A ~ 66,079 GSF; RNV GES (375P) A ~ 60,896 GSF	Combined RNV GES (827P) A ~ 109,960 GSF	Combined RNV PES (827P) A ~ 109,960 GSF	RNV PES (504P) A ~ 69,223 GSF; RNV GES (504P) A ~ 69,223 GSF
Total Project Cost	$84M | $44M TPC | RSD15; $75M | $39M TPC | RSD15	$126M | $66M TPC | RSD15	$122M | $64M TPC | RSD15	$88M | $47M TPC | RSD15; $81M | $43M TPC | RSD15
Cost to District	$83M Cost to RSD15	$66M Cost to RSD15	$64M Cost to RSD15	$90M Cost to RSD15

NEW Options BIG PICTURE PLANNING

Tecton ARCHITECTS

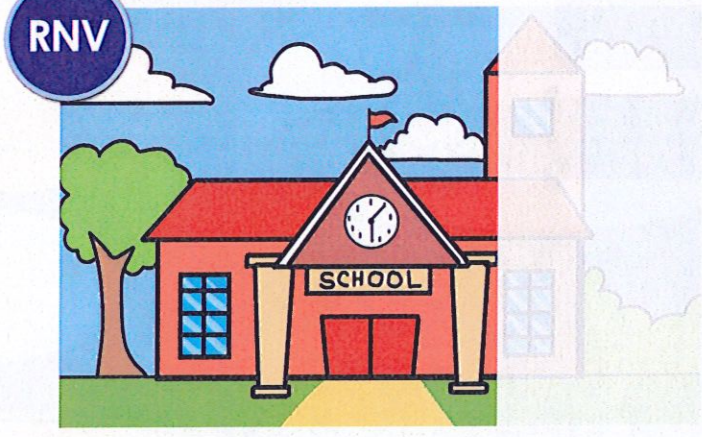
Option	3a	3b	3c*	4a	4b
	Will require additional land for on-site septic	Will require additional land for on-site septic	Will require land purchase (15 Acres)	Maintains catchment areas 2032-33 Highest Enroll.	*Includes 100P relocated from LMES + 80PK
Student Count	Combined New @ PES (827P) A ~ 109,960 GSF	Combined New @ GES (827P) A ~ 109,960 GSF	Combined New @ TBD (827P) A ~ 109,960 GSF	New PES (452P) A ~ 62,080 GSF / New GES (375P) A ~ 51,505 GSF	New PES (504P) A ~ 69,223 GSF / New GES (504P) A ~ 69,223 GSF
Total Project Cost	$127 M | $67 M TPC | RSD15	$122 M | $64 M TPC | RSD15	$124 M | $65 M TPC | RSD15	$79 M | $42 M TPC | RSD15 / $64 M | $33 M TPC | RSD15	$86 M | $45 M TPC | RSD15 / $80 M | $42 M TPC | RSD15
Cost to District	$67M COST TO RSD15	$64M COST TO RSD15	$65M* COST TO RSD15	$75M COST TO RSD15	$87M COST TO RSD15

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

VALUE ANALYSIS / REGIONAL SCHOOL DISTRICT 15

Tecton ARCHITECTS





What is the true value invested in your building?



Are you really getting what you pay for?

MEASURING THE TRUE VALUE ~ NEW VS. RNV.

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(RNV) Renovate as New

827(P)
109,960 GSF

$80M Construction Costs

Analysis of Value Lost...

$ Money spent that doesn't "stay in the building"

New New Construction

$86M Construction Costs

827(P)
109,960 GSF

$24M
5 Years

$2.4M
48 Months

$7M
48 Months (uses 9%)

$3.2M
Somewhat likely
(est. 3-5 % of constr.)



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



$17M
3 Years

$1M
20 Months

$4M
24 Months (uses 4.5%)

$1.7M
Somewhat limited
(est. 1-3% of constr.)

MEASURING THE TRUE VALUE ~ NEW VS. RNV.

Tecton ARCHITECTS

(RNV) Renovate as New

827(P)
109,960 GSF

$80M Construction Costs

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

New New Construction

$86M Construction Costs

827(P)
109,960 GSF

Delta in Costs
$12.9M

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

Options Development / RNV vs. New

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

Top 3 Preferred Options (As presented on 06/04/2025)

Tecton ARCHITECTS

3d

*Includes 100P relocated from LMES + 80PK + Will require land (15 Useable Acres)

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

Combined New @ TBD (1008P)
A ~ 134,027 GSF

$147 M | $78 M
TPC | RSD15

$78M
COST TO RSD15

4b

*Includes 100P relocated from LMES + 80PK

(Existing Site) New PES (504P)	(Existing Site) New GES (504P)
A ~ 69,223 GSF	A ~ 69,223 GSF
$86 M | $45 M TPC | RSD15	$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)	Exist. Site New GES (504P)
A ~ 69,223 GSF	A ~ 69,223 GSF
$83 M | $44 M TPC | RSD15	$80 M | $42 M TPC | RSD15

Includes demolition of PES

$86M
COST TO RSD15

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.

Update
9/29/2025

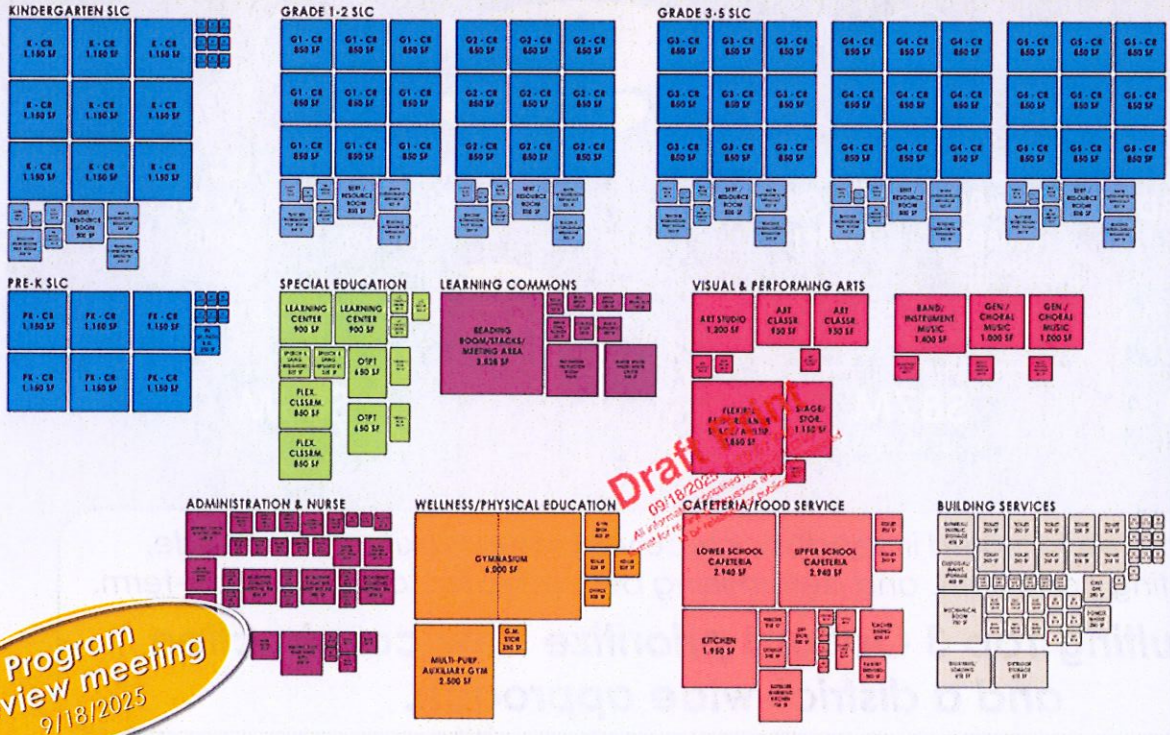
PREFERRED OPTIONS

Review of Options, Other Considerations, Roundtable Discussion

Pomperaug Elementary School
Rochambeau Middle School
St James Lutheran Church
Union Square
Yankee Expy

Tecton ARCHITECTS

Programming for Preferred Options (Revised 9/29/2025)



Draft
09/18/2025

Program Review meeting
9/18/2025

3d

Grade Level: PK-5
Students: 1008 P
Area:165,923 GSF
OGA: 134,027
Delta: 31,896

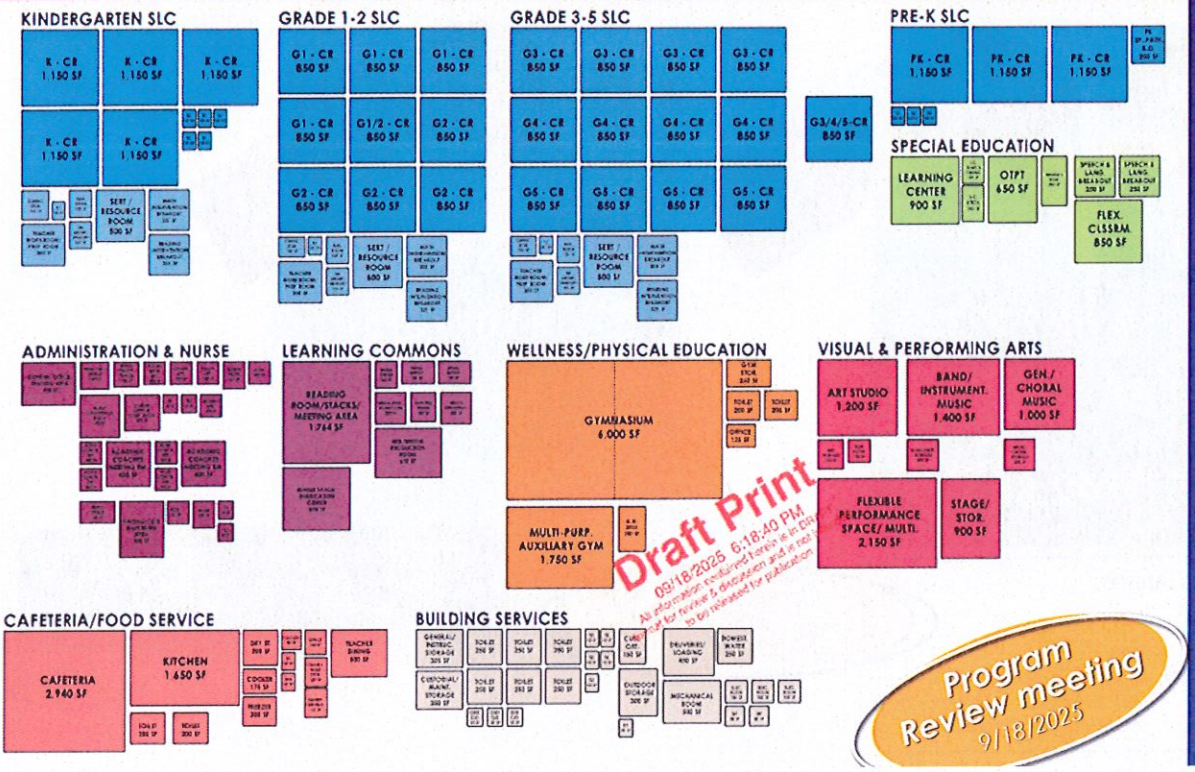
+ 24%
Above OGA allowable

Features:

- *Small learning communities with adjacent support space*
- *Visual and performing Arts (Band, Chorus, Music, + Flexible presentation space & stage*
- *Gym + Multi-purpose Auxiliary Gym*
- *Two Cafeterias served by central kitchen*

Programming for Preferred Options (Revised 9/29/2025)

Tecton ARCHITECTS



Draft Print
09/18/2025 6:18:40 PM
All information contained herein is in draft form for review & discussion and is not to be released for publication

Program Review meeting 9/18/2025

4b **4c**

Grade Level: PK-5
Students: 504 P

Area: 95,094 GSF
OGA: 69,223 GSF
Delta: 25,871 GSF

+ 37% Above OGA allowable

Features:

- *Small learning communities with adjacent support space*
- *Visual and performing Arts (Band, Chorus, + Flexible presentation space & stage*
- *Gym + Multi-purpose Auxiliary Gym*
- *One Cafeteria served by full kitchen*

Typical Classrooms ~ Student Ratio

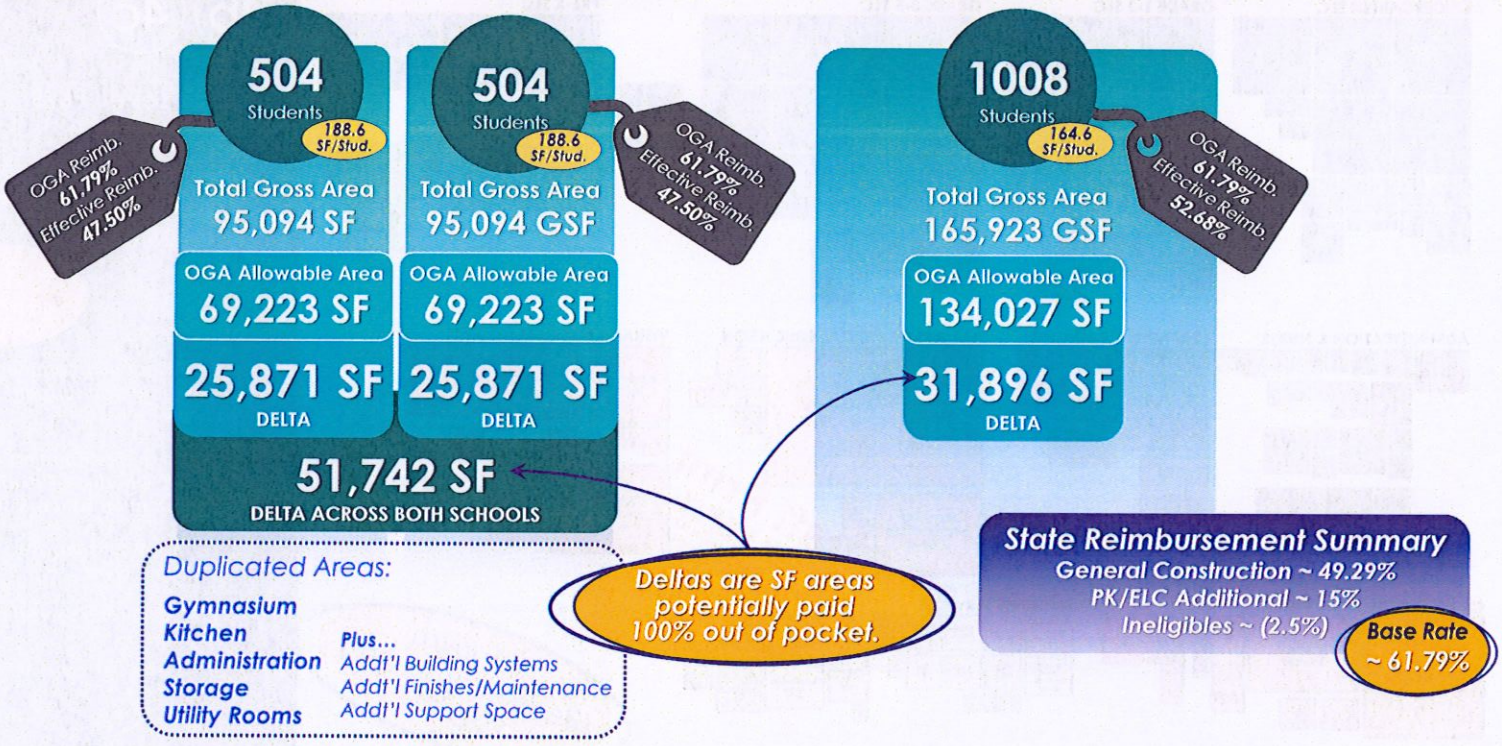
Tecton ARCHITECTS

	504 Students		504 Students		1008 Students		
	General Academic		General Academic		General Academic		
	Class Size	# of CR's	Class Size	# of CR's	Class Size	# of CR's	
Pre-K	13.5	3	13.5	3	13.5	6	*1,150 SF (w/ TLT)*
Kindergarten	14.3	5	14.3	5	15.9	9	*1,150 SF (w/TLT)*
Grades 1-2	16.4	9	16.4	9	16.4	18	*825 SF*
Grades 3-5	18.8	13	18.8	13	18.1	27	*825 SF*

General Classrooms as programmed strive to maintain community expectations in terms of # of students per class ~ *For reference, OGA/state guidelines use 20-22 per class.*

OGA Allowable Area & Square Foot Deltas

Tecton ARCHITECTS



Preferred Options (Revised 9/29/2025)

Tecton ARCHITECTS

Option 3d

*Includes 100P relocated from LMES + 80PK

Combined New PK-5
1,008 Students
Prop. Area ~165,923 GSF
State Reimbursable Area ~ 134,027 GSF
(Proposed area is 24% above the allowable area)

Two Buildings One Campus!

(Likely PK-2, 3-5)

Total Project Cost
(Construction, Site, Soft Costs)
$175 M | $83 M
TPC | RSD15

$83M COST TO RSD15

Effective State Reimb. Rate ~ 52.68%

Note: Will require land acquisition of approximately 15 Useable Acres – cost not included in the above

Basis of Options

Utilizes highest enrollment in an 8-year window (medium enrollment projection MP Planning)

Relieves capacity concerns at LMES, moves PK program

Introduces PK/ELC & at both schools to obtain 15% additional reimbursement (includes additional 15% for S.E. spaces only)

Includes reimbursement reduction for excess square footage over OGA allowable area, assumes higher base reimbursement (10-285 d)

Does not include demolition and remediation of PES

Assumes on site septic for all

Includes premiums for geothermal / energy efficiency

Does not include sale or purchase of property for either option.

Does not include a space waiver via special legislation for excess area

Option 4c

*Includes 100P relocated from LMES + 80PK

New Site ~ TBD
New PES (PK-5)
504 Students
Prop. Area ~95,094 GSF
State Reimbursable Area ~ 69,223 GSF
(Prop. area is 37% above the allow. area)

Total Project Cost
(Construction, Site, Soft Costs)
$101 M | $53 M
TPC | RSD15

Exist. Site
New GES (PK-5)
504 Students
Prop. Area ~95,094 GSF
State Reimbursable Area ~ 69,223 GSF
(Prop. area is 27% above the allow. area)

Total Project Cost
(Construction, Site, Soft Costs)
$105 M | $55 M
TPC | RSD15

$108M COST TO RSD15

Effective State Reimb. Rate ~ 47.50%

Notes: Does not include demolition of PES, land acquisition, and/or land disposal (Existing PES Land Appraised ~ $7.3M)

Preferred Options *with Space Waiver!* (Revised 9/29/2025)

Tecton ARCHITECTS

Option 3d

*Includes 100P relocated from LMES + 80PK

Combined New PK-5
1,008 Students
Prop. Area ~165,923 GSF
State Reimbursable Area ~ 134,027 GSF
(Proposed area is 19% above the allowable area)

Two Buildings One Campus!

(Likely PK-2, 3-5)

Total Project Cost
(Construction, Site, Soft Costs)
$175 M | $66 M
TPC | RSD15

$66M COST TO RSD15

Effective State Reimb. Rate ~ 62.54%

Note: Will require land acquisition of approximately 15 Useable Acres – cost not included in the above

Basis of Options

Utilizes highest enrollment in an 8-year window (medium enrollment projection MP Planning)

Relieves capacity concerns at LMES, moves PK program

Introduces PK/ELC & at both schools to obtain 15% additional reimbursement (includes additional 15% for S.E. spaces only)

Does not include reimbursement reduction for excess square footage over OGA allowable area, assumes space waiver via special legislation for excess area and higher base reimbursement rate as per 10-285 d

Does not include demolition and remediation of PES

Assumes on site septic for all

Includes premiums for geothermal / energy efficiency

Does not include sale or purchase of property for either option.

Option 4c

*Includes 100P relocated from LMES + 80PK

New Site ~ TBD
New PES (PK-5)
504 Students
Prop. Area ~95,094 GSF
State Reimbursable Area ~ 69,223 GSF
(Prop. area is 27% above the allow. area)

Exist. Site
New GES (PK-5)
504 Students
Prop. Area ~95,094 GSF
State Reimbursable Area ~ 69,223 GSF
(Prop. area is 27% above the allow. area)

Total Project Cost
(Construction, Site, Soft Costs)
$101 M | $38 M
TPC | RSD15

Total Project Cost
(Construction, Site, Soft Costs)
$105 M | $40 M
TPC | RSD15

$78M COST TO RSD15

Effective State Reimb. Rate ~ 62.5%

Notes: Does not Include demolition of PES, land acquisition, and/or land disposal (Existing PES Land Appraised ~ $7.3M)



Next Steps

Discuss possible sites/locations

Refine and select a preferred option

Outline State Grant Application process

- *Community Conversations…The Why (Concept, scope, schedule, tax impact)*
- *Site Due Diligence*
- *PAC, Special Legislation, Capital Campaign*
- *Prepare Grant Application June 2026 & related Activities*

Tecton ARCHITECTS

FEASIBILITY STUDY FOR

POMPERAUG & GAINFIELD ELEMENTARY SCHOOLS

POMPERAUG REGIONAL SCHOOL DISTRICT 15

Board of Education
Meeting
09.29.2025