

POMPERAUG REGIONAL SCHOOL DISTRICT 15

The mission of Region 15, a collaborative community committed to excellence, is to educate every student to be productive, ethical, and engaged in a global society through proven and innovative learning experiences supported by its strong community whose decision-making is based on the best interest of all students.

Mission Statement, Adopted 9 December 2002; Updated 2009

Regular Meeting of the Board of Education

Monday, September 29, 2025

7:30 P.M.

Pomperaug High School Media Center

PRESENT: Ms. Sharon Attick
Ms. Shannon Cavallo (absent)
Ms. Heather Dwyer
Mr. John Jenusaitis
Ms. Marion Manzo, Chairperson
Mr. Tom Marks
Mr. Jeff Olsen
Mrs. Heather Rodgers
Dr. Sally Romano
Mr. Steve Suriani

PRESENT: Mr. Joshua Smith, Superintendent of Schools
Dr. Carrie Chiappetta, Assistant Superintendent of Schools (absent)
Mr. Joe Martino, Director of Finance
Mr. Jeffrey J. Wyszynski, Tecton Architects
Ms. Antonia Ciaverella, Tecton Architects
Mr. Tom DiMaura, Newfield Construction

Ms. Manzo called the September 29, 2025 Regular Meeting of the Board of Education to order at 7:32 p.m. and the Pledge of Allegiance was recited.

Call to Order
Pledge of Allegiance

Miss Murphy and Miss Datlow reported the activities that occurred at PHS over the past few weeks. Students have participated in several activities aimed at building school community and spirit.

Student Representatives

Mr. Wyszynski, from Tecton Architects presented the Pomperaug and Gainfield Elementary Schools feasibility study findings. (Attachment 1).

GES/PES Building Project

Upon a motion by Mr. Suriani, seconded by Dr. Romano,
IT WAS VOTED
"to approve the June 23, 2025 Special Meeting of the Board of Education" and passed with Mr. Attick, Ms. Dwyer, Mr. Jenusaitis, Ms. Manzo, Mr. Marks, Mr. Olsen, Mrs. Rodgers, Dr. Romano and Mr. Suriani voting "aye". Ms. Cavallo was absent.

Approval of Minutes

Upon a motion by Mr. Suriani, seconded by Dr. Romano,
IT WAS VOTED

“to approve the September 8, 2025 regular meeting of the Board of Education” and passed with Mr. Attick, Ms. Dwyer, Mr. Jenusaitis, Ms. Manzo, Mr. Marks, Mr. Olsen, Mrs. Rodgers, Dr. Romano and Mr. Suriani voting “aye”. Ms. Cavallo was absent.

Ms. Dwyer reported the Policy and Curriculum Committee met earlier this evening with the elementary school principals to review updates and progress regarding elementary school progress reports over the past year. Ms. Dwyer stated the committee will resume policy review work at its upcoming October meetings.

Policy & Curriculum Committee
Update

In relation to policy 1330, Use of School Facilities, Ms. Attick asked that we not lose sight of two components from the original discussion of that policy: 1) the perceived difference in value of Middle School and High School sports, and their respective registration fees, and 2) the potential for a “family pass” to address gate fees for families with multiple athletes. Superintendent Smith said those items have not been forgotten, and they would be revisited later in the year, closer to budget season.

Mr. Martino reported the Finance and Facilities Committee met on September 10th to review the district’s year-end financial balance and ongoing facilities projects. The district ended the year with a \$404,000 surplus, in addition to the \$417,000 previously transferred in June. The committee discussed options for allocating the remaining funds—either to the Capital Reserve Fund or the Educational Expense Account—and is seeking clarification on placement authority. The committee reviewed progress on several projects, including:

Finance and Facilities
Committee

- Pomperaug High School and Middle School science lab studies
 - Summer project updates
 - Roof replacement study by the architect, which prioritized Long Meadow Elementary as the first roof to be replaced, with planning to begin this summer.
 - Preliminary discussion of a Long Meadow parking lot draft.
- The next Finance meeting is scheduled for October 6th at 12:00 at Central Office.

Superintendent Smith gave an update on the Long Meadow Playground

Superintendent Report

- The new design accommodates 96 students (up from 63) due to vendor and year-end discounts.

- Total cost: approximately \$97,000, with \$84,000 funded by the district and \$12,000 contributed by the Long Meadow PTO to upgrade the slide.
- The PTO will also provide volunteer labor for installation, saving approximately \$23,000 in labor costs.

A discussion ensued regarding the authorized spending limit—whether the \$85,000 cap referred to the Board's contribution or the total project cost. Moving forward, members requested clearer cost details and quotes in advance of future funding approvals to avoid similar misunderstandings.

- Several members expressed appreciation for the PTO's fundraising and volunteer efforts, emphasizing that such contributions are commendable but should not be expected to fund essential playground equipment.

Upon a motion by Ms. Dwyer, seconded by Mr. Suriani,
IT WAS VOTED

"to approve policies #1330 *Use of School Facilities*; #5125 *Student Records Confidentiality*; #5125.11 *Health/Medical Records*; #5131.111 *Conduct Video Surveillance*; #5145.2 *Private Student Speech & Distribution of Written Materials*; and #5145.12 *Search & Seizure*, as presented" and passed with Mr. Attick, Ms. Dwyer, Mr. Jenusaitis, Ms. Manzo, Mr. Marks, Mr. Olsen, Mrs. Rodgers, Dr. Romano and Mr. Suriani voting "aye". Ms. Cavallo was absent.

Motion Made and Passed

Ms. Manzo announced future meetings:

Announcement of Future Meetings

- A. Monday, October 6, 2025, Finance and Facilities Committee Meeting, at Mary I, Johnson Central Office Large Conference Room, 12:00 p.m.
- B. Monday, October 27, 2025, Policy & Curriculum Committee Meeting, Pomperaug High School Media Center, 6:30 p.m.
- C. Monday, October 27, 2025, Board of Education Meeting, Pomperaug High School Media Center, 7:30 p.m.

Upon a motion by Mrs. Rodgers, seconded by Dr. Romano
IT WAS VOTED

Executive Session

"to move the Board of Education into executive session for the purpose of discussing possible acquisition of real estate and to invite Superintendent Smith, Mr. Martino, Mr. Wyszynski and Ms. Ciaverella, from Tecton Architects into the meeting" and passed with Mr. Attick, Ms. Dwyer, Mr. Jenusaitis, Ms. Manzo, Mr. Marks, Mr. Olsen, Mrs. Rodgers, Dr. Romano and Mr. Suriani voting "aye". Ms. Cavallo was absent.

Upon a motion by Mrs. Rodgers, seconded by Mr. Suriani, IT WAS VOTED to adjourn the September 29, 2025, regular meeting of the Board of Education at 10:18 p.m." AND PASSED with Mr. Attick, Ms. Dwyer, Mr. Jenusaitis, Ms. Manzo, Mr. Marks, Mr. Olsen, Mrs. Rodgers, Dr. Romano and Mr. Suriani voting "aye". Ms. Cavallo was absent.

Adjourn

FOUNDATIONS

Team, Goals, Schedule, Demographics



TEAM RE-INTRODUCTIONS



JEFF WYSZYNSKI
AIA
Principal-in-Charge /
Primary Contact



ANTONIA CIAVERELLA
EDAC, LEED AP BD-C,
WELL FACULTY, PRINCE
Architectural Designer,
Engagement Facilitator



KRISTEN MITCHELL
P.A., LEED GA
Senior Project
Manager, Langan



BRADLEY PARK
MEF Engineering, CES

Partnership for
06/17
3:20 PM



STAFF OF
50 PEOPLE

REPEAT CLIENTS
90%

100+ K-12
PROJECTS

LANGAN
Civil Engineering,
Landscape Architecture

CONSULTING ENGINEERING SERVICES (CES)
MEP Engineering, Fire Protection

MICHAEL HORTON ASSOCIATES
Structural Engineering

AGENDA

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"

- a. New Construction, New Site - Bornum 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 - Lathier Lane Elementary School, Simsbury, CT
- Conceptual Explorations

4. Preferred Options ~ Roundtable Discussion

Review of Options
Other Considerations Beyond Costs...
Roundtable Discussion

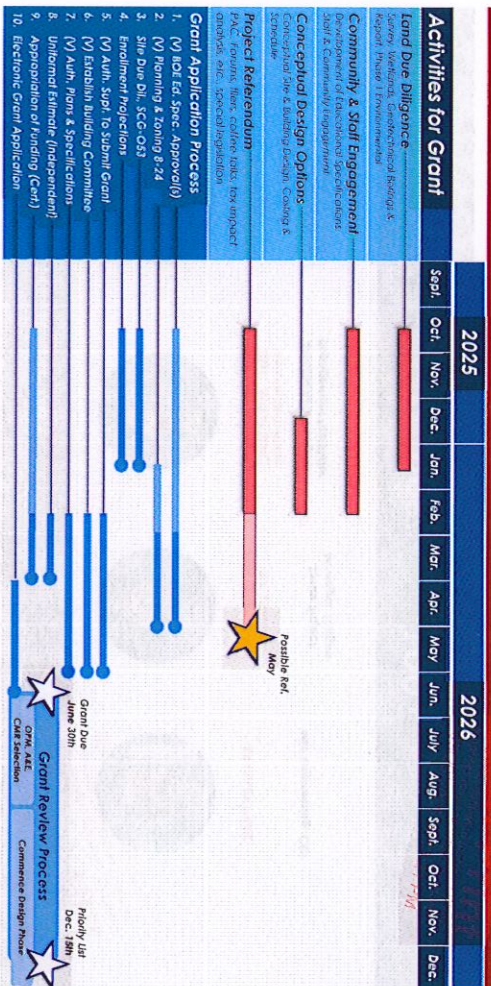
5. Next Steps



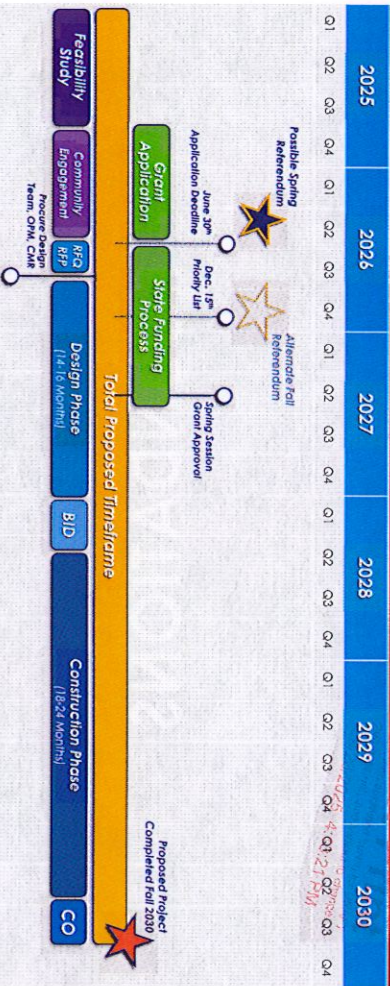
FEASIBILITY STUDY FOR POMPERAUG & GAINFIELD ELEMENTARY SCHOOLS POMPERAUG REGIONAL SCHOOL DISTRICT 15

Board of Education
Meeting
09/29/2023

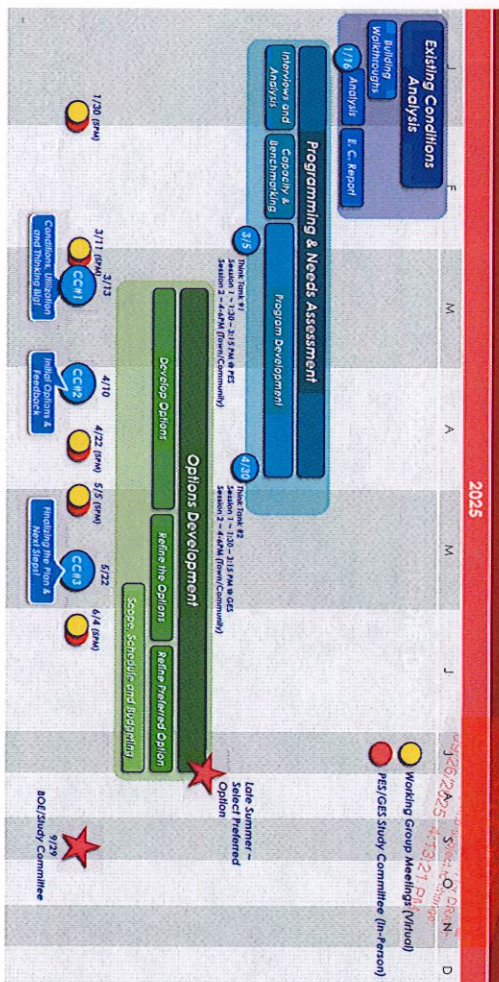
MICRO SCHEDULE



MACRO SCHEDULE (Updated 9.26.2025)



PROPOSED MILESTONE SCHEDULE (Revised 03/07/25)



POSSIBLE GRANT APPLICATION



GAINFIELD ELEMENTARY SCHOOL 307 Old Field Rd, Southbury



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

<p>GAINFIELD ELEMENTARY SCHOOL Existing Building - 7,422 SF Site - 8 Acres</p>	<p>GAINFIELD ELEMENTARY SCHOOL Existing Building - 7,422 SF Site - 8 Acres</p>	<p>GAINFIELD ELEMENTARY SCHOOL Existing Building - 7,422 SF Site - 8 Acres</p>
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EXISTING CONDITIONS YOUR SCHOOL FACILITIES



<p>GAINFIELD ELEMENTARY SCHOOL Existing Building - 7,422 SF Site - 8 Acres</p>	<p>GAINFIELD ELEMENTARY SCHOOL Existing Building - 7,422 SF Site - 8 Acres</p>
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POMPERAUG ELEMENTARY SCHOOL 607 Main St S, Southbury



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

<p>POMPERAUG ELEMENTARY SCHOOL Existing Building - 46,743 SF Site - 11.12 Acres</p>	<p>POMPERAUG ELEMENTARY SCHOOL Existing Building - 46,743 SF Site - 11.12 Acres</p>	<p>POMPERAUG ELEMENTARY SCHOOL Existing Building - 46,743 SF Site - 11.12 Acres</p>
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We are tasked with evaluating **GES & PES**, but as opportunities are studied for the size & construction of these schools...

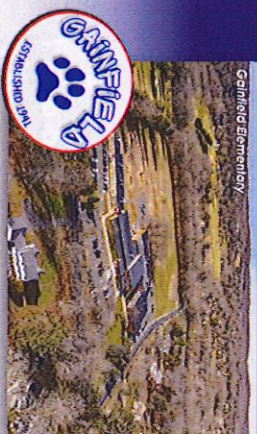
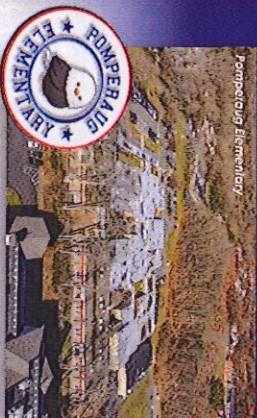
ARE THERE OPPORTUNITIES TO IMPROVE THE STUDENT EXPERIENCE AT **LMES & MES** THAT SHOULD ALSO BE CONSIDERED?

- Number of lunch waves
- Consider existing modulars?
- Consider relieving capacity concerns
- Smaller cafeteria & gym



EXISTING ENROLLMENT AREA ANALYSIS

Drainage
Tecton
ARCHITECTS



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	50,072 x 8.5% 54,252 22%

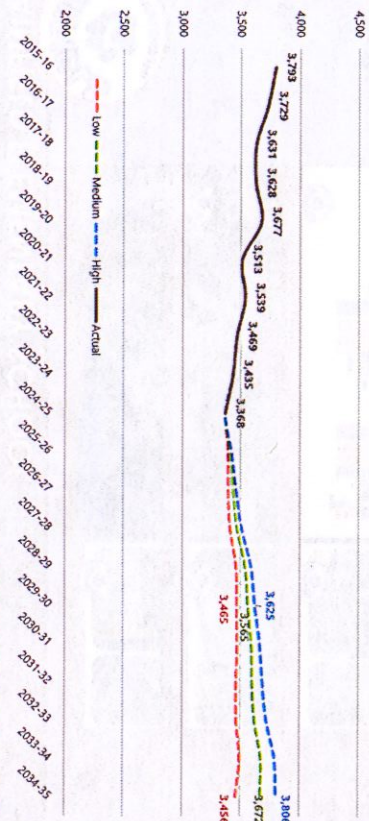
*Enrollment data utilized above was taken from MAP Planning Report dated November 2024

DETERMINING THE SIZE OF YOUR BUILDING

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

Enrollment history for District 15
2025 4:13:22 PM



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

EXISTING CONDITIONS SUMMARY

LONG MEADOW ELEMENTARY SCHOOL 65 N Benson Rd

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ASSESSED:

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

LONG MEADOW ELEMENTARY SCHOOL
65 N Benson Rd
Enrollment: 142 (2023)
Site Consideration

LONG MEADOW ELEMENTARY SCHOOL
65 N Benson Rd
Programmed Analysis

LONG MEADOW ELEMENTARY SCHOOL
65 N Benson Rd
Programmed Analysis

LONG MEADOW ELEMENTARY SCHOOL
65 N Benson Rd
Programmed Analysis

EXISTING CONDITIONS SUMMARY

Tecton
ARCHITECTS



ASSESSED:

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

MIDDLEBURY ELEMENTARY SCHOOL
550 Whittemore Rd
Enrollment: 142 (2023)
Site Consideration

MIDDLEBURY ELEMENTARY SCHOOL
550 Whittemore Rd
Programmed Analysis

MIDDLEBURY ELEMENTARY SCHOOL
550 Whittemore Rd
Programmed Analysis

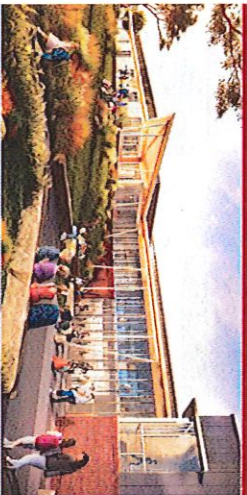
MIDDLEBURY ELEMENTARY SCHOOL
550 Whittemore Rd
Programmed Analysis

Penton
ARCHITECTS

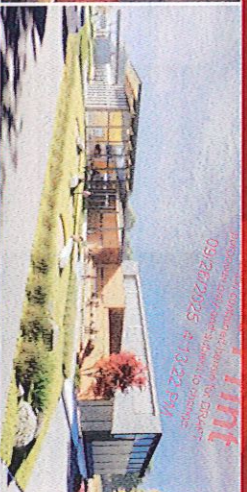
Travel time on a bus



Pecton
ARCHITECTS



Completion July 2025

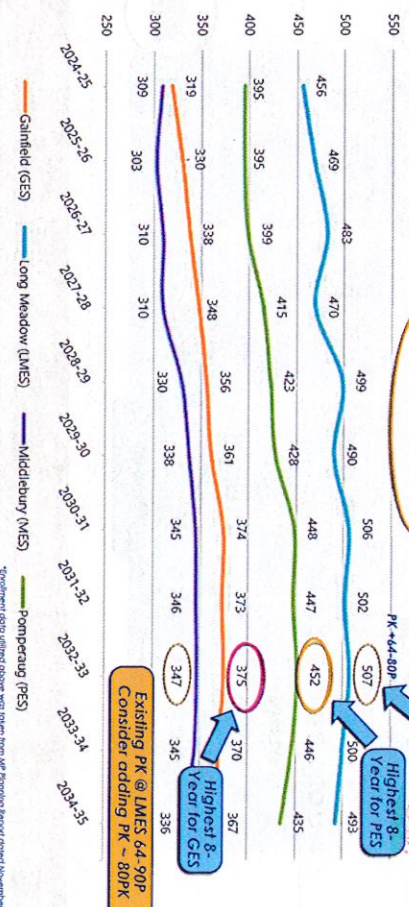


Completed 2024

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

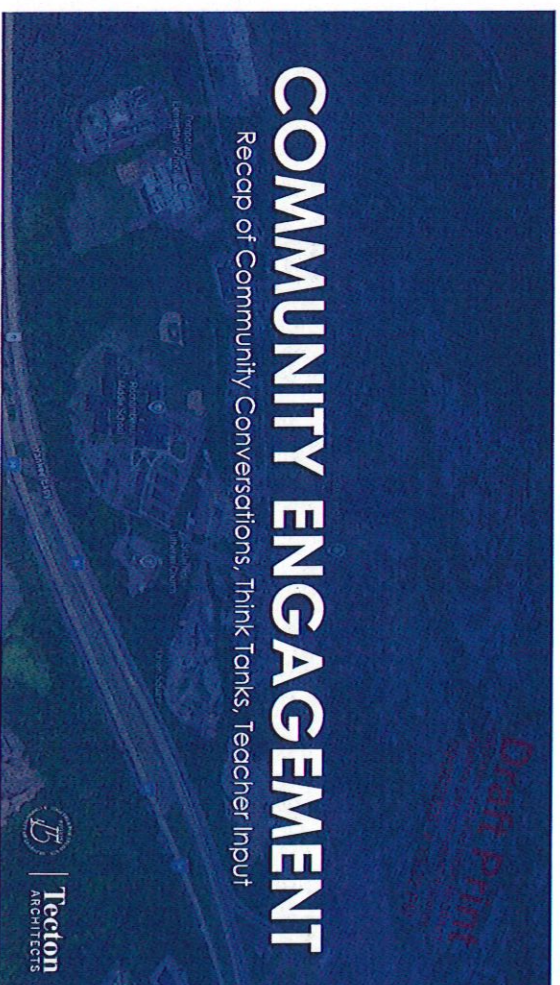
Tector
ARCHITECT

Consider capacity reduction 80-100 @ LME



COMMUNITY ENGAGEMENT

Recap of Community Conversations, Think Tanks, Teacher Input





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What do the kids prefer?



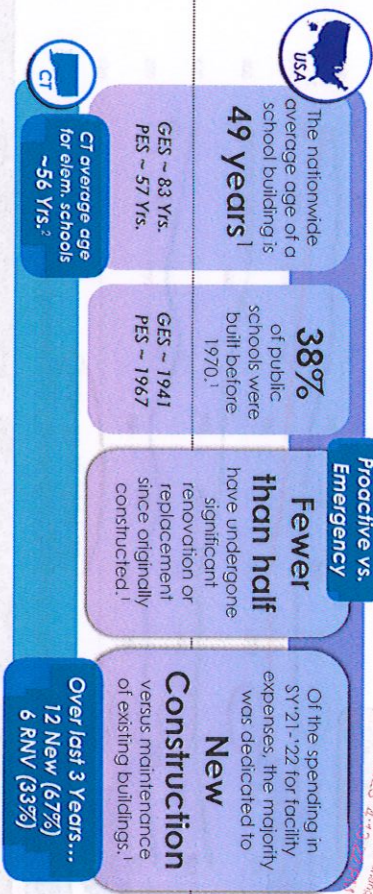
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Teachers



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For information only and subject to change.
09/26/2025 2:43 PM



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

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



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 additional space we plan for an addition now?
4. Pre-K is a wild card – hard to know the impact.
5. RNV, vs. New – Are we looking for more?
6. Capacity – have you?
7. Economies of scale – have you?
8. IBM – if the school is built, are we going to have a school over 10 years – if not, we have no grade levels.
9. Adding capacity – have you?
10. Who is going to build it?
11. In 2-3 years, are we going to have a school over 10 years – if not, we have no grade levels.
12. Pre-K – if the school is built, are we going to have a school over 10 years – if not, we have no grade levels.
13. Projecting enrollment – have you?
14. Of the 3 options, is the best one the one that is the most practical?
15. What are the options?
16. Are the other options viable?
17. New on current site – do students stay in existing schools during construction?
18. Have we asked our kids what mothers 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? With students?

3. Did we speak with teachers? With students?

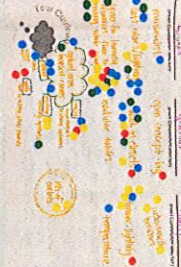
4. Is there a plan for PK?

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

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



How Might We
How might we provide an experience that supports...



Goldilocks

Every 3rd grade student should experience:

1. **Engagement** – We can provide this experience by designing lessons for students specific activities.
2. **Collaboration** – We can provide this experience by providing time for student support services.
3. **Engagement** – We can provide this experience by designing lessons for students specific activities.
4. **Assessment** – We can provide this experience by building in time for student support services.

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



Stay Connected

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



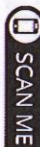
PROJECT EMAIL

BuildingStudy@region15.org



VISIT THE WEBSITE

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



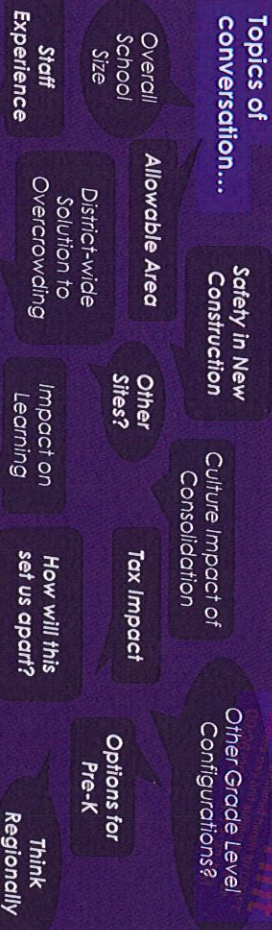
CASE STUDIES & CONCEPTS

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



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

Topics of conversation...



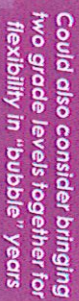
1. This is not a 'want to do' - this is a 'need to do'.
2. We are strong as a region - better together than what we can do independently.
3. Costs are inevitable - it's about the value of our investment.
4. Learning begins at home - our schools are our second home.

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

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 35+ 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 RVV) 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 and ask those districts
11. Educational benefit to a K-2, 3-5 on one campus, shared resources in the middle - find examples of this model
12. Cost per year to the average taxpayer - share this with both Town, BOE 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

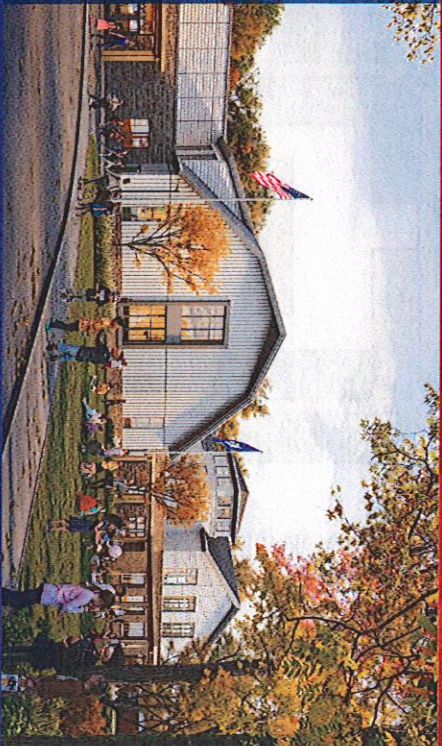


Lecton
ARCHITECTS



Lecton
ARCHITECTS

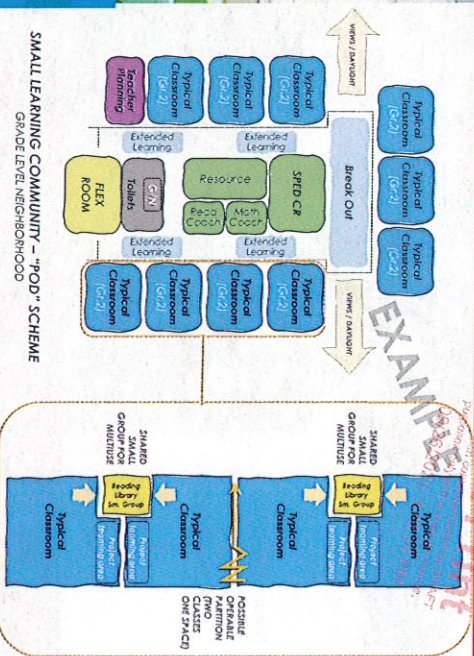
- **Wetland soils**
- Some possible differences are...



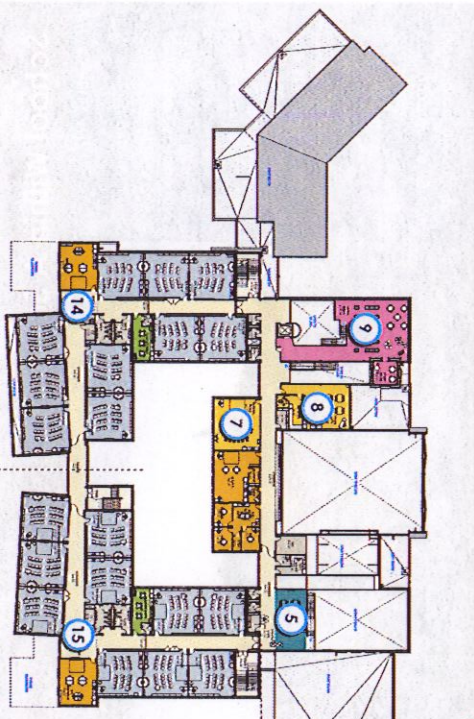
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Vector
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School Within A School – Case Study: Barnum E.S.



KEY DESIGN FEATURES:

- 1 Safe & Secure Entry
- 2 Administration & Nurse
- 3 Gymnasium
- 4 Platform
- 5 Cafeteria
- 6 Kitchen & Serving
- 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 Features:

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



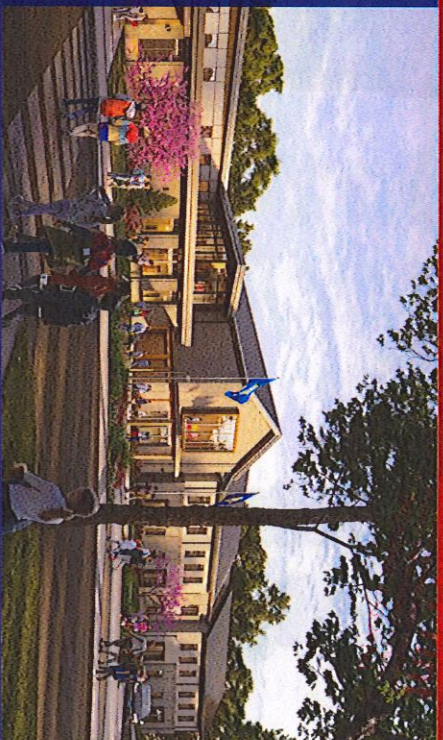
- Grades PK-6
- 115,465 GSF
- New Site (40.19 Ac.)

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

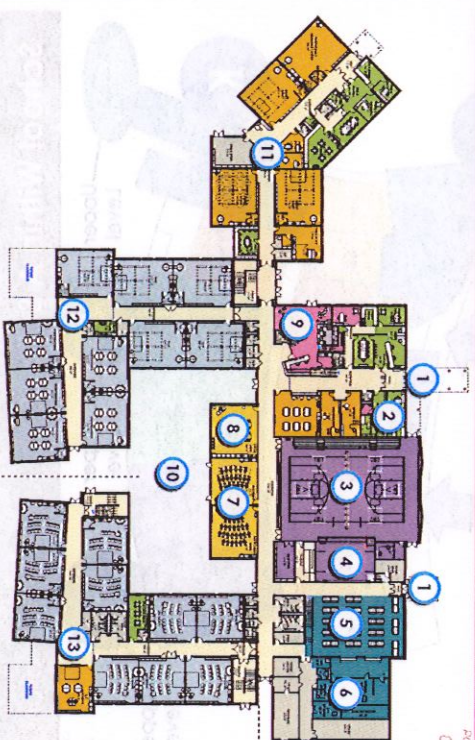


WHAT'S RELEVANT:

- 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



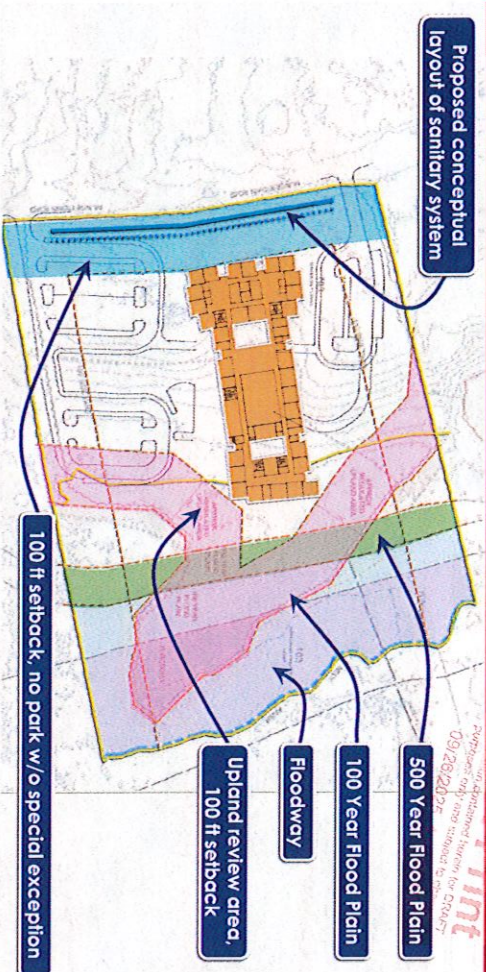
School Within A School – Case Study: Barnum E.S.



KEY DESIGN FEATURES:

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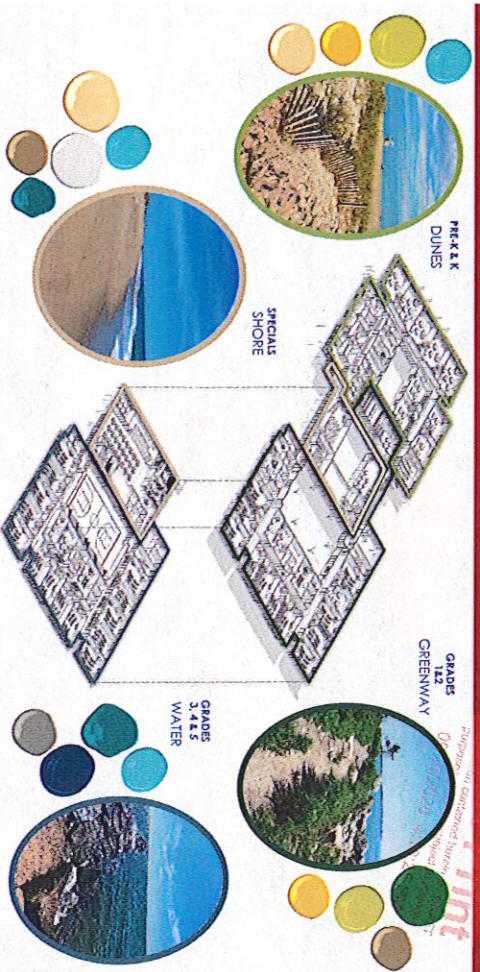
Case Study – Madison Neck River Elementary



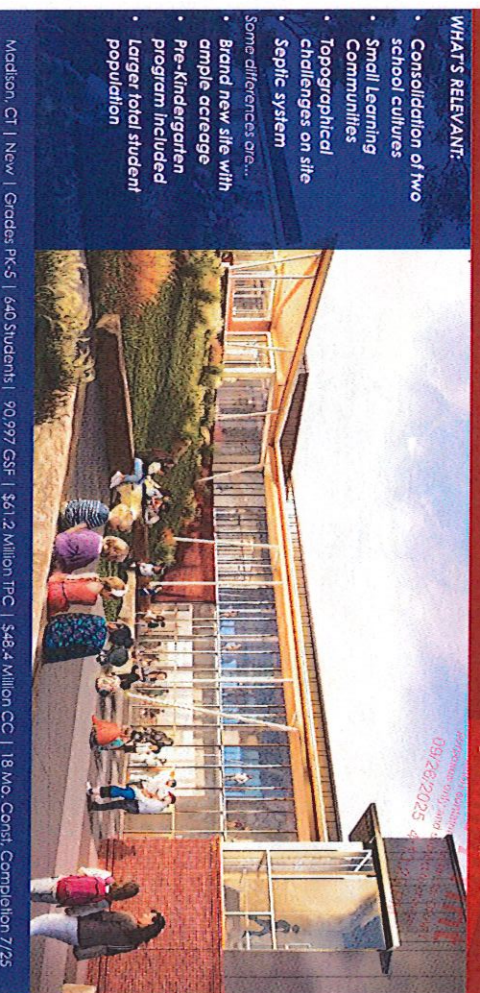
Building on Occupied Site – Case Study: Norton E.S.



Case Study – Madison Neck River Elementary



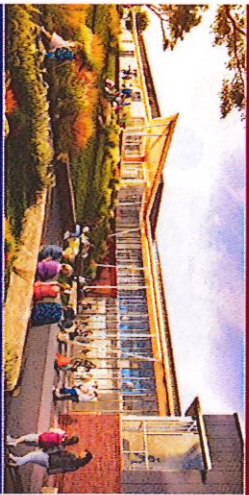
Case Study – Madison Neck River Elementary



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

In Summary ~ Comparison



MADISON NECK RIVER ELEMENTARY SCHOOL

New Construction

Grades PK-5

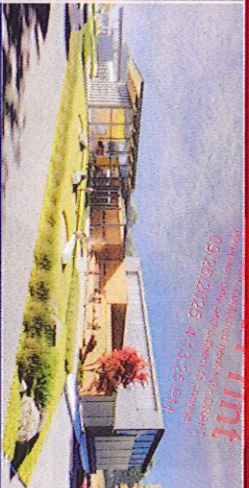
640 Students

90,997 GSF

\$61.2 Million TPC

18 Months (Construction Duration)

Completion July 2025



SIMSBURY LATIMER LANE ELEMENTARY SCHOOL

Renovate As New

Grades K-6

522 Students

68,080 GSF

\$39 Million TPC

36 Months (Construction Duration)

Completed 2024

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

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Conceptual Explorations ~ Site Test Fits

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

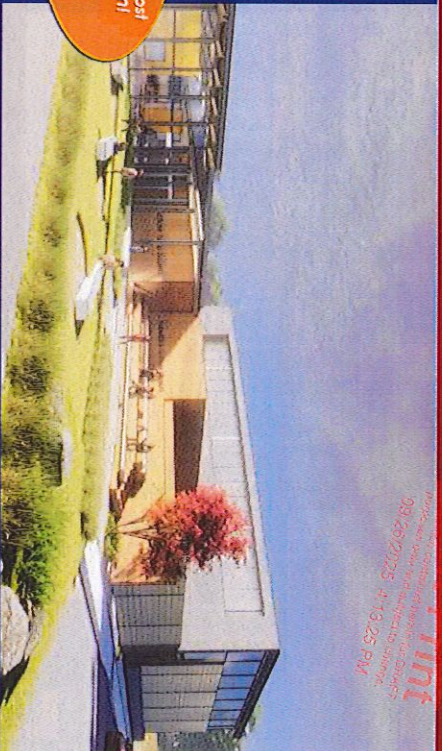


Case Study ~ Simsbury Latimer Lane Elementary

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 look almost
3 years of construction!
That's hall of your
elementary school
experience!

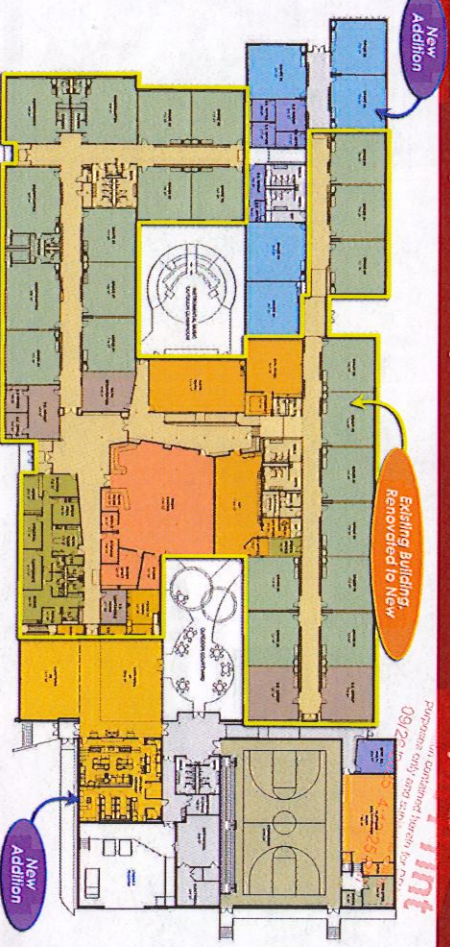


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Simsbury, CT | RNK | Grades K-6 | 522 Students | 68,080 GSF | \$39 Million TPC | \$33.7 Million CC | Completed 2024 | 36 Mo. Cont.

Case Study ~ Simsbury Latimer Lane Elementary



Goals for the Project

RENOVATE AS NEW (K-5) + Adds						NEW (K-5)					
1 Remove PES (4529) Renovate GES (3397)	2a Combine PES / GES on GES Site (827)	2b Combine PES / GES on PES Site (827)	2c Renovate PES (5049) Renovate GES (5049) 1000 LAKES, 5049	3a Combined PES/GES in New Bldg. @ PES (8277)	3b Combined PES/GES in New Bldg. @ GES (8277)	3c Combined PES/GES in New Bldg. @ TBD (8277)	4a New PES (4529) New GES (3397)	4b New PES (5049) New GES (5049)			

Fixing what you Have BY DISCIPLINE

Site \$80-90/SF <ul style="list-style-type: none"> Parking, sidewalk and field repair/replacement, accessibility to field and outdoor learning, and stormwater improvements, septic? 	Architectural \$300-325/SF \$45-55/SF Adjustment <ul style="list-style-type: none"> Replacement of roof, sedants, 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 	Plumbing \$40-50/SF <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> New fire protection systems, none exist. Alarm and systems, life safety code upgrades 	Mechanical (HVAC) \$100-110/SF <ul style="list-style-type: none"> Cooling must be added to achieve RNV status. Fresh air exchange requirements ~ A new DOAS systems New piping mains, piping branches, and exterior radiation 	Electrical (Power & Lighting) \$85-90/SF <ul style="list-style-type: none"> New electrical service Electrical service distribution / outlets Emergency lighting & generator Replace lighting and controls New Fire Alarm, life safety upgrades New technology & security wiring
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Documenting the Process ~ Narrated Videos

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



PREFERRED OPTIONS

Review of Options, Other Considerations, Roundtable Discussion

RNV & NEW Options Summary

BIG PICTURE PLANNING

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(RNV) Renovate as New				New + 3d 4c			
1	2a	2b	2c	3a	3b	3c	4a 4b
RNV each school (452P / 375P) \$83M RSD15	Combined RNV @ GES (827P) \$66M RSD15	Combined RNV @ PES (827P) \$64M RSD15	RNV each school (504P / 504P) \$90M RSD15	Combined New @ PES (827P) \$67M RSD15	Combined New @ GES (827P) \$64M RSD15	Combined New @ T8D (827P) \$65M RSD15	New PES & GES (452P / 375P) \$75M RSD15
Construction 30-36 Mos.	Construction 36-48 Mos.	Construction 36-48 Mos.	Construction 30-36 Mos.	Construction 20-24 Mos.	Construction 20-24 Mos.	Construction 18-20 Mos.	Construction 20-24 Mos.
<ul style="list-style-type: none"> Requires temp. modular during construction for occupied resto & logistics Will require temp. use of core on 120000 (Dorm, Caf, Mech) 	<ul style="list-style-type: none"> Requires temp. modular during construction for occupied resto & logistics Will require temp. use of core on 120000 (Dorm, Caf, Mech) 	<ul style="list-style-type: none"> Requires temp. modular during construction for occupied resto & logistics Will require temp. use of core on 120000 (Dorm, Caf, Mech) 	<ul style="list-style-type: none"> Requires temp. modular during construction for occupied resto & logistics Will require temp. use of core on 120000 (Dorm, Caf, Mech) 	<ul style="list-style-type: none"> Requires temp. modular during construction for occupied resto & logistics Will require temp. use of core on 120000 (Dorm, Caf, Mech) 	<ul style="list-style-type: none"> Requires temp. modular during construction for occupied resto & logistics Will require temp. use of core on 120000 (Dorm, Caf, Mech) 	<ul style="list-style-type: none"> Requires temp. modular during construction for occupied resto & logistics Will require temp. use of core on 120000 (Dorm, Caf, Mech) 	<ul style="list-style-type: none"> Requires temp. modular during construction for occupied resto & logistics Will require temp. use of core on 120000 (Dorm, Caf, Mech)

RNV (Renovate as New) Options

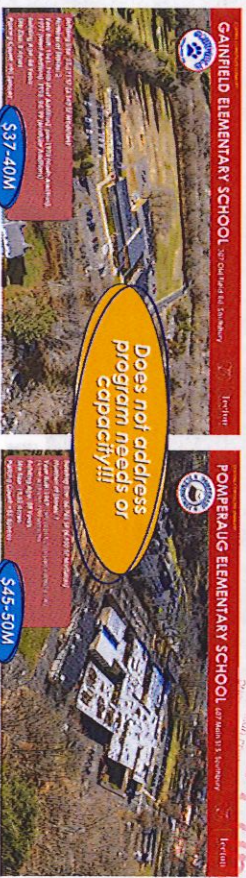
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Option	1	2a	2b	2c
Student Count	Percentage of new students within for both schools based on 405 New / 405 RNV	With no additional land for new school, renovates existing + addition	Includes 100% of new students	Includes 100% of new students
RNV PES (452P)	RNV PES (375P)	Combined RNV GES (827P)	Combined RNV PES (827P)	RNV PES (504P)
RNV GES (375P)	RNV GES (504P)	Combined RNV PES (827P)	Combined RNV PES (827P)	RNV GES (504P)
Total Project Cost	\$84M / \$44M TFC RSD15	\$126M / \$66M TFC RSD15	\$122M / \$64M TFC RSD15	\$88M / \$47M TFC RSD15
Cost to District	\$83M Cost to RSD15	\$66M Cost to RSD15	\$64M Cost to RSD15	\$90M Cost to RSD15

Fixing what you Have BY DISCIPLINE

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	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

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

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- Costs are based on average historical data & current markets.
- 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 project)
- Adjustments will be made after selecting a preferred option.
- Does not include operational costs or site logistics expenses for multi-phase renovations.
- State Reimbursement for Renovate as New **~49.29%** (2024 REIMBURSEMENT RATES (Published in AUGUST 2023))
- State Reimbursement for New Construction **~42.50%**
- 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 renovation of an existing school building for each town on a continuous scale

MEASURING THE TRUE VALUE ~ NEW VS. RNV.



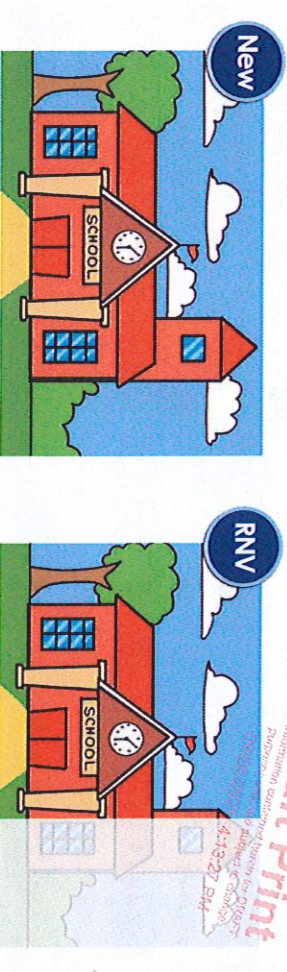
MEASURING THE TRUE VALUE ~ NEW VS. RNV.



NEW Options BIC PICTURE PLANNING



VALUE ANALYSIS / REGIONAL SCHOOL DISTRICT 15



What is the true value invested in your building?

Are you really getting what you pay for?



Update
9/129/2025

Review of Options, Other Considerations, Roundtable Discussion



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Programming for Preferred Options



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

+ 24%
Above OGA
affordable

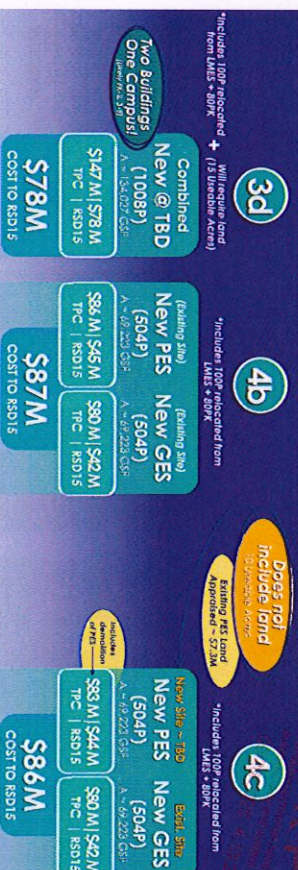
Features:

- 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

Options Development / RNV vs. New

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

Top 3 Preferred Options



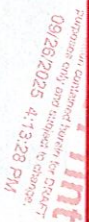
The Committee factored in feedback received when looking district-wide, resolving existing conditions, and determining best value for taxpayers long-term.

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

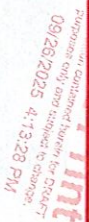
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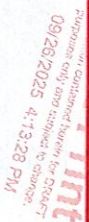
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Next Steps

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



FEASIBILITY STUDY FOR POMPERAUG & GAINFIELD ELEMENTARY SCHOOLS

Board of Education
Meeting
07/29/2025

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



Option 3d

*Includes 100% allocated from LMFs + 60PK

Combined New PK-5
1,008 Students
Prop. Area ~1,65,023 GSF

Two Buildings One Campus
(Bldg #1: 2, 3, 4)

Total Project Cost
\$175 M | \$66 M TPC | RSD15

\$66M COST TO RSD15
~62.54%

NOTE: Includes 100% allocated from LMFs and 60PK. Does not include demolition and remediation of P&S. Does not include site specific for all. Assumes on site soffit for all. Includes premiums for geothermal / energy efficiency. Does not include sale or purchase of property for either option.

Basis of Options

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

Relieves capacity concerns of LMFs. Introduces PK, PK-5, and both schools

Reduction for excess square footages over OGA allowable area, assumes space waiver via special legislation for excess area and high-density reimbursement (includes additional 15% for S.E. spaces only)

Does not include additional reimbursement for excess square footages over OGA allowable area, assumes space waiver via special legislation for excess area and high-density reimbursement (includes additional 15% for S.E. spaces only)

Does not include demolition and remediation of P&S

Assumes on site soffit for all

Includes premiums for geothermal / energy efficiency

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

Option 4c

*Includes 100% allocated from LMFs + 60PK

New PK-5
504 Students
Prop. Area ~75,094 GSF

New PK-5
504 Students
Prop. Area ~75,094 GSF

Total Project Cost
\$101 M | \$38 M TPC | RSD15

\$78M COST TO RSD15
~62.57%

NOTE: Does not include demolition and remediation of P&S. Does not include site specific for all. Assumes on site soffit for all. Includes premiums for geothermal / energy efficiency. Does not include sale or purchase of property for either option.

Basis of Options

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

Relieves capacity concerns of LMFs. Introduces PK, PK-5, and both schools

Reduction for excess square footages over OGA allowable area, assumes space waiver via special legislation for excess area and high-density reimbursement (includes additional 15% for S.E. spaces only)

Does not include additional reimbursement for excess square footages over OGA allowable area, assumes space waiver via special legislation for excess area and high-density reimbursement (includes additional 15% for S.E. spaces only)

Does not include demolition and remediation of P&S

Assumes on site soffit for all

Includes premiums for geothermal / energy efficiency

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

NEXT STEPS

Where Do We Go From Here

