



**Tecton**  
ARCHITECTS

FEASIBILITY STUDY FOR

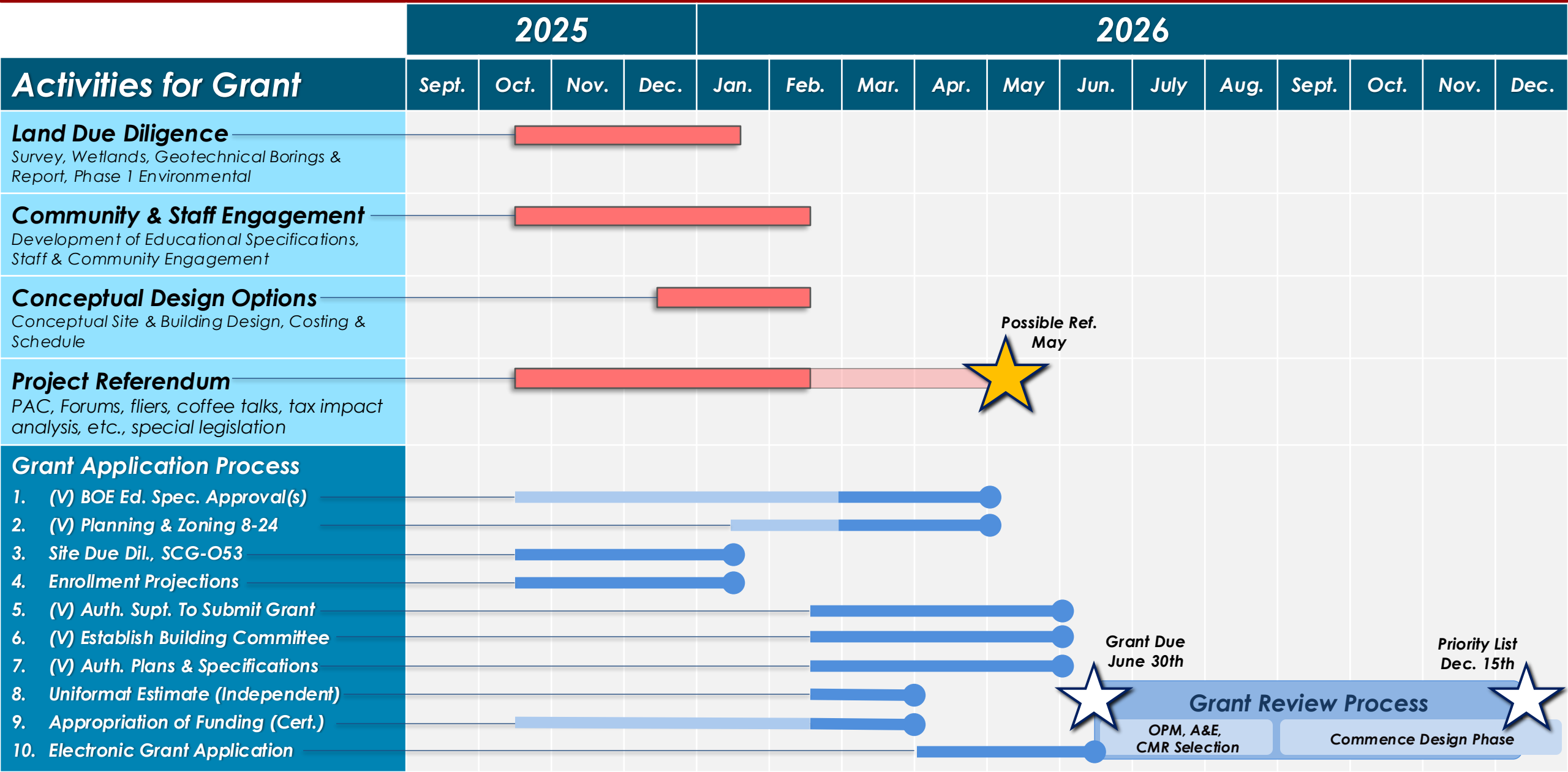
# POMPERAUG & GAINFIELD ELEMENTARY SCHOOLS

POMPERAUG REGIONAL SCHOOL DISTRICT 15



Board of Education  
Meeting  
10.27.2025

# MICRO SCHEDULE



# EXISTING ENROLLMENT AREA ANALYSIS



Gainfield Elementary



Pomperaug Elementary



Building Name	Orig. Cons.	Age	GR.	Curr. Enroll.*	Existing GSF	SF/Stu.	State Standard**	Projected Enrol	Projected GSF
<b>Gainfield Elementary</b>	1941	83	K-5	319	60,896	191	41,670 x 8.5% 45,212	504P	95,094
<b>Pomperaug Elementary</b>	1967	57	K-5	395	66,079	167	50,002 x 8.5% 54,252	504P	95,094

35%

27%

22%

27%

\*Enrollment data utilized above was taken from MP Planning Report dated November 2024  
 \*\* Includes 8.5% building area gross up factor

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



**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

<small>(Existing Site)</small>	<small>(Existing Site)</small>
<b>New PES (504P)</b>	<b>New GES (504P)</b>
A ~ 69,223 GSF	A ~ 69,223 GSF
<b>\$86 M   \$45 M</b>	<b>\$80 M   \$42 M</b>
TPC   RSD15	TPC   RSD15
<b>\$87M</b> COST TO RSD15	

**Does not include land**  
10 Useable Acres

Existing PES Land Appraised ~ \$7.3M

**4c**

\*Includes 100P relocated from LMES + 80PK

Includes demolition of PES

<b>New Site ~ TBD</b>	<b>Exist. Site</b>
<b>New PES (504P)</b>	<b>New GES (504P)</b>
A ~ 69,223 GSF	A ~ 69,223 GSF
<b>\$83 M   \$44 M</b>	<b>\$80 M   \$42 M</b>
TPC   RSD15	TPC   RSD15
<b>\$86M</b> 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.**

## Site Analysis – Possible Properties

- Reviewed all properties that were ten or more acres, both private and public land.
- Reviewed topography, wetlands, ingress/egress, geographic location, sale potential and overall viability.
- Determined that only one private owned property has potential but have not heard back from owner about interest. This particular property has additional complexities that limit its viability (linear site, ingress/egress, and wetlands)
- Based upon this effort...  
**Option 3d (one combined school) is not possible**

# Typical Classrooms ~ Student Ratio



*Option*

**4b** or **4c**

	504 Students		504 Students	
	General Academic		General Academic	
	Class Size	# of CR's	Class Size	# of CR's
<i>Pre-K</i>	13.5	3	13.5	3
<i>Kindergarten</i>	14.3	5	14.3	5
<i>Grades 1-2</i>	16.4	9	16.4	9
<i>Grades 3-5</i>	18.8	13	18.8	13

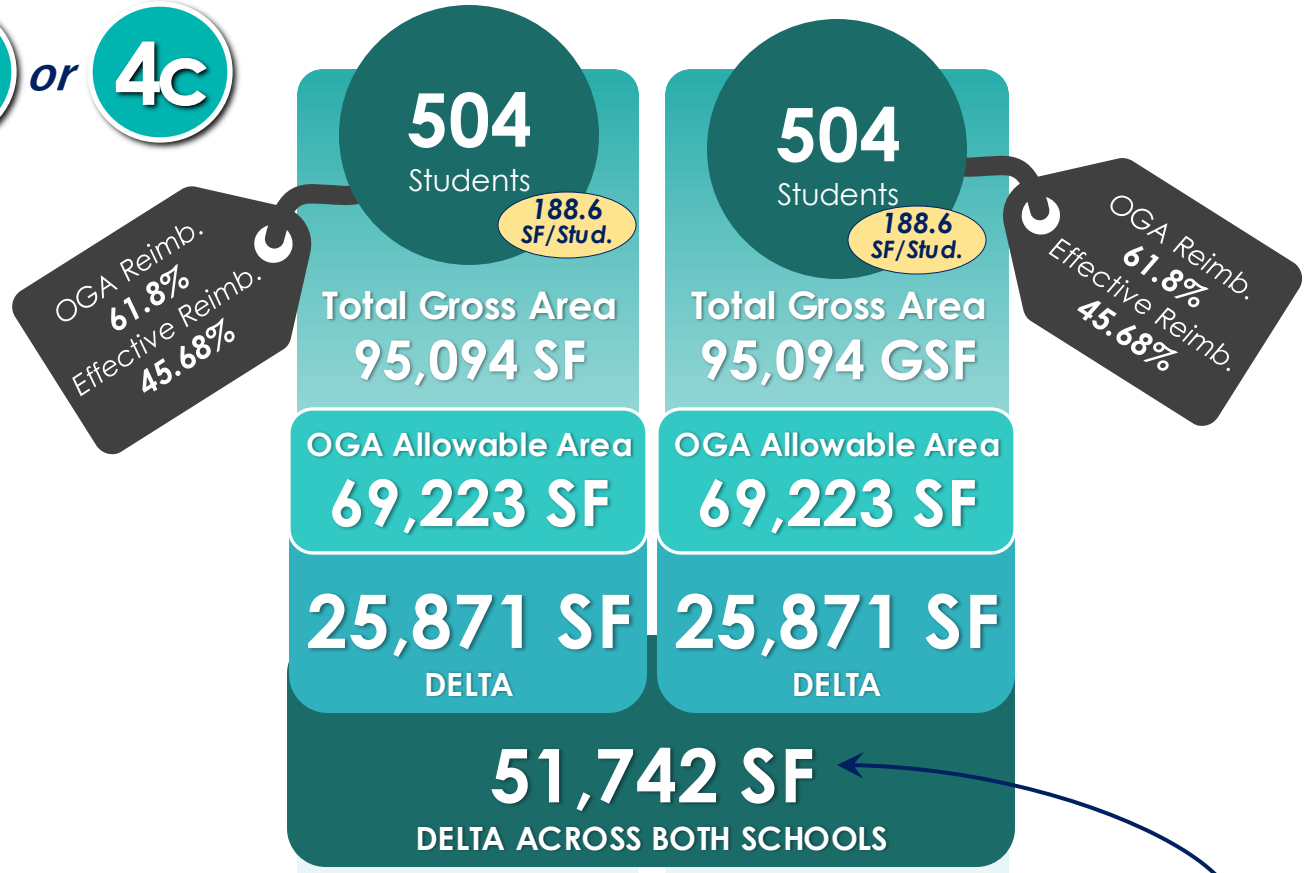
**General Classrooms as programmed strive to maintain community expectations in terms of # of students per class ~ For reference, OGA/state guidelines use 20-22 per class.**

# OGA Allowable Area & Square Foot Deltas



Option

4b or 4c



**State Reimbursement Summary**  
 General Construction ~ 49.29%  
 PK/ELC Additional ~ 15%  
 Ineligibles ~ (2.5%)

**Base Rate**  
 ~ 61.8%

*Duplicated Areas:*  
 Gymnasium  
 Kitchen  
 Administration  
 Storage  
 Utility Rooms

*Plus...*  
 Add'l Building Systems  
 Add'l Finishes/Maintenance  
 Add'l Support Space

**Deltas SF areas may not qualify for reimbursement**

# Preferred Options without Space Waiver (Revised 10/27/2025)



## 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 demolition and remediation of PES*

*Assumes on site septic for all*

*Includes premiums for sustainable building strategies  
(geothermal, photo voltaic array and energy efficient  
building envelope)*

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

*Option*

**4b** or **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 | \$55 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 | \$57 M**

TPC | RSD15

**\$112M**

**COST TO RSD15**

Effective State  
Reimb. Rate

**~ 45.68%**

*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 10/27/2025)



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## Basis of Options

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

*Relieves capacity concerns at LMES, moves PK  
program*

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S.E. spaces only)*

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*Includes premiums for sustainable building strategies  
(geothermal, photo voltaic array and energy efficient  
building envelope)*

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

*Option*

**4b** or **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)

**Total Project Cost**  
(Construction, Site, Soft Costs)  
**\$101 M | \$40 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 | \$42 M**  
TPC | RSD15

**\$82M**

**COST TO RSD15**

Effective State  
Reimb. Rate  
**~ 60%**

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

# Preferred Options – Detailed Costs

(Revised 10/27/2025)



Option  
**4b** or **4c**

## New PES (PK-5) *New Site ~ TBD*

504 Students, Prop. Area ~95,094 GSF

State Reimbursable Area ~ 69,223 GSF (Prop. area is 27% above the allow. area)

### Project Cost Summary

**Site Costs..... \$9.3M**

- Site Improvements
- Parking
- Septic System
- Site Environmental

**Building Costs..... \$61.4M**

- Building Environmental Allowance
- Demolition
- New Construction
- Building Addition
- Renovations to Existing (RNV)
- Geothermal Wells
- Sustainability Bldg. Upgrades

**Construction Subtotal..... \$70.7M**

**Soft Costs..... \$14.1M**

- Furniture Fixtures & Equipment
- Technology
- OPM, A/E, Engineering

**Escalation (3 yrs @ 4.25%)..... \$15.4M**

**Phasing & Logistics.....\$0.8M**

**Total Project Costs..... \$101M**

### State Reimbursement

**Proposed Building ~ 95,094**  
**Allowable Area ~ 66,223**

#### Ineligible Area

25,871 GSF x 0% Reimb.

#### Specialized Education

4,453 GSF x 76.8% Reimb.  
(Base 49.29% + 15% + 15% - 2.5%)

#### Remaining Reimb. Area

64,771 GSF x 61.8% Reimb.  
(Base 49.29% + 15% - 2.5%)

Effective State Reimb. Rate  
**~ 45.7%**

Includes -2.5% of Project ineligibles

**Total Project Cost**  
(Construction, Site, Soft Costs)  
**\$101 M | \$55 M**  
TPC | RSD15



**Without Space Waiver**

**Total Costs**  
**\$206 M**  
Cost to RSD15  
**\$112 M**

## New GES (PK-5) *Exist. Site*

504 Students, Prop. Area ~95,094 GSF

State Reimbursable Area ~ 69,223 GSF (Prop. area is 27% above the allow. area)

### Project Cost Summary

**Site Costs..... \$9.3M**

- Site Improvements
- Parking
- Septic System
- Site Environmental

**Building Costs..... \$64.4M**

- Building Environmental Allowance
- Demolition
- New Construction
- Building Addition
- Renovations to Existing (RNV)
- Geothermal Wells
- Sustainability Bldg. Upgrades

**Construction Subtotal..... \$73.7M**

**Soft Costs..... \$14.8M**

- Furniture Fixtures & Equipment
- Technology
- OPM, A/E, Engineering

**Escalation (3 yrs @ 4.25%)..... \$16M**

**Phasing & Logistics.....\$0.9M**

**Total Project Costs.....\$105.4M**

### State Reimbursement

**Proposed Building ~ 95,094**  
**Allowable Area ~ 66,223**

#### Ineligible Area

25,871 GSF x 0% Reimb.

#### Specialized Education

4,453 GSF x 76.8% Reimb.  
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(Base 49.29% + 15% - 2.5%)

Effective State Reimb. Rate  
**~ 45.7%**

Includes -2.5% of Project ineligibles

**Total Project Cost**  
(Construction, Site, Soft Costs)  
**\$105 M | \$57 M**  
TPC | RSD15

# Preferred Options – Detailed Costs

(Revised 10/27/2025)



Option

4b or 4c

## New PES (PK-5) *New Site ~ TBD*

504 Students, Prop. Area ~95,094 GSF

State Reimbursable Area ~ 69,223 GSF (Prop. area is 27% above the allow. area)

### Project Cost Summary

Site Costs.....\$9.3M

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Soft Costs.....\$14.1M

- Furniture Fixtures & Equipment
- Technology
- OPM, A/E, Engineering

Escalation (3 yrs @ 4.25%)..... \$15.4M

Phasing & Logistics.....\$0.8M

Total Project Costs..... \$101M

### State Reimbursement

Proposed Building ~ 95,094  
Allowable Area ~ 66,223

Ineligible Area

Space Waiver

25,871 GSF x 61.8% Reimb.

Specialized Education

4,453 GSF x 76.8% Reimb.  
(Base 49.29% + 15% + 15% - 2.5%)

Remaining Reimb. Area

64,771 GSF x 61.8% Reimb.  
(Base 49.29% + 15% - 2.5%)

Effective State Reimb. Rate ~ 60%

Includes -2.5% of Project ineligibles

Total Project Cost  
(Construction, Site, Soft Costs)

\$101 M | \$40 M  
TPC | RSD15



With Space Waiver

Total Costs  
\$206 M  
Cost to RSD15  
\$82 M

## New GES (PK-5) *Exist. Site*

504 Students, Prop. Area ~95,094 GSF

State Reimbursable Area ~ 69,223 GSF (Prop. area is 27% above the allow. area)

### Project Cost Summary

Site Costs.....\$9.3M

- Site Improvements
- Parking
- Septic System
- Site Environmental

Building Costs.....\$64.4M

- Building Environmental Allowance
- Demolition
- New Construction
- Building Addition
- Renovations to Existing (RNV)
- Geothermal Wells
- Sustainability Bldg. Upgrades

Construction Subtotal..... \$73.7M

Soft Costs.....\$14.8M

- Furniture Fixtures & Equipment
- Technology
- OPM, A/E, Engineering

Escalation (3 yrs @ 4.25%)..... \$16M

Phasing & Logistics.....\$0.9M

Total Project Costs.....\$105.4M

### State Reimbursement

Proposed Building ~ 95,094  
Allowable Area ~ 66,223

Ineligible Area

Space Waiver

25,871 GSF x 61.8% Reimb.

Specialized Education

4,453 GSF x 76.8% Reimb.  
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Remaining Reimb. Area

64,771 GSF x 61.8% Reimb.  
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Effective State Reimb. Rate ~ 60%

Includes -2.5% of Project ineligibles

Total Project Cost  
(Construction, Site, Soft Costs)

\$105 M | \$42 M  
TPC | RSD15

# 415 Roxbury Road SOUTHURY CT

Option

4c



**Area:** 13 Acres

**Zone:** R-60

**Opportunities:**

- Corner lot limits adjacent uses
- Two points of access (one a state road)
- No immediate adjacent uses present that would require buffer
- Relatively flat, contiguous useable area for development
- Some wetlands, grading/topography
- Possible connection to sewer line
- Town owned property

**Challenges:**

- May not be large enough for combined school due to wetland area identified – recommend further due diligence
- Recommend further due diligence on historical use related to site environmental
- Some grading and wetlands

**Current Effort  
Phase I**  
Basic land record review  
Environmental  
History of Site

\* Data from Town of Southbury GIS

# STATE REIMBURSEMENT/ MODIFICATIONS TO REIMBURSEMENT



## Bill No. 7288

Sec. 142. Subsection (e) of section 10-285a of the general statutes is repealed and the following is substituted in lieu thereof (Effective from passage):

(e) (1) If an elementary school building project for a new building or for the expansion of an existing building includes space for an early childhood care and education program that provides services for children from birth to five years, the percentage determined pursuant to this section for the entire school building project shall be increased by fifteen percentage points, but shall not exceed one hundred per cent. [for the portion of the building used primarily for such purpose.] Recipient districts shall maintain such early childhood care and education program for at least ten years.

**Early childhood care & education (B-5 yrs)**

**+15%**

## Bill No. 7288

**“Sec. 143. Section 10-285a** of the general statutes is amended by adding subsection (l) as follows  
(Effective from passage):

(NEW) (l) If a school building project for a new building or for the renovation or expansion of an existing building includes plans for the expansion or creation of in-district

**special education programming and services, the percentage determined pursuant to this section shall be increased by fifteen percentage points**

, but shall not exceed one hundred per cent, for the portion of the project used primarily for such purpose, provided the portion of such school building project that will be used primarily for such in-district special education programming and services shall be a part of a school building that is being used to provide a program of general education for nonspecial education students and is a part of the school building being constructed or renovated or expanded; and, provided further, any additional funding received by the local or regional board of education resulting from and related to the inclusion of such plans for the expansion or creation of in-district special education programming and services shall be expended for such construction or renovation or expansion.”

**Specialized education (specific S.E. area only)**

**+15%**

# REFERENDUM LANGUAGE



*In Connecticut, school construction referendum language typically includes the project's purpose, the total appropriation amount, authorization for bond issuance to meet that appropriation, and a request for a temporary borrowing period pending the bonds' sale. It's legally required to have a clear question, such as "Shall the ordinance entitled 'AN ORDINANCE APPROPRIATING... [Project Details] ... and AUTHORIZING THE ISSUE OF... [Amount]... BONDS... be approved?" followed by a simple "YES NO" vote.*

**Examples of Language are below:**

## Trumbull Hillcrest Middle School

### EXPLANATORY TEXT CONCERNING PROPOSED CONSTRUCTION OF THE NEW HILLCREST MIDDLE SCHOOL

Question:

"Shall the \$142,375,000 appropriation and bond authorization for the planning, design and construction of a new Hillcrest Middle School be approved?"

Explanatory Text:

Cost

- Cost to taxpayers: \$82,580,000 representing a one-time 44% reimbursement of eligible expenses from the State of Connecticut
- Total cost: \$142,375,000.

New Building

- 145,884 square feet, allowing for the projected enrollment of 826 students.
- Includes new classroom technology to support innovative teaching and learning, flexible learning spaces, special education resources, safety and security upgrades, and an efficient HVAC system.
- Creates a new traffic flow for 3,400 individuals entering the campus from Daniels Farm Road.

## Norwich Multiple School Master Plan

"Shall the ordinance entitled 'AN ORDINANCE APPROPRIATING \$385,000,000 FOR THE CITY OF NORWICH SCHOOL CONSTRUCTION PROGRAM, INCLUDING PROPERTY ACQUISITION, DESIGN, ENGINEERING, ENVIRONMENTAL ASSESSMENT AND REMEDIATION, CONSTRUCTION, INSTALLATION, REPAIR, RENOVATION AND ADDITION OF VARIOUS SCHOOL FACILITIES AND AUTHORIZING THE ISSUE OF \$385,000,000 BONDS OF THE CITY TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE', as adopted by the City Council on August 1, 2022, be approved? YES NO"

**Explanation**

Q. What projects are planned in this School Construction Program?

A. The Program includes the consolidation of the school district's seven elementary schools into four new, larger schools on the sites of the Stanton, Moriarty, Uncas, and former Greeneville schools; either renovating-as-new or replacing Teachers' Memorial School on the existing site; and renovating Huntington School as the new home for the City's adult education program and the Board of Education administrative offices.

Q. What will the debt service cost be to Norwich property taxpayers?

A. Of the \$385 million appropriation, the City anticipates that it will bond for between \$97 million and \$153 million, depending on the level of reimbursement from State of Connecticut school construction grants and any other funding sources that the City is able to obtain. The bonds are expected to be issued over four to six years to match the cash

## Wethersfield Elementary Schools

### Town of Wethersfield Elementary School Construction & Renovation Bond Referendum

Tuesday, September 16, 2025

"SHALL THE TOWN OF WETHERSFIELD APPROPRIATE \$239,000,000 FOR THE CONSTRUCTION OF A NEW HIGHCREST ELEMENTARY SCHOOL AND FOR RENOVATIONS AND IMPROVEMENTS TO SAMUEL WEBB ELEMENTARY SCHOOL AND CHARLES WRIGHT ELEMENTARY SCHOOL AND AUTHORIZE THE ISSUANCE OF BONDS OR NOTES OF THE TOWN IN AN AMOUNT NOT TO EXCEED \$88,000,000 TO FINANCE THE APPROPRIATION?"



FEASIBILITY STUDY FOR  
**POMPERAUG & GAINFIELD  
ELEMENTARY SCHOOLS**

POMPERAUG REGIONAL SCHOOL DISTRICT 15

Board of Education  
Meeting  
10.27.2025