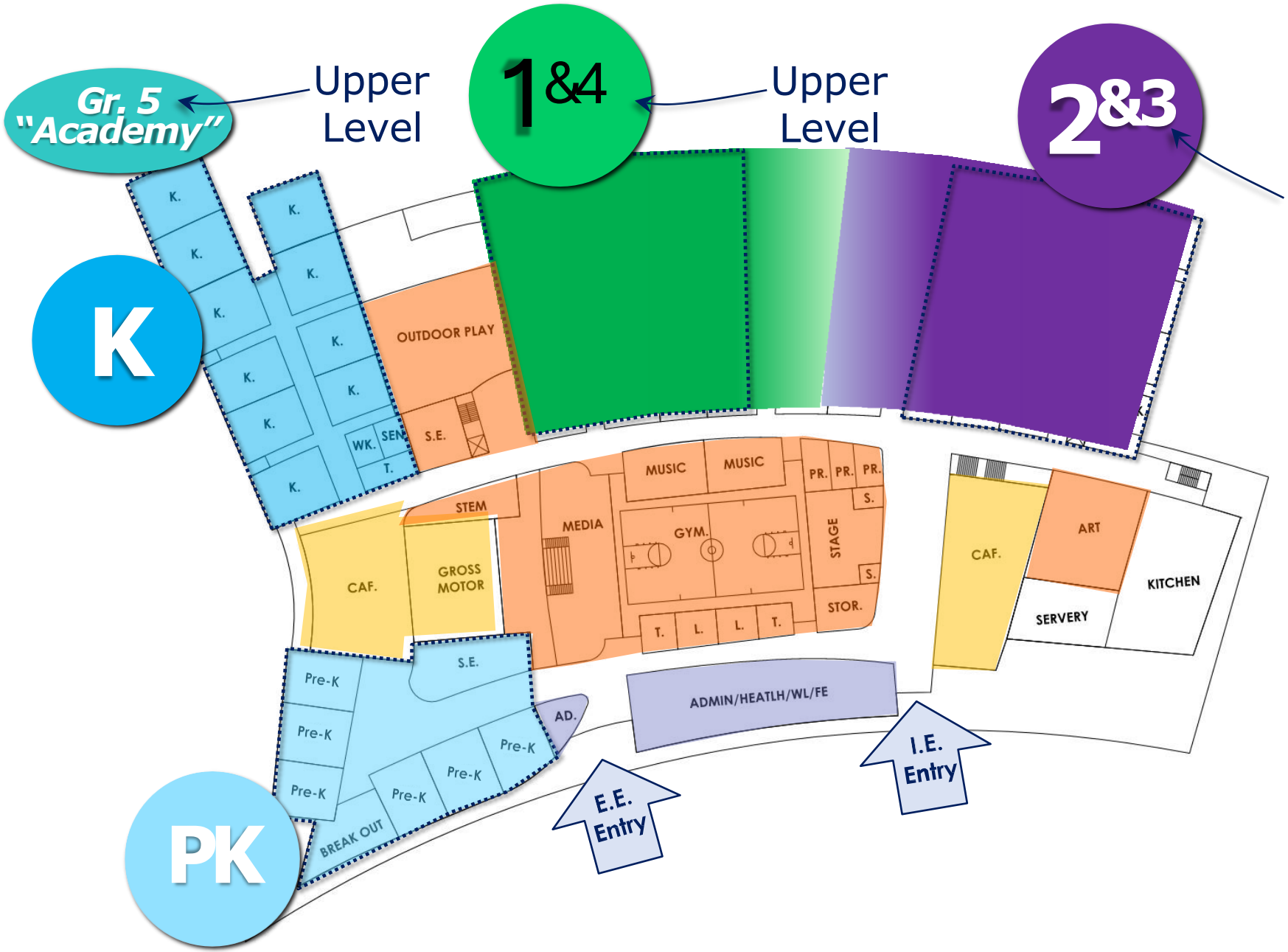
PES/ GES Facility Study – Board Retreat
August 19, 2025

Committee Options

- Top Choice was to explore one, school within a school construction option
- Necessitated by acquiring property
- Similar in concept to the Barnum School Project

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Two Main Entries & Admin. Areas

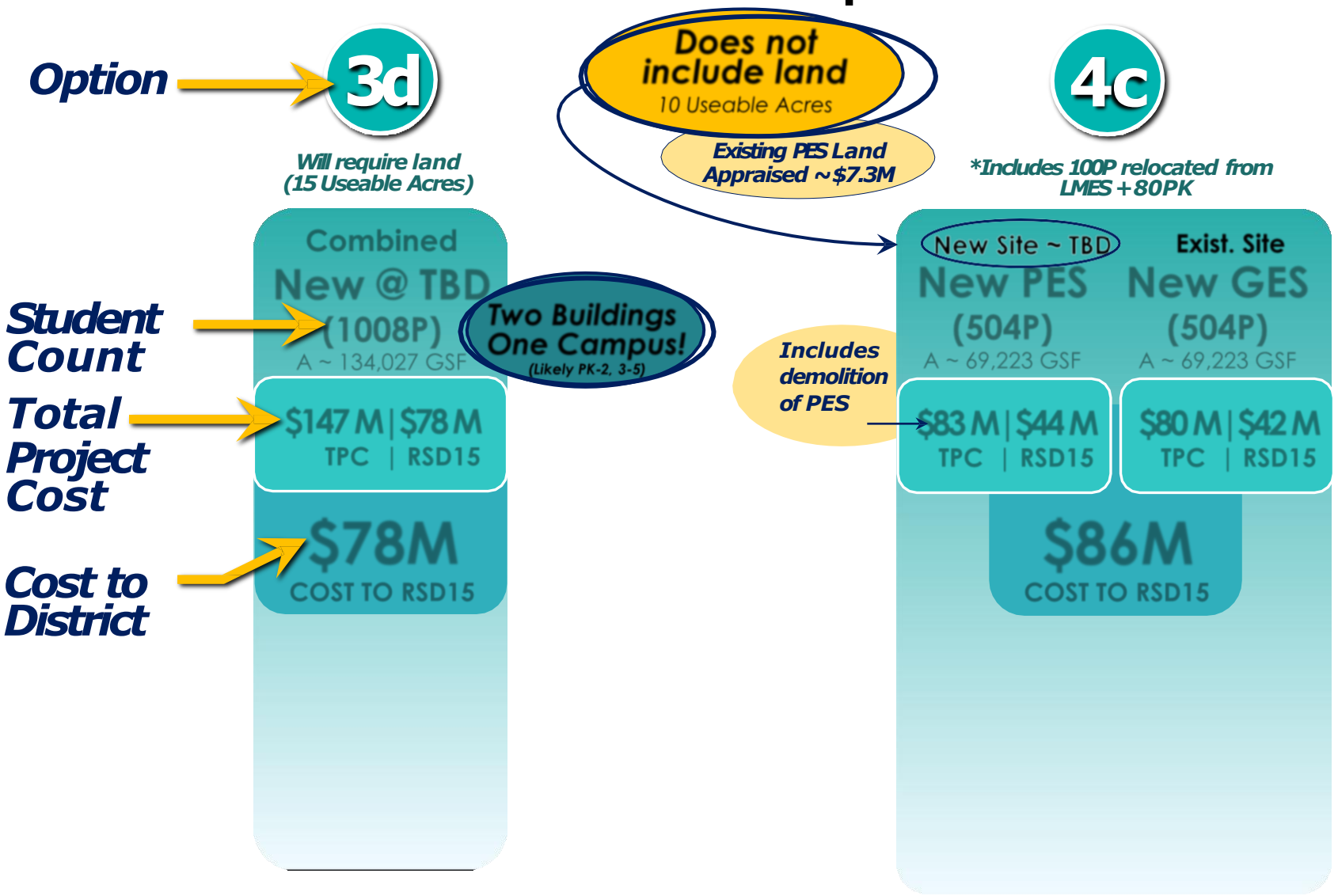
Small Learning Community (SLC)

Dedicated Core Spaces

Shared Core Spaces

NEW - Alternative Options

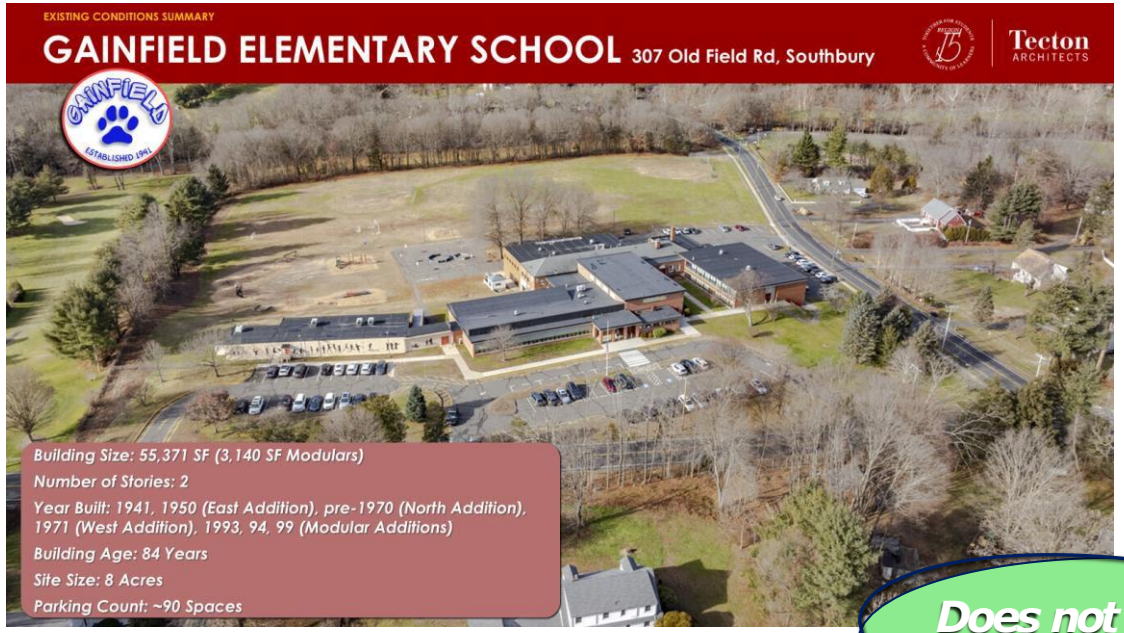
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Fixing what you Have

BY DISCIPLINE

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Does not address program needs!!!

	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*

Review and Update of Property Review

State Legislation on School Construction Passed:

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 Subsection (e) of section 10-285a*** *of the general statutes is repealed and the following is substituted in lieu thereof (Effective from passage):*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

- ***Specialized Education***
  "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."*

Identifying Properties

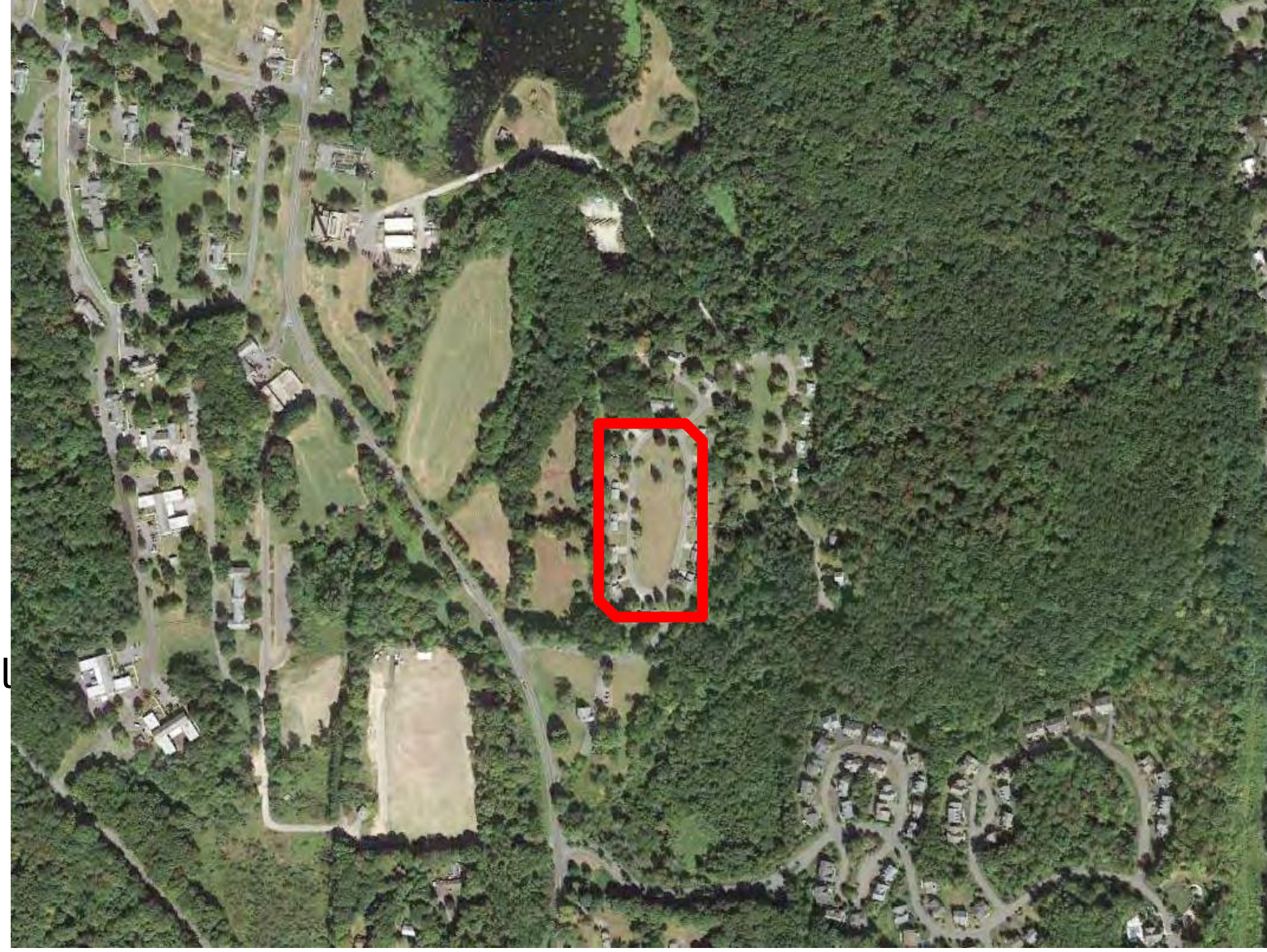
- Met with Land Trust and Town of Southbury
- Reviewed all land options greater than 10 acres
- 4 Potential Options
- While there are additional properties greater than 10 acres, all have topography or other geographical features that make them unsuitable for school construction or geographically inaccessible.

Potential Properties:

- 2 Privately Owned
  - 25 and 34 acres
  - Currently viability of these options are unknown
  - Property assessment and surveying requirements are specific to the grant application process.
  - We expect to have additional information from Techton on this process for the retreat.
  - One has some access concerns

Pierce Hollow Village

- State Owned
- Was rezoned last legislative session
- Would require Legislative action
- May have historical artifacts and other concerns



IBM Property: Draft as of 8/15, subject to change

Currently for sale as entire 228 acre parcel

May be available to carve out a 30 acre lower portion

Access is challenging due to grade and topography

May require shared access road with light industrial zone.

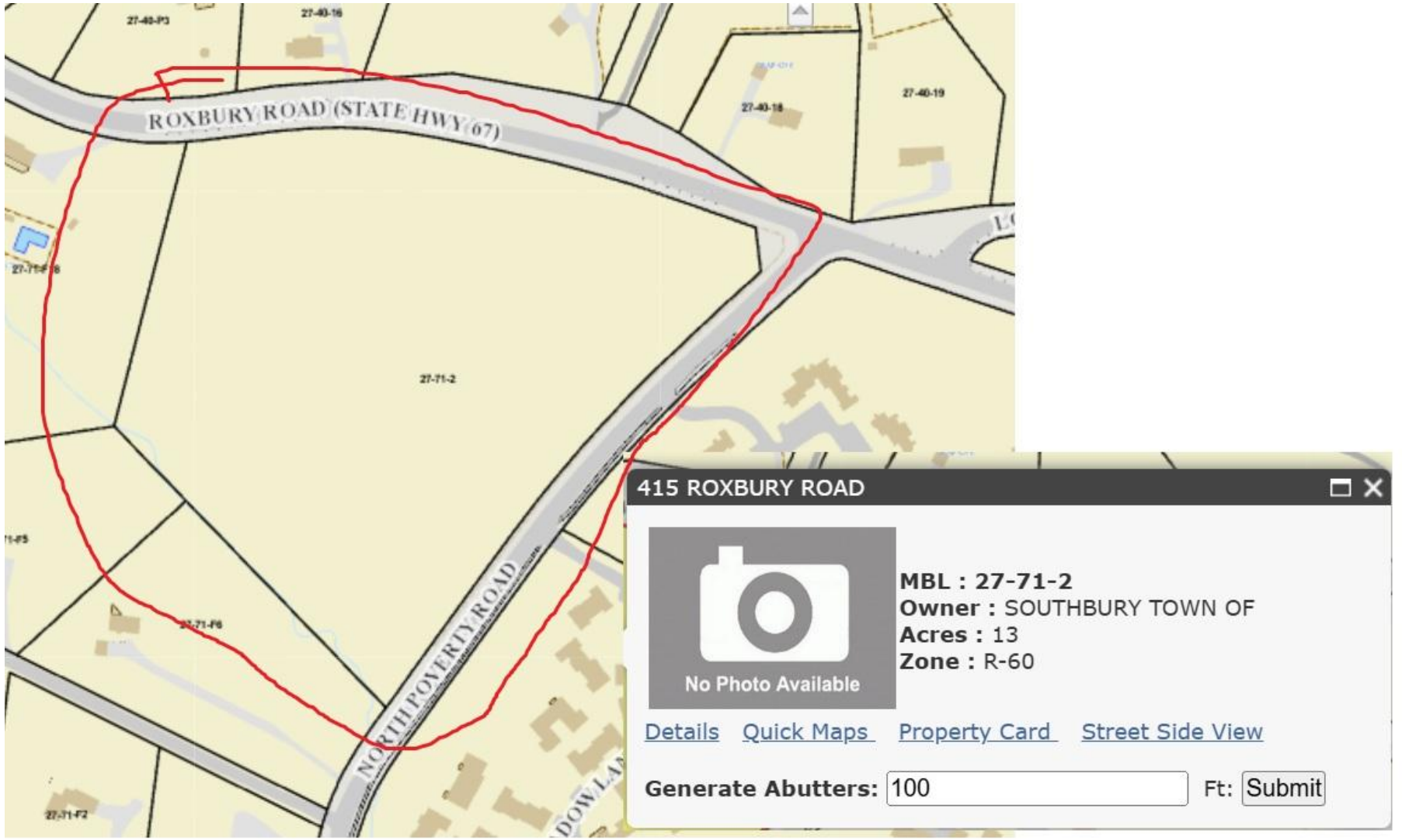


Town of Southbury Land

Currently Under Review by TechTon

Town owned

Sewers and water could be an option



POTENTIAL PROPERTIES FOR REVIEW

Site Analysis – Possible properties SOUTHBURY CT

2



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*

**Data from Town of Southbury GIS*

3



Area: *227.9 Acres*

Zone: *C*

Opportunities:

- *Large property, multiple possible locations for new building*
- *No immediate adjacent uses present that would require buffer*
- *Ability to utilize/share existing access road/infrastructure*
- *Adjacent uses are limited and have buffers with road*

Challenges:

- *Topography, existing grading limits useable area of the site and possible access points*
- *No direct access to sewer system*
- *Parcel may be divided up for other future uses – light industrial, residential, etc. Unknown at this time*
- *One viable entrance road*
- *Limited utilities, no access to sewer*
- *Wetlands at plateau*
- *Private property not listed for sale*

**Data from Town of Southbury GIS*

4



Area: *219.58 Acres*

Zone: *R60*

Opportunities:

- *Large property with natural site features*
- *Possible access to sewers*
- *Access from state road*

Challenges:

- *Limited useable area for larger building and/or recreational fields*
- *Significant topography would require extensive grading*
- *Wetland soils limits points of access to the property*
- *Historic and Native American Artifacts found on useable portion of property – will require SHPO*
- *Possible hazardous material and site environmental concerns due to previous use. Recommend additional due diligence for wetlands and hazmat/environmental if site is desired*
- *Proximity to existing PES/GES*

**Data from Town of Southbury GIS*

6



Area: *126.63 + 59.53 Acres*

Zone: *R60C & R60*

Opportunities:

- *Large property with natural site features*
- *Proximity to interstate highway*
- *Minimal wetlands*
- *Adjacent uses are limited and have buffers with road*

Challenges:

- *Limited useable area for larger building and/or recreational fields*
- *Significant topography limits buildable area, including possible connection to Lakeside Road*
- *No direct access to sewer system*
- *No direct access from Ichabod Road (Old Ichabod Road/driveway on adjacent parcel)*
- *Proximity to existing PES/GES and Middlebury*

**Data from Town of Southbury GIS*

Examples: Development of Educational Building Specs

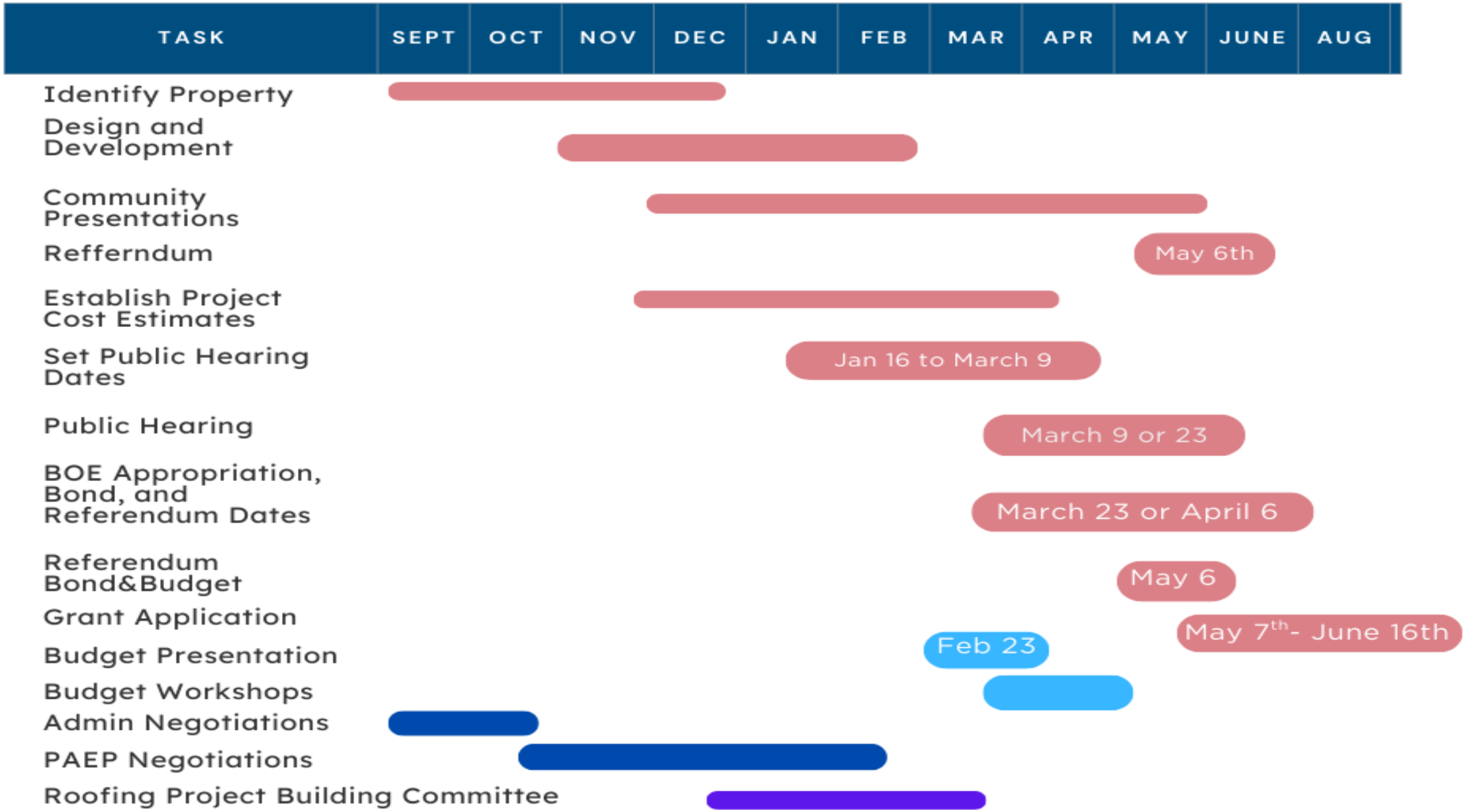
Brookfield Ed Specs:

- https://www.brookfieldct.gov/sites/g/files/vyhlif341/f/bids/final_ed_spec_6-10-19.pdf

Madison Ed Specs:

- https://www.madison.k12.ct.us/district/renewal/reports/new-elementary-school-construction-educational-specifications

DRAFT - TIMELINE PROGRESS - SCHOOL CONSTRUCTION - DRAFT



BOE Scheduled Dates	Current Agenda Items (Draft)	Additional Meeting Topics	
August 19, 2025	Board Retreat		
September 8, 2025			
September 29, 2025			
October 27, 2025			
November 10, 2025			
November 24, 2025			
December 8, 2025			
January 12, 2026	Enrollmet Report		
January 26, 2026			
February 9, 2026			
February 23, 2026	Superintendent Budget Proposal		
March 4, 2026	Budget Workshop		
March 9, 2026			
March 18, 2025	Budget Workshop		
March 23, 2026			
March 25, 2026	Public Hearing / BOF Meeting		
April 6, 2026	Adopt Budget		
April 27, 2026			
May 11, 2026	Establish Building Committee and review Ed specs		
Tuesday, 5/26/2026			
June 8, 2026	Approve Ed specs		

Architecture Contract

1

Recommend that we look to extend contract with Techton to extend through

2

Design a new scope of work

3

Will need to build in sitework and environmental study component