



Gainfield Elementary School

Existing conditions, concepts, and refined options



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Option 4b/4c~ New GES (PK-5, 504P) ~ Existing Utility Plan

Updated 11/24/2025



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Phase I Enabling Work

(Sanitary, Modulares)

Approx. 8 Months

Install new sewer line & pump chamber
(Approx. 1,800 LF)

Connect existing
building to new system

Decommission existing
septic tank and field

Consider removal of modulares
(to improve position new building)

Ewald Field

Existing GES
Building

Poverty Road.

Old Field Road.

E195'

E210'

Existing Building ~ 55,371 SF
North Mod. ~ 1,200 SF, South Mod. ~ 3,140
Site: 8 Acres



Option 4b/4c~ New GES (PK-5, 504P) ~ Creates capacity @LMES

Updated 11/24/2025



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Phase II
New Building

Approx. 18 Months

New Construction

**Building Area ~
95,100 GSF**

Parking: 150 Spaces
Geothermal: ~80 Wells
Septic Field (if required)
5,544 GPD

**Build new two-story
Elementary School**

Upper Level 31,100 GSF
Lower Level ~ 64,000 GSF

Temporary
construction
entrance/exit

Temporary construction
fence safely separating site

Temp.
Play Area

Temp.
Playscapes

Maintain safe operation of
existing school and site

Poverty Road.

Old Field Road.



Parking calculation utilizes 500sf per space (150 x 500 = 75,000sf)

Septic calculation utilizes 8(Elementary)+ 3(Kitchen) = 11 GPD; 504 x 11 = 5,544 GPD

Geothermal calculation divides gross building area by 1,300 BTUs to get quantity of wells (69,223/1300 = 54)*500 sf per well = 27,000 sf area

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Phase III
Demolition & Site

Approx. 6-8 Months



New Construction

**Building Area ~
95,100 GSF**

**Parking: 150 Spaces
Geothermal: ~80 Wells
Septic Field (if required)
5,544 GPD**

**Occupy new two-story
Elementary School**
Upper Level 31,100 GSF
Lower Level ~ 64,000 GSF



Septic calculation utilizes 8(Elementary)+ 3(Kitchen) = 11 GPD; 504 x 11 = 5,544 GPD - If required
Geothermal calculation divides gross building area by 1,300 BTUs to get quantity of wells (95,100/1200 = 80)*500 sf per well = 40K sf area

Pomperaug Elementary School

Existing conditions, concepts, and refined options

George
Ewald Park

Cedarland Park

Pomperaug
Elementary School

Rochambeau
Middle School

St James
Lutheran Church

Union Square

Yankee Expy



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POMPERAUG ELEMENTARY SCHOOL

Updated 11/10/2025



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Possible Access Drive
Change in grade Approximately 240' to 200' or 40 feet
At 3-5% ~ requires approximately 1,000 LF of road.

**Phase I
Access Road**
Approx. 6-8 Mths.

Existing
transformer

Install new forced main
line & pump chamber
(Approx. 1,800 LF)

Connect existing
building to new system

Existing
oil tank

Decommission existing
septic tank and field

Main Street South

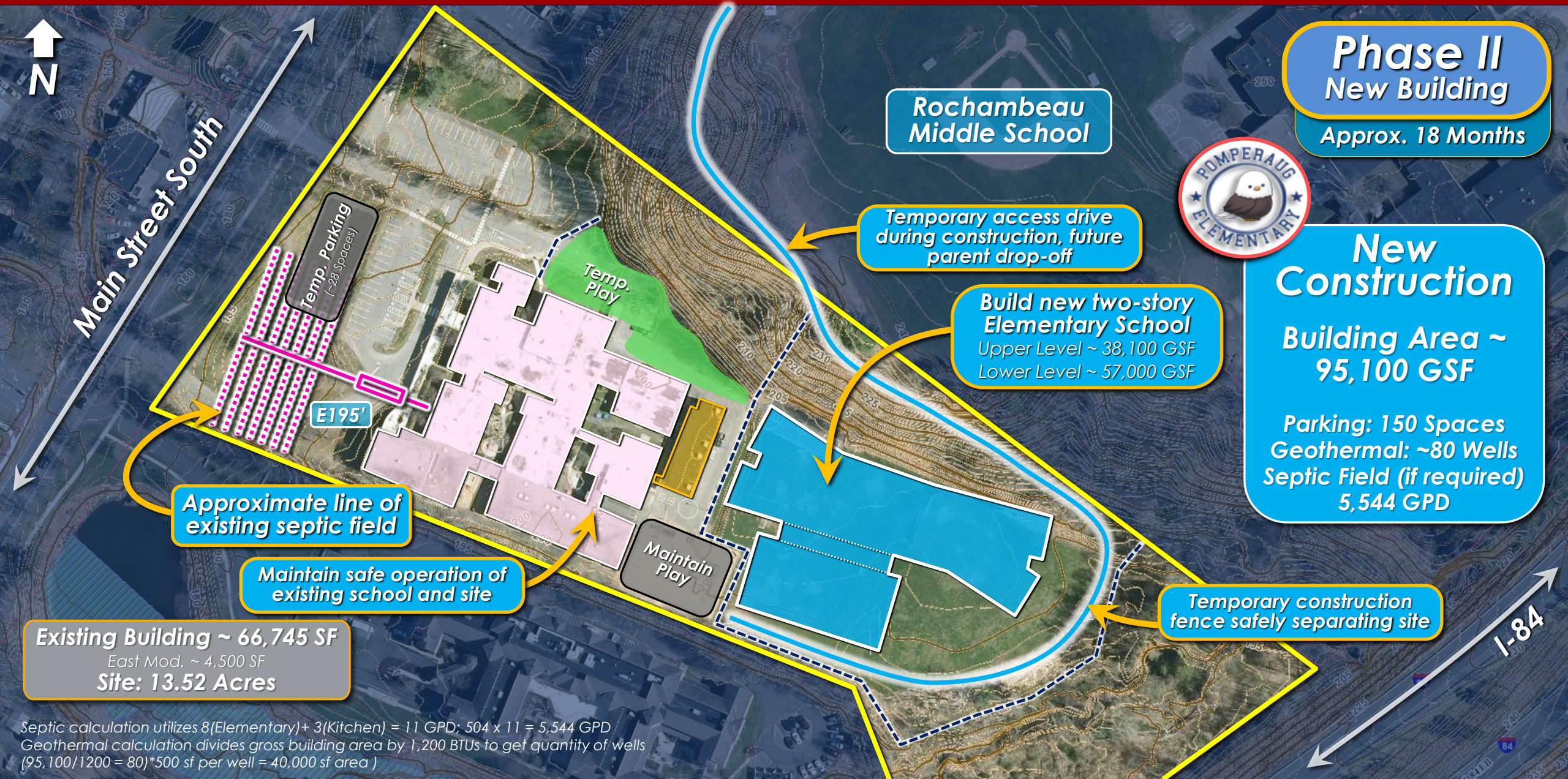
I-84



Option 4b~ New PES (PK-5, 504P) ~ Creates capacity @LMES



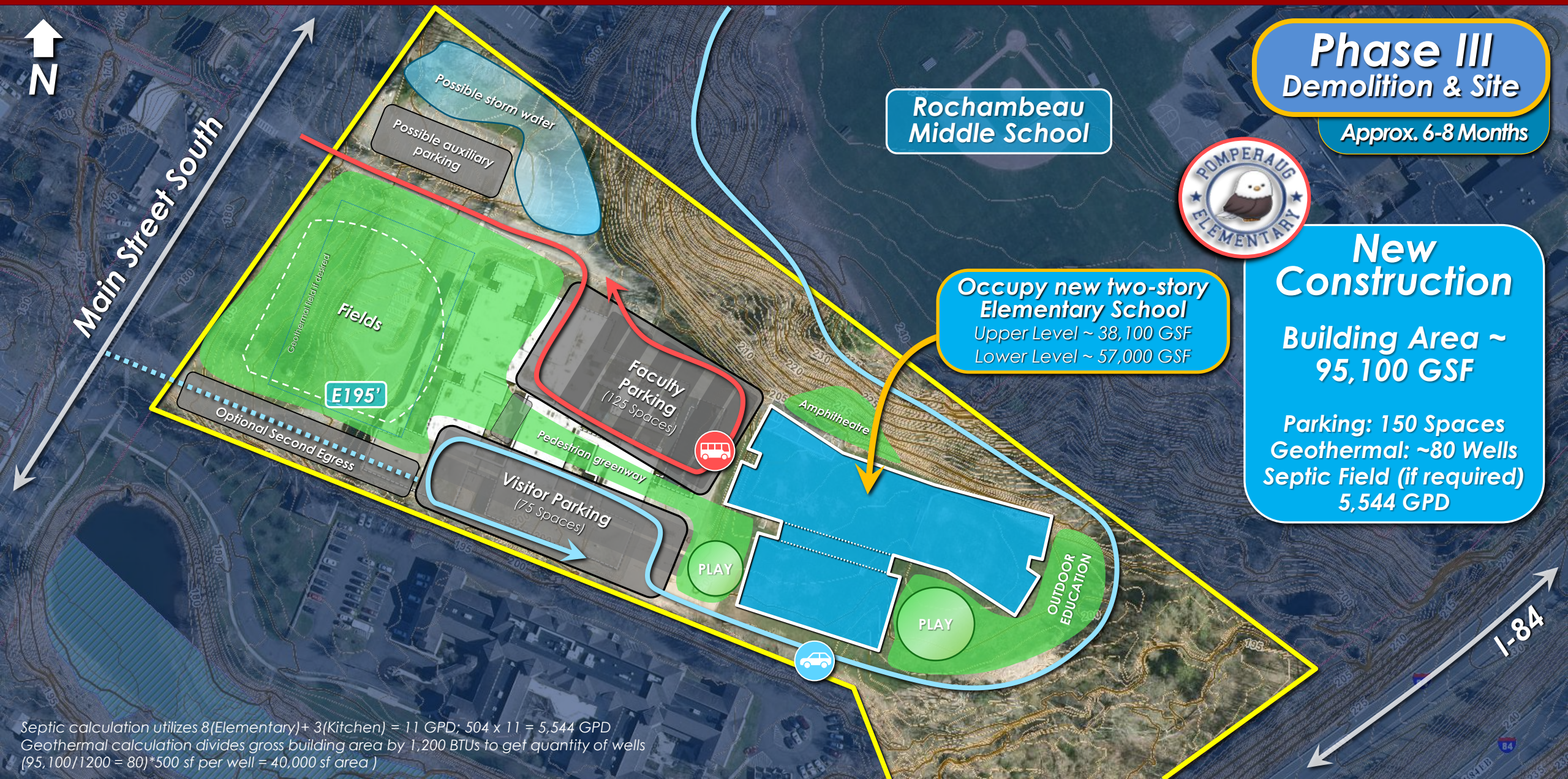
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Option 4b~ New PES (PK-5, 504P) ~ Creates capacity @LMES

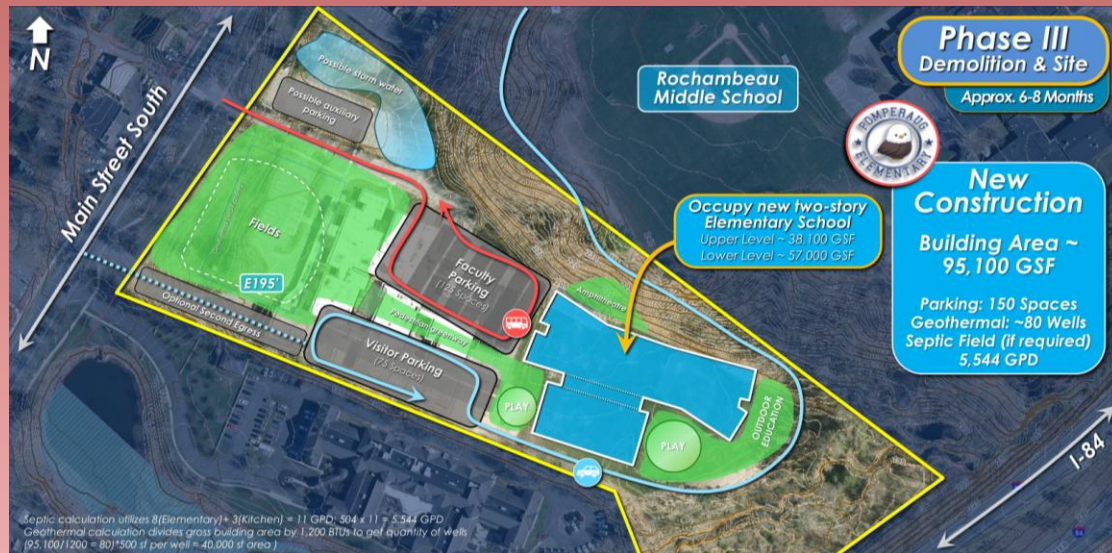
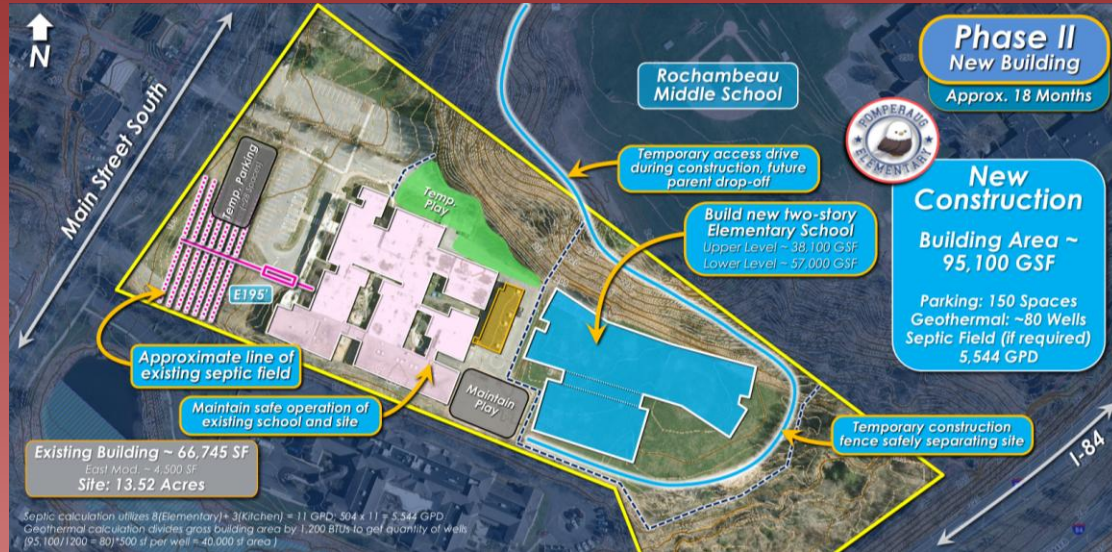


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Septic calculation utilizes 8(Elementary)+ 3(Kitchen) = 11 GPD; 504 x 11 = 5,544 GPD
Geothermal calculation divides gross building area by 1,200 BTUs to get quantity of wells
(95,100/1200 = 80)*500 sf per well = 40,000 sf area)

Option 4b~ New PES (PK-5, 504P) ~ Creates capacity @LMES



Project Considerations

1. Possibly **combine on-site septic system with Middle School** to reduce long term operational costs & maintenance
2. Early enabling project for temporary construction road from Middle School site **could then become permanent parent drop off loop. Allows for 80 +/- cars queue alleviating traffic, removing back up on Main Street South.**
3. **Separate bus and parent drop off queues** allows improvements to traffic on main. Parking lots are separated **increasing safety for pedestrians, students, faculty and staff.**
4. **New two story structure creates additional fields, outdoor education, and parking space on the existing site, an added community benefit.**
5. Placing the building towards the rear, or eastern side of the site, allows for parking field to be placed in the "middle" of the site – **ideal for school use during the day and community off hours.**

Access Road ~ \$1.2 to 1.5M

Includes earthwork, gravel sub-base, asphalt drive, lawn/seeding, timber guards, lighting, signs, striping, stormwater (part of larger system), misc. items.