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, December 8, 2025
7:30 P.M.
Pomperaug High School Media Center

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

PRESENT: Mr. Joshua Smith, Superintendent of Schools
Dr. Carrie Chiappetta, Assistant Superintendent of Schools
Mr. Joe Martino, Director of Finance
Mr. Jeff Wyszynski, Tecton Architects
Ms. Antonia Ciaverella, Tecton Architects

Ms. Manzo called the December 8, 2025 Regular Meeting of the Board of Education to order at 7:35 p.m. and the Pledge of Allegiance was recited.	Call to Order Pledge of Allegiance
Miss Ardino and Miss Murphy reported Region 15 end of year activities. A few highlights in the district include Rochambeau and Memorial Middle school students participated in a late-November Quebec field trip; Middlebury Elementary School held a successful "Stuff-a-Bus" event supporting the Middlebury Food Bank; and a Pomperaug High School students attended the CIA Leadership Conference at Southern Connecticut State University.	Student Representatives
Dr. Jones introduced the All-State student athletes for the fall. The following students were recognized: Jake Null- *Boys Golf;* Madelyn Mariani- *Girls Cross Country*; Emma Sander- *Girls Diving*; Emily Daukas- *Girls Swimming*; Stella Green- *Girls Swimming*; Caroline Suter- *Girls Swimming*; Cara Thompson- *Girls Swimming*; Allison Leonard- *Field Hockey*; Giana Leonard- *Field Hockey*; Mariella Genovese- *Girls Soccer*; Madelyn Martino- *Girls Soccer.*	Student Recognition

Board of Education Election of Officers (Attachment 3)

Mr. Olsen raised a motion, seconded by Ms. Cavallo

"to nominate Marion Manzo as Chairperson of the Board of Education"

Election of Board Chair

Upon a motion by Mr. Suriani, seconded by Mr. Olsen
IT WAS VOTED
"to close the floor for nominations for Chairperson of the Board of Education" and passed with Mr. Attick, Ms. Cavallo, Ms. Dwyer, Mr. Jenusaitis, Ms. Manzo, Mr. Marks, Mr. Olsen, Mrs. Rodgers, Dr. Romano and Mr. Suriani voting "aye".

A vote was held by paper ballot, and Marion Manzo secured 10 votes. Ms. Manzo was elected Chairperson.

Election of Board Secretary

Ms. Dwyer, seconded by Mr. Jenusaitis

"to nominate Tom Marks as Secretary of the Board of Education"

IN DISCUSSION

Ms. Cavallo discussed concerns about balance between Middlebury and Southbury representation in officer positions. Historically, officer roles included members from both towns, but this year all nominated officers are from Southbury. Dr. Romano echoed the sentiment that it would be nice if Middlebury held an officer position. Ms. Cavallo asked if any Middlebury representatives were interested in serving as Secretary or Treasury. No one from Middlebury volunteered. Ms. Cavallo suggested future adjustments or bylaw revisions to ensure balance. Ms. Manzo noted that, while there is no technical requirement that a Middlebury board member hold an officer position, she understands the frustration and would be open to a discussion about the bylaws.

Upon a motion by Mr. Jenusaitis, seconded by Mr. Suriani
IT WAS VOTED
"to close the floor for nominations for Secretary of the Board of Education" and passed with Mr. Attick, Ms. Cavallo, Ms. Dwyer, Mr. Jenusaitis, Ms. Manzo, Mr. Marks, Mr. Olsen, Mrs. Rodgers, Dr. Romano and Mr. Suriani voting "aye".

A vote was held by paper ballot, and Tom Marks secured eight votes. Mr. Olson and Ms. Cavallo abstained. Mr. Marks was elected Secretary.

Upon a motion by Mr. Marks, seconded by Mr. Suriani **IT WAS VOTED** "to nominate Heather Rodgers as Treasurer of the Board of Education" and passed with Mr. Attick, Ms. Dwyer, Mr. Jenusaitis, Ms. Manzo, Mr. Marks, Mrs. Rodgers, Dr. Romano and Mr. Suriani voting "aye". Ms. Cavallo and Mr. Olsen abstained. Upon a motion by Mr. Marks, seconded by Dr. Romano **IT WAS VOTED** "to close the floor of nominations for Treasurer of the Board of Education" and passed with Ms. Attick, Ms. Cavallo, Ms. Dwyer, Mr. Jenusaitis, Ms. Manzo, Mr. Marks, Mr. Olsen, Mrs. Rodgers, Dr. Romano and Mr. Suriani voting "aye". A vote was held by paper ballot, and Heather Rodgers secured eight votes. Mr. Olson and Ms. Cavallo abstained. Mrs. Rodgers was elected Treasurer. In closing, Mr. Jenusaitis asked if the board could receive a future presentation on the weighted vote rules provided by the state. Ms. Manzo agreed.	Board Elections for Board Treasurer
Upon a motion by Mr. Suriani, seconded by Dr. Romano **IT WAS VOTED** "to approve the November 24, 2025 regular meeting minutes of the board of education" and passed with Mr. Attick, Ms. Cavallo, Ms. Dwyer, Mr. Jenusaitis, Ms. Manzo, Mr. Marks, Mr. Olsen, Mrs. Rodgers, Dr. Romano and Mr. Suriani voting "aye".	Approval of Minutes
Ms. Dwyer reported the board received new course proposals, revised courses and textbook review in their "first read packet "tonight. New Course Proposal: *Spanish 4: Cultural Identity* (World Language, Grades 11–12); Revised Course: *College Algebra* updated to an ECE course, allowing students to earn college credit; and Textbook Review: Updated text for *AP U.S. Government and Politics*; recommendation included in the packet. At the P&C meeting earlier this evening, the committee looked at drafts of several new policies, including some mandated by legislative changes in the past year. Ms. Dwyer announced that beginning next year, Policy and Curriculum committee meetings will begin at 6:00 p.m., and happen once per month.	Policy & Curriculum

Ms. Cavallo reported the committee met on December 8th and discussion included the LMES roofing project that will be voted on this evening. Ms. Cavallo reported the 2026 meeting dates and schedule is changing to once a month for one hour.	Finance & Facilities
Ms. Suriani reported the committee held its quarterly meeting in mid-November. The committee reviewed investment performance, municipal landscape updates and its annual actuarial review. The rate of return is 6.75% compared to state plans average 6.54%. The portfolio quarterly performance increased by 5.5% for the quarter. The plan is 73.48% funded, up from 68% the previous fiscal year and 65% the year before.	Pension Update
Mr. Wyszynski and Ms. Ciaverella, Tecton Architects presented updated concepts for **Gainfield Elementary (GES)** and **Pomperaug Elementary (PES)**. The team reviewed site options, schedules, project logistics, and state reimbursement considerations. (Attachment 1). Highlights from the presentation included: **Gainfield Elementary School (GES)** **Sanitary System** • Exploring connection to an existing sewer line north of the school. • Would allow the old septic system to be fully decommissioned. **Building Options** Tecton presented **two viable new-building locations**: **Option A – Southwest Area** • Two-story school placed in the southern/western portion of the site. • Clear separation between school operations and construction. • Separate bus and parent drop-off loops. • Increased on-site queueing to reduce traffic on nearby roads. • Parking capacity shown for illustration (up to 200 spaces). **Option B – Western Side (North–South Layout)** • Two-story school aligned north–south. • Avoids steep topography; simplifies construction. • Clean site separation and good long-term flexibility. • Both options remain fully viable.	GES/PES Building Update
Pomperaug Elementary School (PES) **Access & Traffic Flow** • Proposed **new access road through RMS** to support construction and future parent drop-off.	

- Road would create long internal queueing and maintain bus–car separation.
- This approach has precedent and is expected to be eligible for state reimbursement.

Septic Planning

- Exploring combined septic capacity for RMS + PES for long-term efficiency.
- RMS septic is older and likely approaching end-of-life; PES system is newer.

Building Concept

- Two-story school placed on the eastern side of the site.
- Modular classrooms remain in place during construction.
- Construction area would be fully fenced and separated from school operations.
- Temporary play areas and parking can be incorporated as needed.

Board members engaged in heavy discussion. Mr. Wyszynski answered questions posed by the Board (attachment 2).

Comments from Citizens

Southbury First Selectman, Mr. Tim O'Neil, thanked the Board for its extensive work on the two-elementary-school project. He emphasized that Pomperaug Elementary (PES) appears to be the most challenging location in the planning process. He presented a new potential site option: 219 acres of state-owned land along Route 172. He stated that state officials have expressed interest in possibly conveying the property to the town or region. Mr. O'Neil clarified his position on the Roxbury Road property and does not support the Town of Southbury selling it.

Motion made and tabled

A motion was made by Mr. Suriani, seconded by Mr. Jenusaitis "to approve the focus of the GES/PES Feasibility Committee recommendation #2 (two schools on existing Region 15 properties) and authorize the Administration to initiate the process for developing draft language for a May 2026 Referendum"

IN DISCUSSION

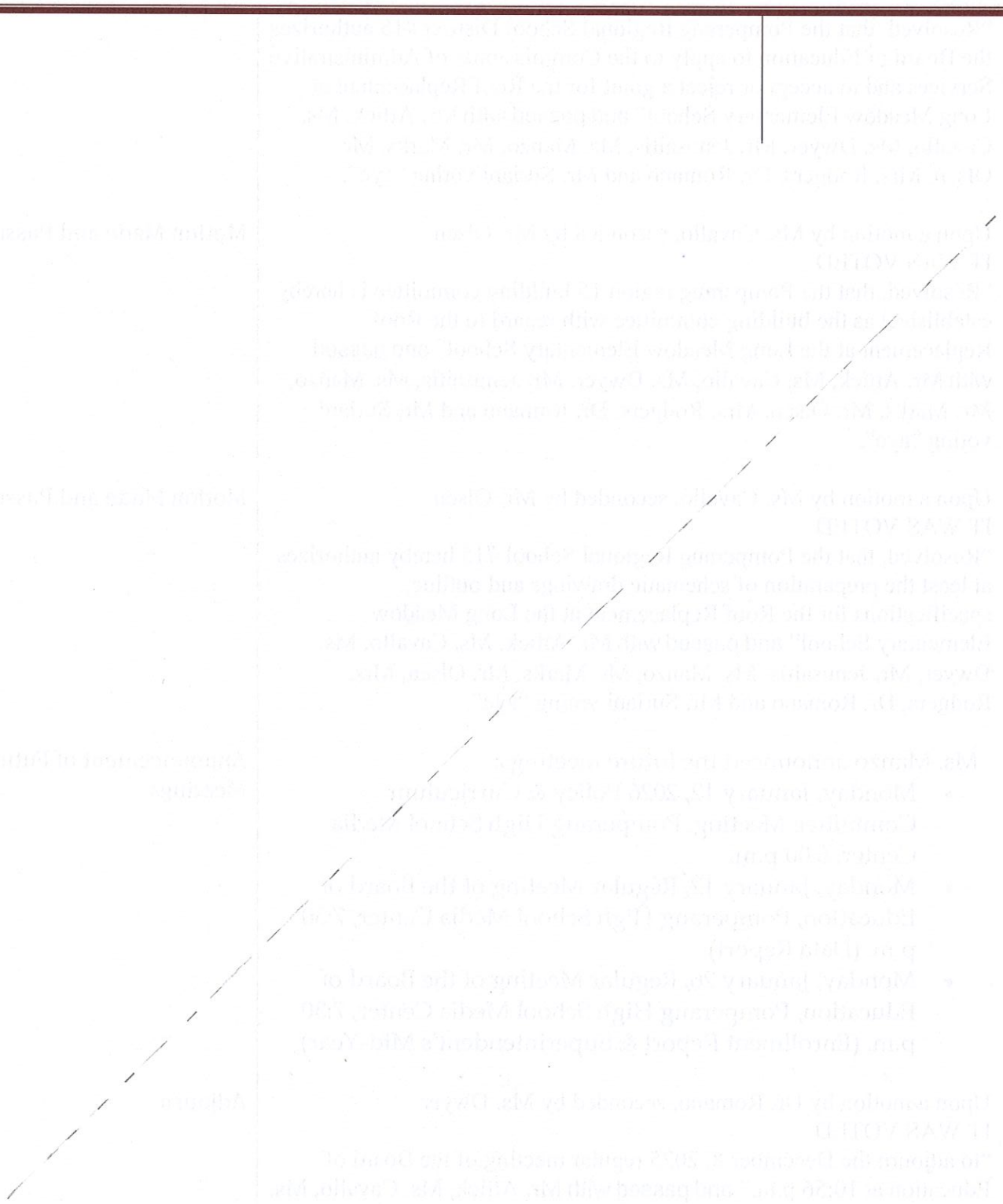
Board members generally agreed that a May referendum is the goal. Multiple members asked for a digestible, transparent summary of all options, pros/cons, and reasons for prioritizing Recommendation #2, including questions raised about potential land in Middlebury, IBM property, access roads, preschool additions, and reimbursement rates. Board members emphasized the balance between maintaining progress toward the referendum and ensuring all questions are answered. Ms. Cavallo asked to revisit the cost of renovating PES with updated financial information. Ms. Dwyer, Ms. Manzo Mrs. Rodgers, and Mr. Suriani commented on the feasibility committee's recommendation (build on existing sites) carries significant consideration due to stakeholder input, even if not binding. Ms. Manzo clarified that the motion on the table is to proceed with developing draft referendum language for two schools on existing properties, however this would allow the board to continue to document and vet additional questions or alternative options without expending significant time or resources that might jeopardize the May referendum deadline and to maintain flexibility to adjust if new, viable options emerge before final referendum approval. Ms. Manzo asked if there was anyone on the board that wanted to make an amendment to the standing motion or table the existing motion.

Upon a motion from Ms. Cavallo, seconded by Ms. Attick,
IT WAS VOTED
"to table the motion to approve the GES/PES Feasibility Committee recommendation #2 (two schools on existing Region 15 properties) and authorize the Administration to initiate the process for developing draft language for a May 2026 Referendum to the January 12, 2026 Board of Education meeting"
A VOTE WAS MADE
and passed with Mr. Attick, Ms. Cavallo, Ms. Manzo, Mr. Marks, Mr. Olsen, Dr. Romano and voting "aye". Ms. Dwyer, Mr. Jenusaitis, Mrs. Rodgers, and Mr. Suriani voted "nay".

Upon a motion by Ms. Cavallo, seconded by Dr. Romano — Motion Made and Passed
IT WAS VOTED
"to approve the Long Meadow Elementary School roof project and the creation of the building committee" and passed with Mr. Attick, Ms. Cavallo, Ms. Dwyer, Mr. Jenusaitis, Ms. Manzo, Mr. Marks, Mr. Olsen, Mrs. Rodgers, Dr. Romano and Mr. Suriani voting "aye".

Upon a motion by Ms. Cavallo, seconded by Dr. Romano — Motion Made and Passed
IT WAS VOTED

"Resolved, that the Pomperaug Regional School District #15 authorizes the Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Roof Replacement at Long Meadow Elementary School" and passed with Mr. Attick, Ms. Cavallo, Ms. Dwyer, Mr. Jenusaitis, Ms. Manzo, Mr. Marks, Mr. Olsen, Mrs. Rodgers, Dr. Romano and Mr. Suriani voting "aye".	
Upon a motion by Ms. Cavallo, seconded by Mr. Olsen IT WAS VOTED "Resolved, that the Pomperaug region 15 building committee is hereby established as the building committee with regard to the Roof Replacement at the Long Meadow Elementary School" and passed with Mr. Attick, Ms. Cavallo, Ms. Dwyer, Mr. Jenusaitis, Ms. Manzo, Mr. Marks, Mr. Olsen, Mrs. Rodgers, Dr. Romano and Mr. Suriani voting "aye".	Motion Made and Passed
Upon a motion by Ms. Cavallo, seconded by Mr. Olsen IT WAS VOTED "Resolved, that the Pomperaug Regional School #15 hereby authorizes at least the preparation of schematic drawings and outline specifications for the Roof Replacement at the Long Meadow Elementary School" and passed with Mr. Attick, Ms. Cavallo, Ms. Dwyer, Mr. Jenusaitis, Ms. Manzo, Mr. Marks, Mr. Olsen, Mrs. Rodgers, Dr. Romano and Mr. Suriani voting "aye".	Motion Made and Passed
Ms. Manzo announced the future meetings: • Monday, January 12, 2026 Policy & Curriculum Committee Meeting, Pomperaug High School Media Center, 6:00 p.m. • Monday, January 12, Regular Meeting of the Board of Education, Pomperaug High School Media Center, 7:30 p.m. (Data Report) • Monday, January 26, Regular Meeting of the Board of Education, Pomperaug High School Media Center, 7:30 p.m. (Enrollment Report & Superintendent's Mid-Year)	Announcement of Future Meetings
Upon a motion by Dr. Romano, seconded by Ms. Dwyer IT WAS VOTED "to adjourn the December 8, 2025 regular meeting of the Board of Education at 10:56 p.m." and passed with Mr. Attick, Ms. Cavallo, Ms. Dwyer, Mr. Jenusaitis, Ms. Manzo, Mr. Marks, Mr. Olsen, Mrs. Rodgers, Dr. Romano and Mr. Suriani voting "aye".	Adjourn



Attachment 1

Tecton ARCHITECTS

FEASIBILITY STUDY FOR

POMPERAUG & GAINFIELD ELEMENTARY SCHOOLS

POMPERAUG REGIONAL SCHOOL DISTRICT 15

Board of Education Meeting
12.08.2025

AGENDA

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1. **Conceptual Site Plan Updates**
   a) GES & PES
   b) Case Study ~ Norton School, Cheshire, CT
2. **Frequently Asked Questions**
3. **Schedule**
   a) Macro Schedule
   b) Design Schedule
   c) Micro Schedule
   d) Grant Submission ~ Challenges and Opportunities (June 2026)
4. **Reimbursement**
   a) Base reimbursement
   b) Incentives (15% ELC & Specilized Education) + Housing
   c) Special Legislation for Space Waiver
5. **Next Steps**

Attachment 1

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Gainfield Elementary School

Existing conditions, concepts, and refined options

Southbury Library

Tecton ARCHITECTS

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

Updated 11/24/2025

Tecton ARCHITECTS

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

Updated 11/24/2025

Tecton ARCHITECTS

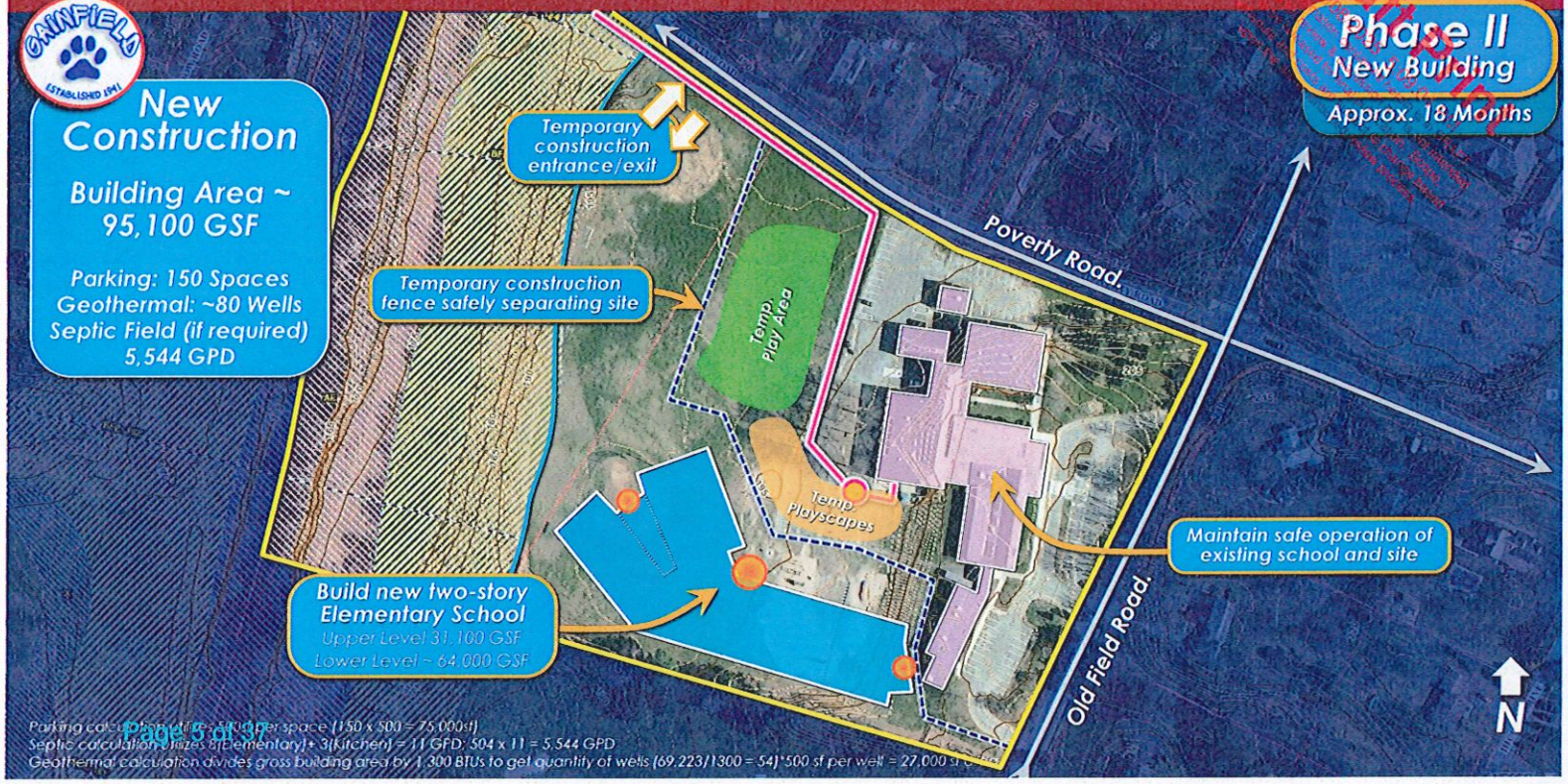
GAINFIELD ESTABLISHED 1941

New Construction

Building Area ~ 95,100 GSF

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

Phase II
New Building
Approx. 18 Months



Parking calculation: 1 car per 500 sf per space (150 x 500 = 75,000sf)
Septic calculation: Uses 3(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

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

Updated 11/24/2025

Tecton ARCHITECTS

GAINFIELD ESTABLISHED 1941

New Construction

Building Area ~ 95,100 GSF

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

Phase III
Demolition & Site
Approx. 6-8 Months

Septic calculation: Uses 3(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 (95,100/1300 = 80)*500 sf per well = 40K sf area

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

Updated 12/08/2025

Tecton ARCHITECTS

New Construction

Building Area ~ 95,100 GSF

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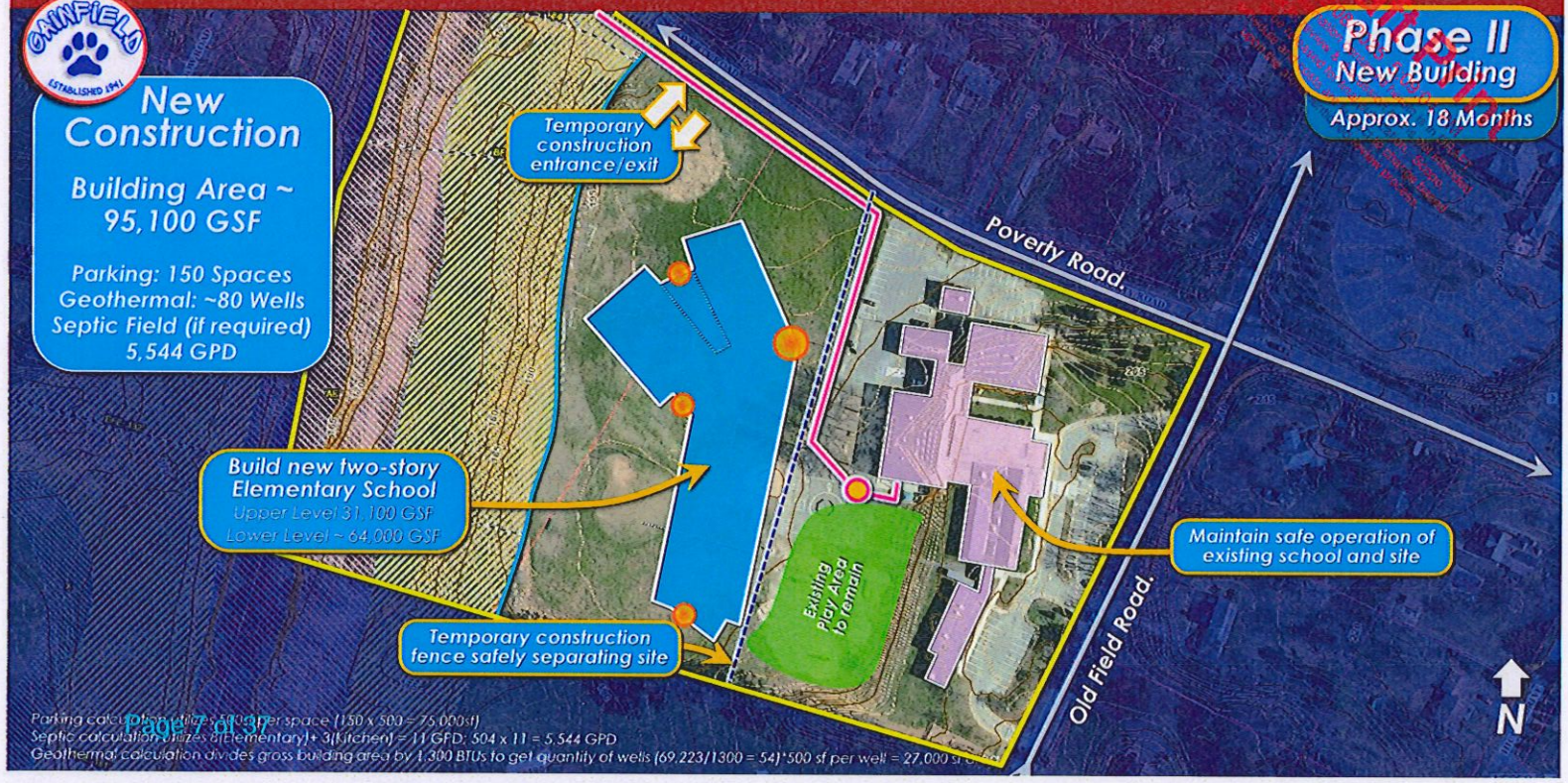

Parking calculation utilizes 500 sf per space (150 x 500 = 75,000sf)
Septic calculation utilizes 3(Elementary)+ 3(Kitchen) = 11 GPD; 504 x 11 = 5,544 GPD
Geothermal calculation divides gross building area by 1,300 BTUs to get quantity of wells (69,223/1300 = 54)*500 sf per well = 27,000 sf

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

Updated 11/24/2025

Tecton ARCHITECTS

New Construction

Building Area ~ 95,100 GSF

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

Phase III
Demolition & Site
Approx. 6-8 Months

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

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Pomperaug Elementary School

Existing conditions, concepts, and refined options

Tecton ARCHITECTS

POMPERAUG ELEMENTARY SCHOOL

Updated 11/10/2025

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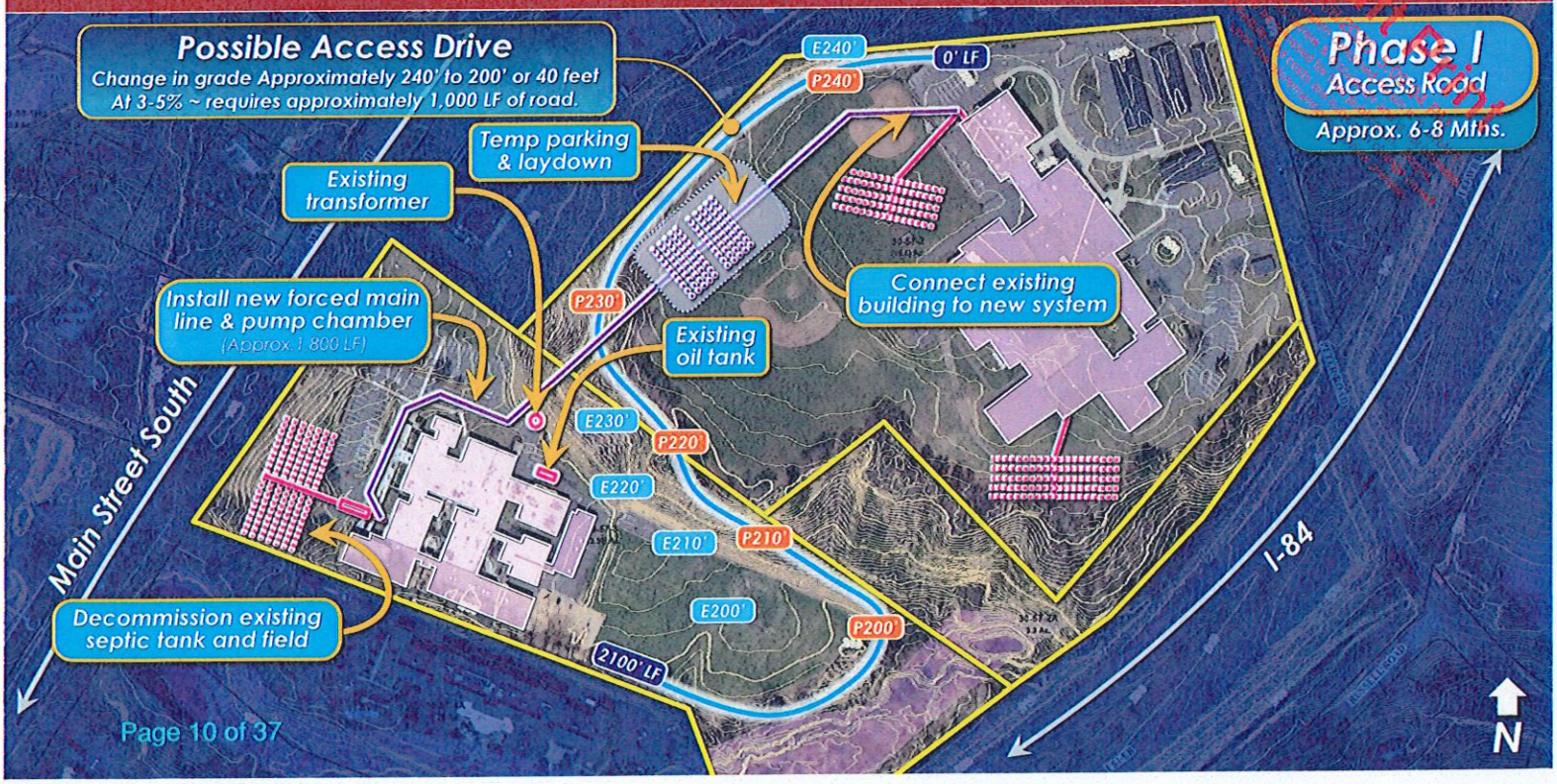
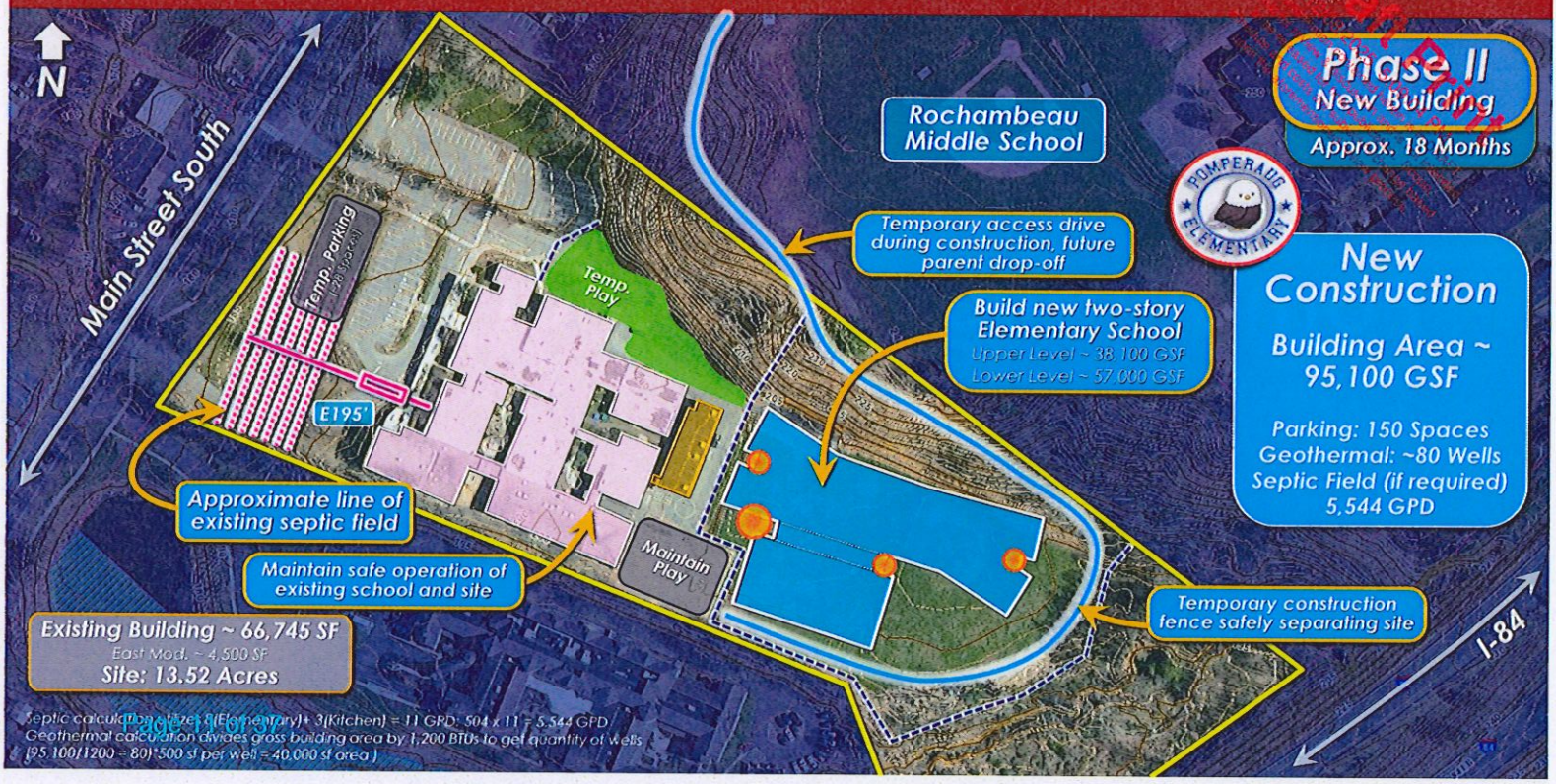


Option 4b~ New PES (PK-5, 504P) ~ Creates capacity @LMES

Tecton ARCHITECTS



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

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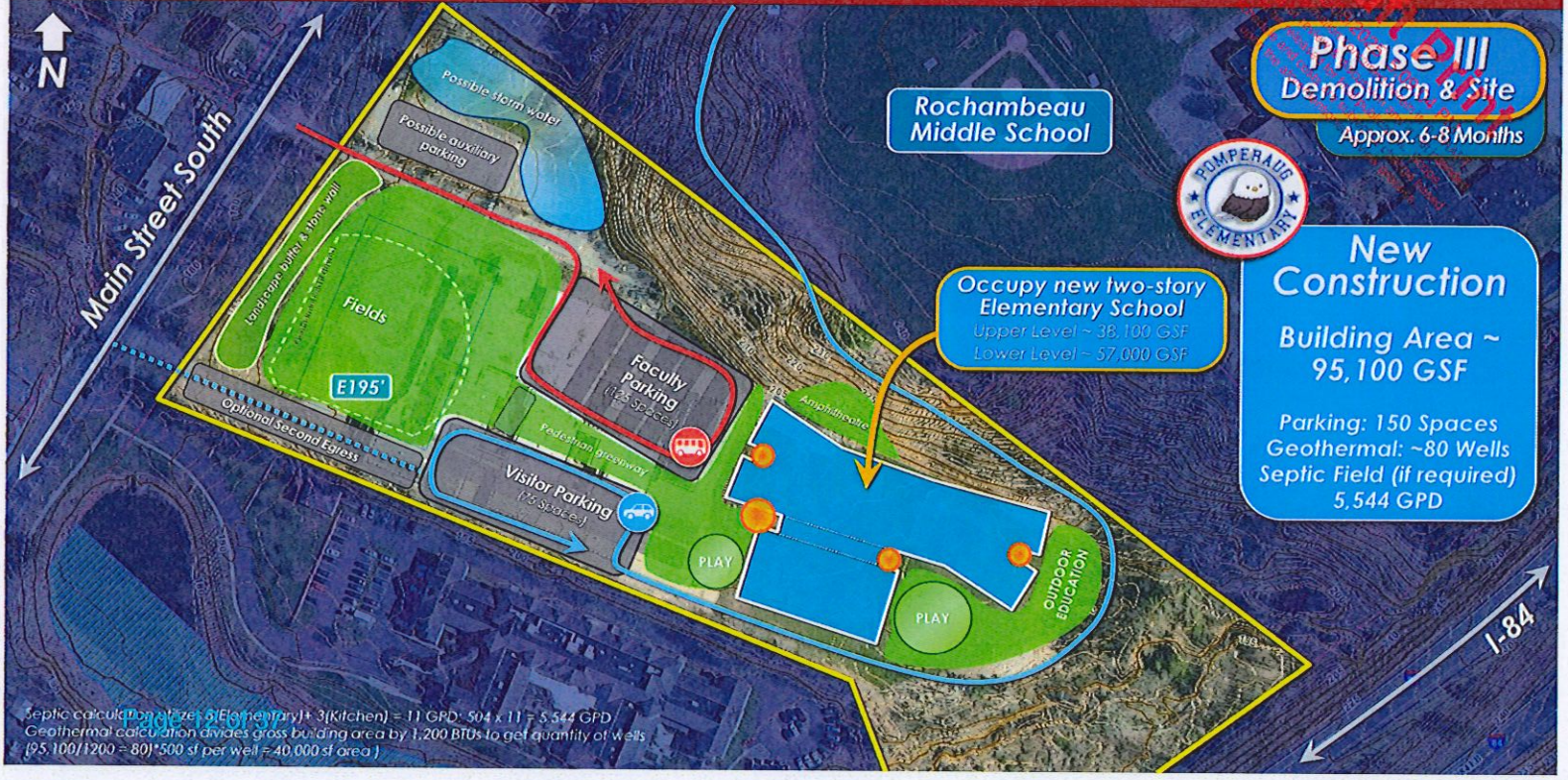

Option 4b~ New PES (PK-5, 504P) ~ Creates capacity @LMES

Tecton ARCHITECTS

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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.

Case Study – Norton School

Tecton ARCHITECTS

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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

Case Study – Norton School

Tecton ARCHITECTS

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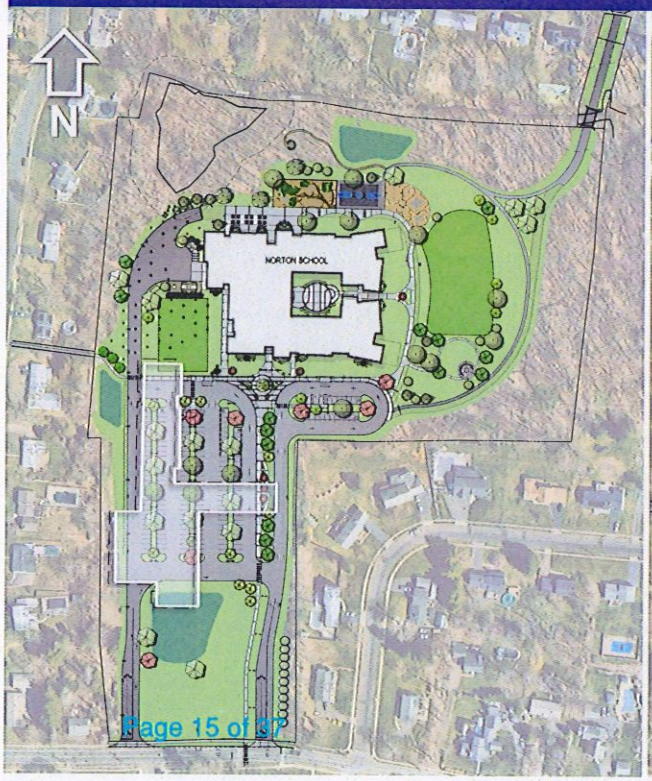

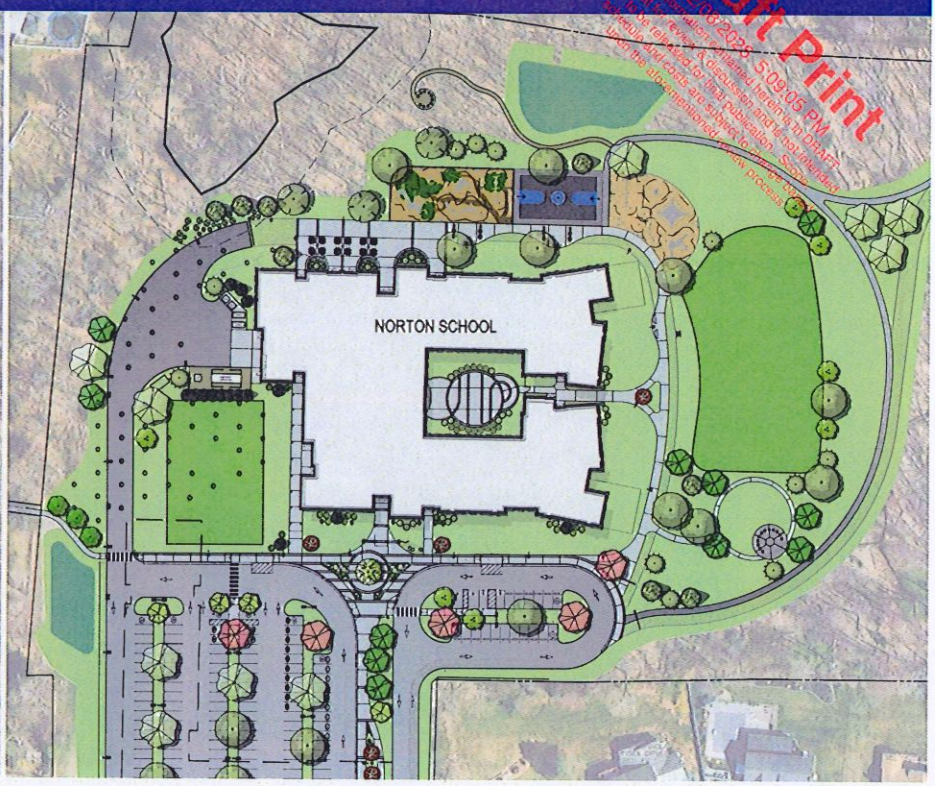

Case Study – Norton School

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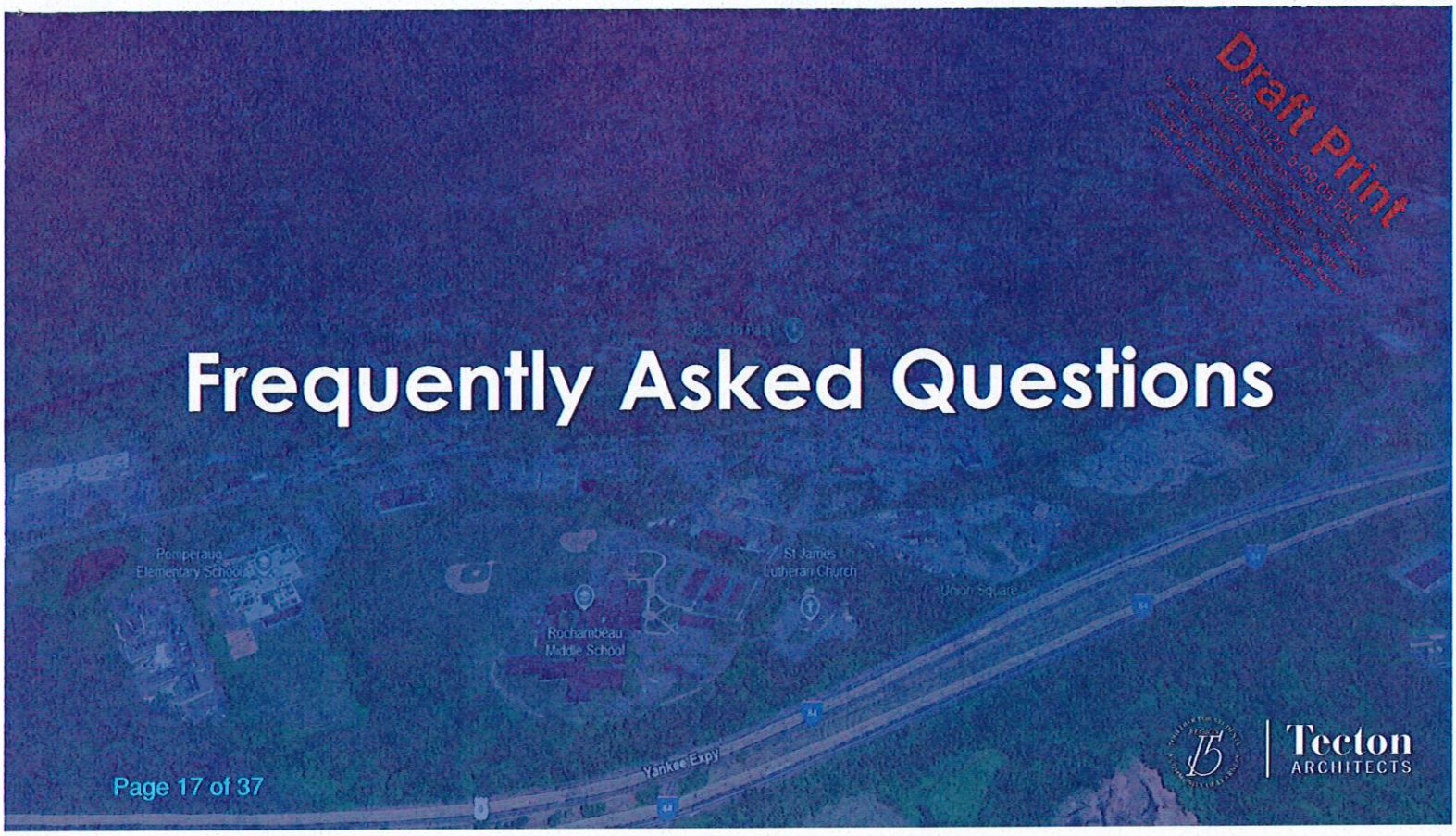

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Frequently Asked Questions

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BOE Feedback & FAQ's (12/08/25)

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1. Soils. *Both of these properties are former farmlands which have remained undisturbed in the decades since the schools were first built. Is there anything we might uncover once we begin disturbing soils which would make the site problematic for a new school build? Clay, construction waste, hazardous material disposal, ledge, etc?*

A. ***A Phase I is required as a part of the state grant application. This will identify any site environmental concerns and recommendations for action (Phase II or additional testing).***

B. ***Geotechnical borings, analysis and reports will be completed as a part of the due diligence.***
   i. ***PES ~ Original documents indicate conventional footing and foundations***
   ii. ***GES ~ Original documents indicate conventional footing and foundations***

C. ***Budgeting – Proposed budgeting includes a site environmental allowance of $500 - $750K for each site along with Building hazardous material removal allowance between $1M - $1.5M (presumed method with testing after vacancy but prior to demolition). In addition, the budget contains a CMR contingency @ 3% and an owner contingency (for unforeseen conditions) of 5%.***

PES – Original Documentation (12/08/25)

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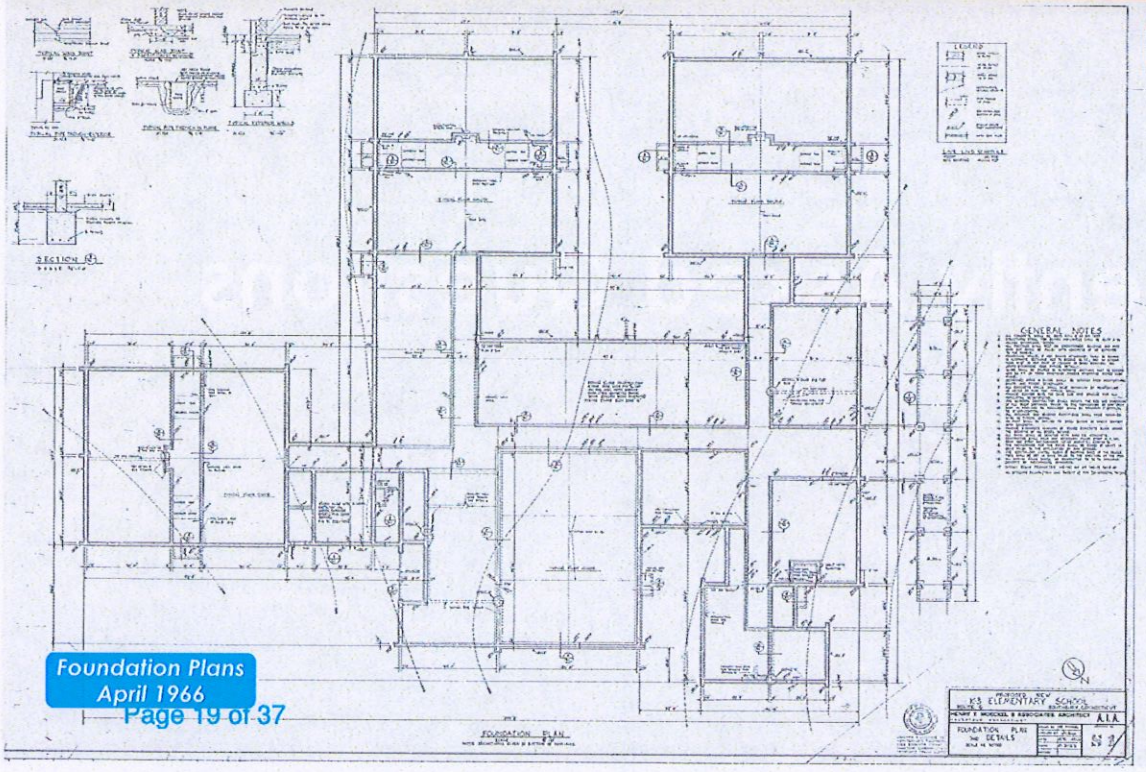
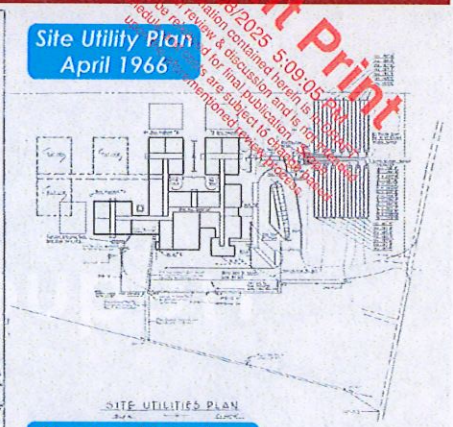
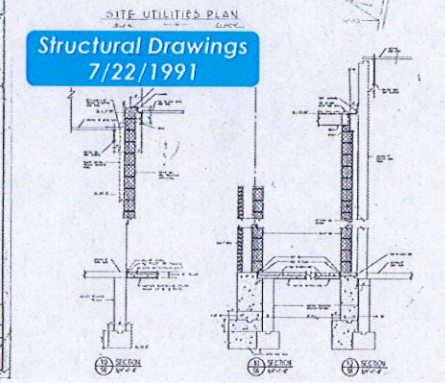


Foundation Plans
April 1966
Page 19 of 37



Site Utility Plan
April 1966



Structural Drawings
7/22/1991

PES – Original Documentation (12/08/25)

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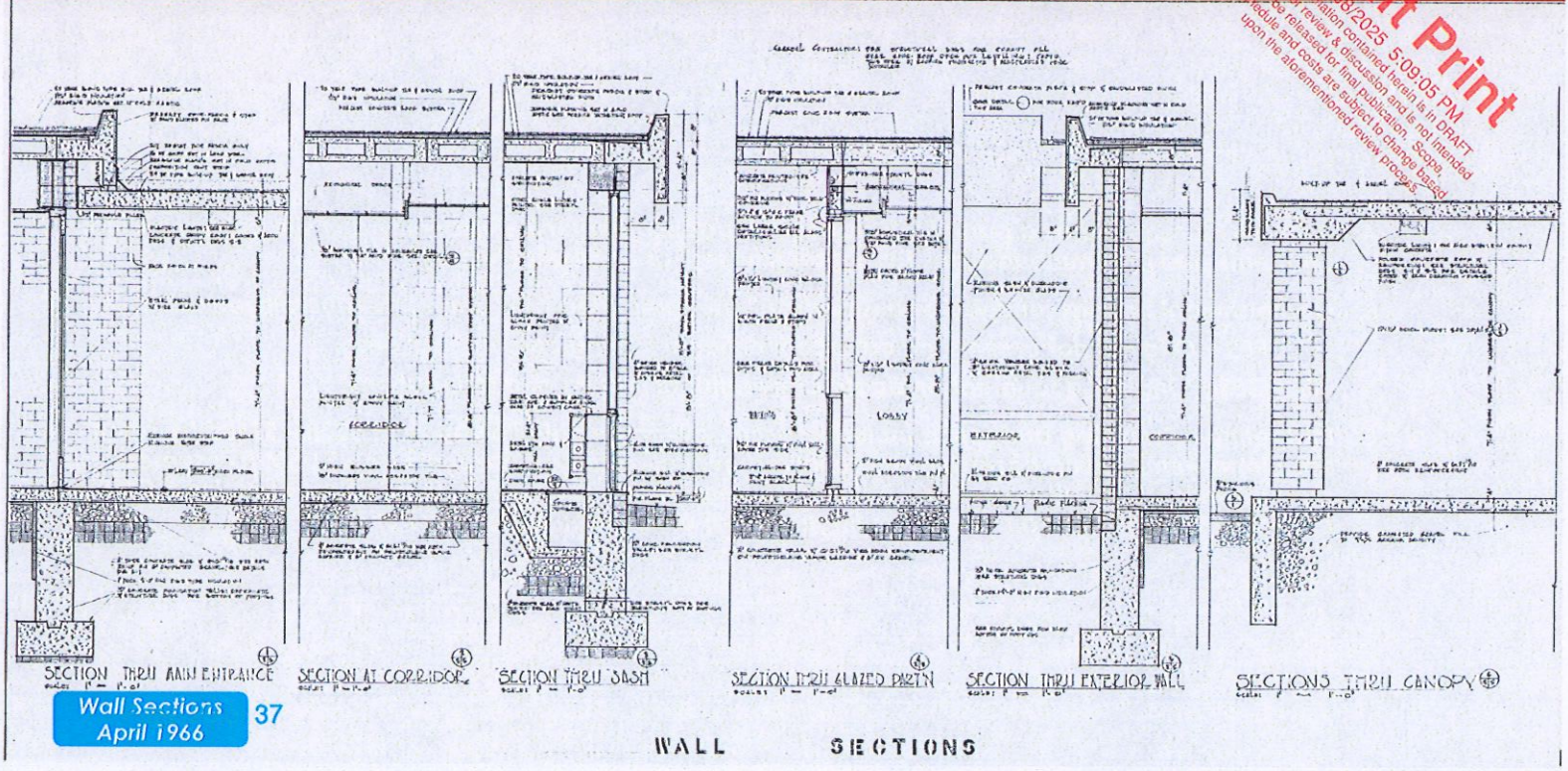

Wall Sections
April 1966
37

GES – Original Documentation (12/08/25)

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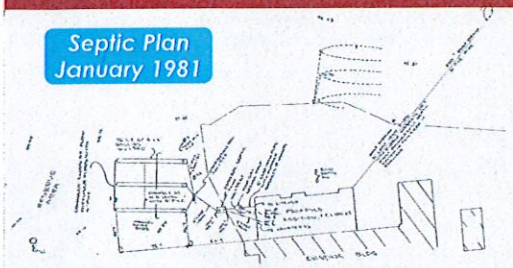
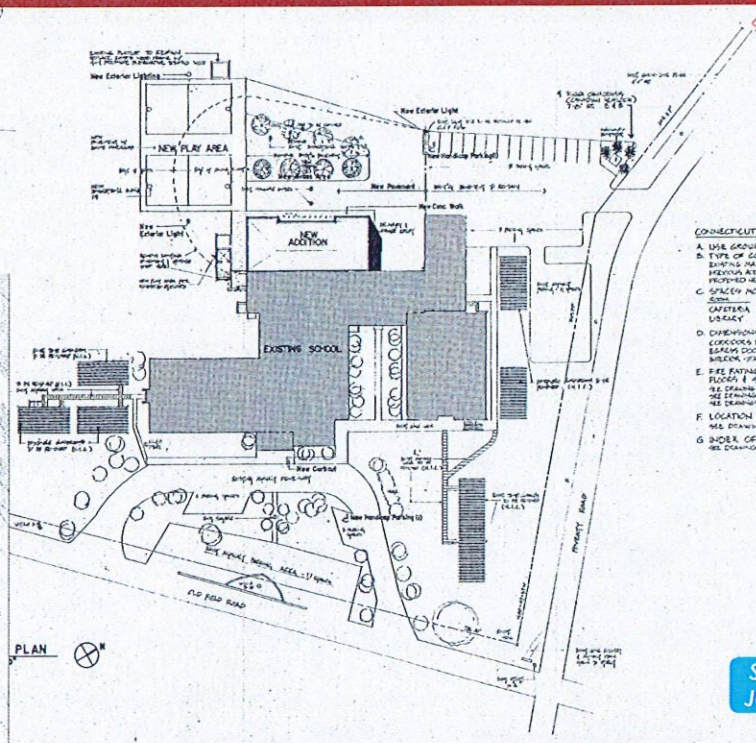
Septic Plan
January 1981



Site Grading Plan
January 1949



CONNECTICUT BASIC BUILDING CODE - SECTION 113-52

A. USE GROUP: F-1, ASSEMBLY BUILDING, SCHOOL
B. TYPE OF CONSTRUCTION
EXISTING MAIN BUILDING: 3-C EXTERIOR MASONRY WALL UNPROTECTED
WOOD FRAMING: 3-C NONCOMBUSTIBLE UNPROTECTED
PROPOSED NEW ADDITION: 3-C NONCOMBUSTIBLE UNPROTECTED
C. SPACES MORE THAN 1500 SF OR 75 OCCUPANTS

ROOM	AREA	OCCUPANT LOAD	OCCUPANCY
CAFETERIA	5,509 SF	1 OCCUPANT/15 SF	350 OCCUPANTS
LIBRARY	3,687 SF	1 OCCUPANT/15 SF	246 OCCUPANTS

D. DIMENSIONS OF EXITWAYS
CORRIDORS: 84" WIDE (44" IS REQUIRED)
DOORS (MAIN ENTRANCE): 5'-0" WIDE x 6'-8" HIGH (2'-0" x 6'-8" REQUIRED)
INTERIOR STAIRWAYS: 48" (44" REQUIRED)
E. FIRE RATING | METHOD OF CONSTRUCTION OF FIRE RATED WALLS, FLOORS & STRUCTURAL ELEMENTS
SEE DRAWING A7.1 FOR LOCATION & RATING OF WALLS
SEE DRAWING A.2.5A FOR CONSTRUCTION OF RATED WALLS
SEE DRAWINGS A1.1 & A1.1A FOR RATING OF FLOORS & STRUCTURAL ELEMENTS
F. LOCATION OF FIRE DAMPERS
SEE DRAWINGS H1.1 & H1.2 FOR LOCATION OF FIRE DAMPERS
G. UNDER OF VENTILATION OF SPACES
SEE DRAWING A.5B FOR FORM OF VENTILATION OF SPACES

Site Utility Plan
January 5, 1981

ADDITIONS AND ALTERATIONS TO:
GAINFIELD SCHOOL
Oakwood Road, Southbury, Connecticut 06488
REGIONAL SCHOOL DISTRICT NO. 15

BURTON & VAN HOUTEN ENGINEERS
10 North Main Street
West Hartford, Connecticut 06107

HARTFORD DESIGN GROUP
ARCHITECTS - PLANNERS
262 South Main Street Hartford, Connecticut 06103

REVISIONS

SITE PLAN
Scale: 1"=40'-0"
Jan. 5, 1981

L-1

GES – Original Documentation (12/08/25)

Tecton ARCHITECTS

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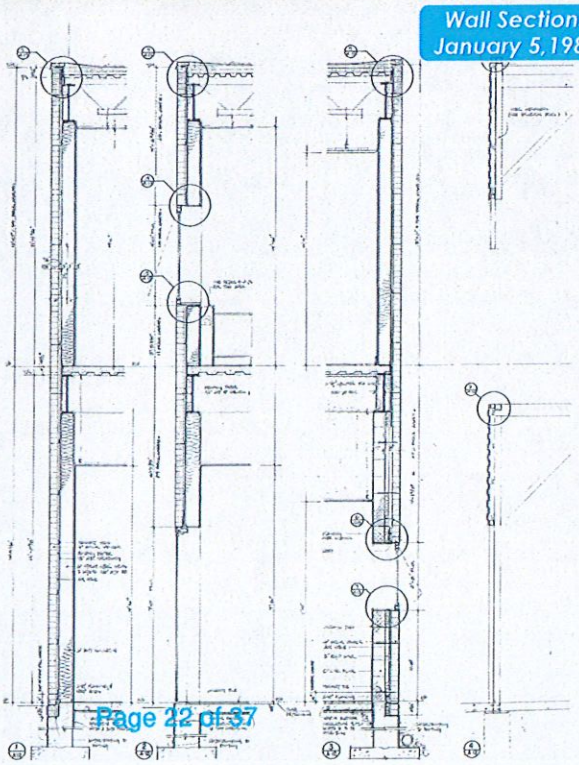
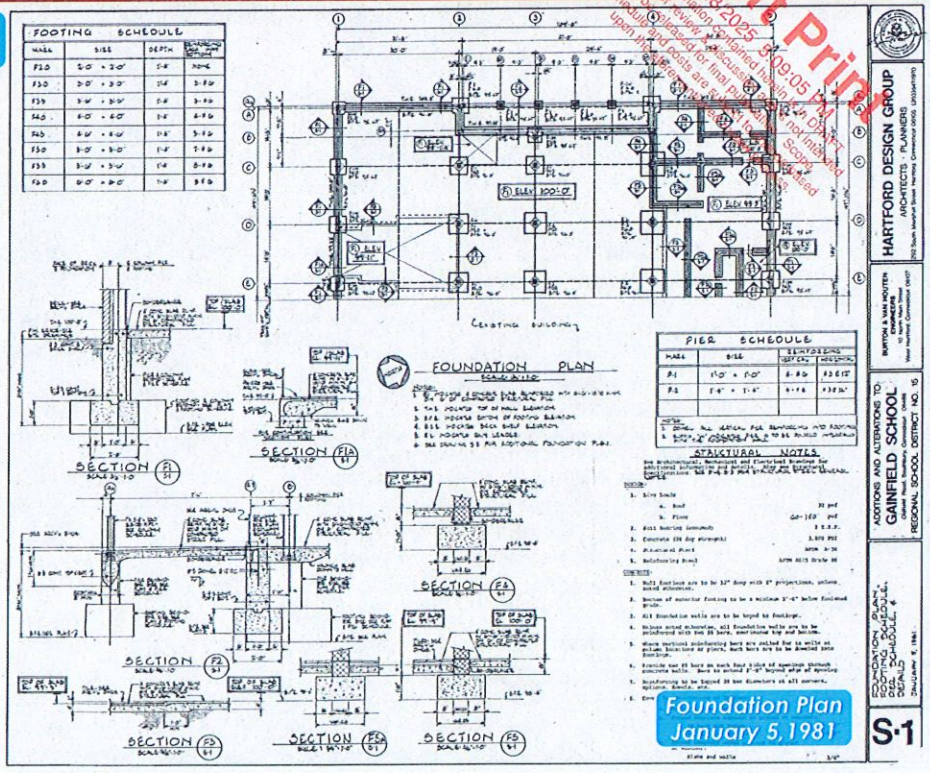
Wall Sections
January 5, 1981



FOOTING SCHEDULE

MARK	SIZE	DEPTH	
F2.0	2'-0" x 2'-0"	5'-0"	NOTE
F3.0	3'-0" x 2'-0"	5'-0"	S-1.0
F3.9	3'-9" x 3'-0"	5'-0"	S-1.0
F4.0	4'-0" x 4'-0"	5'-0"	S-1.0
F4.5	4'-6" x 4'-0"	5'-0"	S-1.0
F5.0	5'-0" x 5'-0"	5'-0"	S-1.0
F5.5	5'-6" x 5'-0"	5'-0"	S-1.0
F6.0	6'-0" x 6'-0"	5'-0"	S-1.0



PIER SCHEDULE

MARK	SIZE	REINFORCING
P1	1'-0" x 1'-0"	4-#5 #3 @ 12"
P2	2'-0" x 2'-0"	4-#6 #3 @ 12"

STRUCTURAL NOTES

Foundation Plan
January 5, 1981

S-1

GES ~ BOE Feedback & FAQ's (12/08/25)

Tecton ARCHITECTS

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1. **Golf Course.** *The broad side of the proposed GES build runs parallel to the first hole at Gainfield golf course. The course provides protective netting, yet a handful of balls still end up in the GES playground area each week (the students collect them at recess!). How does Tecton propose protecting the building from terrible golfers like myself?*

   A. **The positioning of the building on the draft conceptual plan should be considered an initial test fit layout. Several design studies will be reviewed during the schematic design phase of the project should the community decide to proceed with the project. Knowing this concern, we could employ several strategies (1) protect the play areas (plantings, landscape screening, netting, fencing), (2) locate them further to the north side of the site and/or (3) utilize portions of the building to screen the outdoor play and education spaces.**

2. **Temporary Playscapes** *"Temporary playscapes" are noted on the diagram since the playground area will be a construction zone. Are those rental pieces? How do they work?*

   A. **We typically provide paved & grass play and, in some instances, relocate existing play structures (depending upon the condition/size). If implemented as currently scheduled, the new construction would limit disruption to a single school year + the summer/fall demolition and site completion.**

3. **Removal of Portables** — *If we remove the portables at GES, would it require us to bring in temporary structures to accommodate displaced students during the build?*

   A. **An option would be to consider removing the existing modulars for new construction and replacing them with temporary modulars during construction. This item would be reimbursable and is budgeted under the phasing/logistics budget line item.**

PES ~ BOE Feedback & FAQ's (12/08/25)

Tecton ARCHITECTS

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1. **Recess Fields.** *The recess fields proposed on Main St. are a major source for concern for me.*

   A. *That front hill currently has a 15-20 ft. grade. Would this be a level area for recess fields?*

      A. **The intent of the front fields (western side) is to be utilized for major school events & community use, not daily recess. Adjustments to play areas immediately adjacent to the building (southern side) can be made to enlarge the play area if desired. The intent was to locate the gymnasium and cafeteria with adequate adjacent play areas for recess.**

   B. *How do we envision protecting the recess space from main street traffic? What about access control?*

      A. **Vegetative screening, a stone wall, and fencing can be provided to layer in adequate separation from Main Street, totaling 150 feet from Main Street – see plan. The fields will be re-located closer to the building.**

   C. *Would we need to submit a plan to the Town of Southbury as part of their "Streetscape" plan for Main Street?*

      A. **There is an existing 75-foot setback with existing trees, vegetation and sidewalk that will remain.**

2. **Staging Area.** *Do we anticipate having to use RMS as a staging area? If so, could you show that on your diagram as you did on the GES drawing?*

   A. **There is a possibility to utilize a portion of the RMS site for temporary parking and/or staging. The intent would be to avoid the existing field to minimize disruption. One concept was to propose a combination of the septic fields as a means to reduce to long term maintenance of the property. Should this be the direction selected, this would could be an early enabling project with staging/and parking adjacent.**

PES ~ BOE Feedback & FAQ's (12/08/25)

Tecton ARCHITECTS

3. **Anticipated Challenges.** *Other than the access road, are there any other challenges Tecton could reasonably foresee considering the tight constraints of the PES site? Would there be a cost impact.*

   A. **Should the PES considered, we strongly recommend alternative access via an access road. The current site does not have the width to provide adequate access to the rear of the site without impacting the topography to the north (most likely requiring retaining walls). The costs related to the access road along with the remediation and demolition of the existing PES building should be incorporated into the project. These costs are likely to be reimbursed by the state.**

4. **Expansion Pads.** *All of our elementary schools currently have portable classroom units which were added later on to accommodate population changes. Is there room on the PES site in the proposed footprint for an "expansion pad" where we could later tack on more space if needed? If so, would this space be easily accessible to construction vehicles if/when necessary?*

   A. **Yes, we often prepare our building designs for future additions and proactively locate utility connections and areas for the addition on the design documents. They could also be developed and identified as bid add alternates to seek break out pricing prior to construction.**

5. **Access Road.** *Could the access road be travelled in reverse and serve RMS pick-up lines as well as PES?*

   A. **Yes, the intent is to separate parent drop off /pick up from the bus utilizing the access road from RMS.**

PES ~ BOE Feedback & FAQ's (12/08/25)

Tecton ARCHITECTS

6. **RMS Disruption.** *Can we discuss the potential disruption to operations at RMS? I'd like to understand short-term considerations during the construction process but also the long-term disruption the access road would cause athletic programs (specifically our state champion RMS Cross Country teams!).*

   A. **The construction can be scheduled and phased to minimize impact to the school and athletic programs. During the design phase, the design team would work closely with RMS athletics to review any impact with the ultimate goal of enhancing athletic improvements to the campus.**

7. **RMS Turf Field.** *If the RMS fields are being torn up for septic and staging needs, could we include a turf field there? Would that be reimbursable as part of the project? It would serve as a nice placeholder if we start running over-budget and need to cut something.*

   A. **Yes, a turf field could be explored. However, turf fields are considered an ineligible cost by the state. See Form SCG-4000, Ineligible Costs and Limited Eligible Costs Worksheet (ICW).**

8. **Other Considerations.** *Items based upon experience with similar and related projects.*

   A. **Costs.** **Review of Soft Cost Breakdown and Budgeting. Escalation. Contingency.**

   B. **Safety.** **All projects shall meet School Safety Infrastructure Criteria as reviewed by the School Building Projects Advisory Council.**

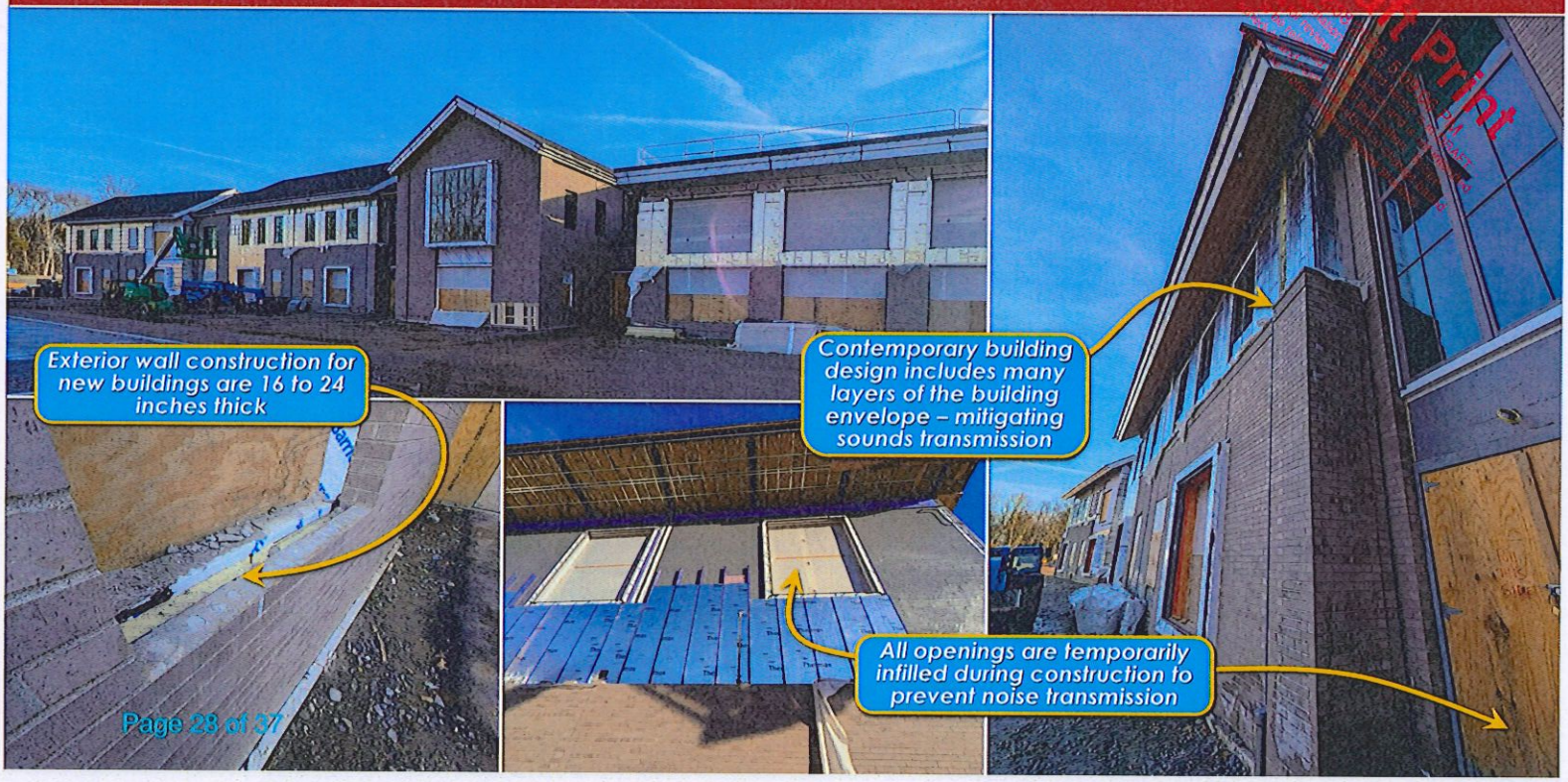
   C. **Energy.** **All projects shall meet the Connecticut's High Performance Building Standards (HPBS) mandate energy efficiency, resource conservation, and improved indoor quality, primarily for state-funded projects, or the 2021 International Green Construction Code (IgCC) with amendments.**

PES – Existing Site Plan (12/08/25)

Tecton ARCHITECTS

PES/GES – Sound Mitigation (During & After, 12/08/25)

Tecton ARCHITECTS



WHAT COSTS ARE INCLUDED?

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Site

1. Site Improvements (Grading, utilities, landscaping)
2. Parking
3. Fields & Outdoor Ed.
4. Playscapes & surfacing
5. Septic/Sanitary Design
6. Site Env. Allowance

Building

1. Building Environmental Allowance
2. Partial and/or full Bldg. Demolition
3. New Construction
4. Building Addition(s)
5. Renovations to Existing (RNV)
6. Geothermal Wells
7. Sustainability Bldg. Upgrades

WHAT COSTS ARE INCLUDED?

Tecton ARCHITECTS

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Professional Consultants

1. Architect and Engineering Services
2. Project Management
3. Traffic Survey & Engineering
4. Wetland Identification
5. Site Survey
6. CMR Preconstruction
7. Professional Cost Estimating

$16M Escalation
$440K/Mth (36 Mos.)
Per project

Escalation (36 Months from June 2026)

Owner's Oversight Costs

1. Commissioning
2. Environmental Consultant
3. Testing & Inspections
4. Other Cons. (Peer Review, Third Party Code)
5. Moving
6. Owner's Contingency **(OGA Recommends 10%)**

Owner Contingency
$3.5M /project

Other Professional Fees

1. Legal Services
2. Bond Counsel Fees
3. Finance and Administrative Costs
4. State & Town Permit Fees
5. Other Town Costs
6. Insurance/Builders Risk

Administrative Fees

1. Advertising / Legal Notices
2. Bid Document Reproduction
3. Program Administrative Costs
4. Permit Fees

FF&E & Technology, Equipment

1. Furniture & Equipment
2. Communication Technology Hardware
3. Misc. Equipment

MACRO SCHEDULE (Updated 9.26.2025)

Tecton ARCHITECTS

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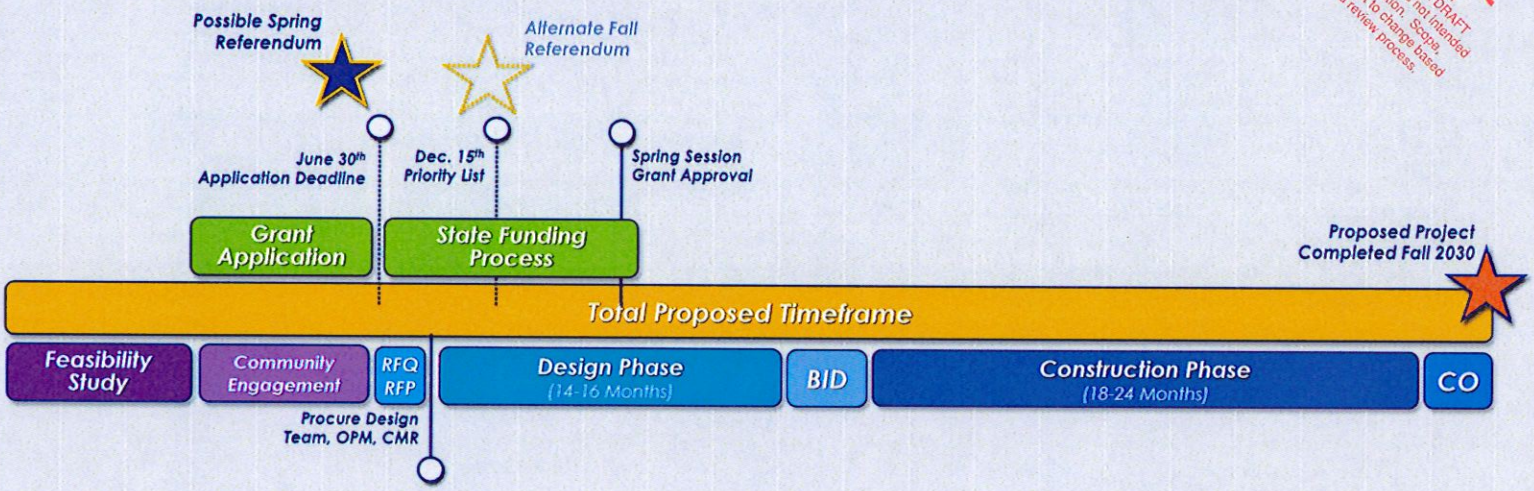
2025				2026				2027				2028				2029				2030			
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4



DESIGN SCHEDULE (12.08.2025)

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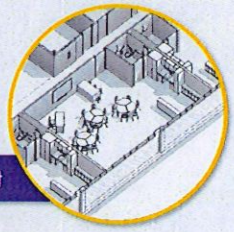
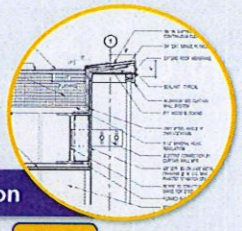
Design Phase Detail Schedule

2026 2027

Schematic Design Phase
- Site & Building Options
- Refine Design
- Finalize SD Package
- Estimate Rec.



Design Development
- Advance program space definition and details
- Finalize SD Package
- Estimate Rec.



Construction Documentation
- Finalize documentation (plans & specifications)
- Estimate Rec.
- Prepare Submission
- Land Use Approvals

Finalize Package and prepare for Bid Administration

Working Group Meetings

WORKING GROUP MEETINGS
- Meeting with Liaisons 3:30-4:30pm
- Visioning Session 1-3pm
- Initial Concepts 1-3pm
- Evidence-Based Design 1-3pm
- Refinement of Preferred Concept 1-3pm
- Building Systems & Site 1-3pm
- Interior Design 1-3pm
- Room-by-Room Assessment 1-3pm
- Finalizing the Design 1-3pm

Community Engagement

- Workshop #1 Visioning Session 6-8pm
- Community Survey #1
- PBD Meeting 9:30-11am
- Workshop #2 Concept Workshop 6-8pm
- Community Survey #2
- Workshop #3 Refining the Design 6-8pm

MICRO SCHEDULE

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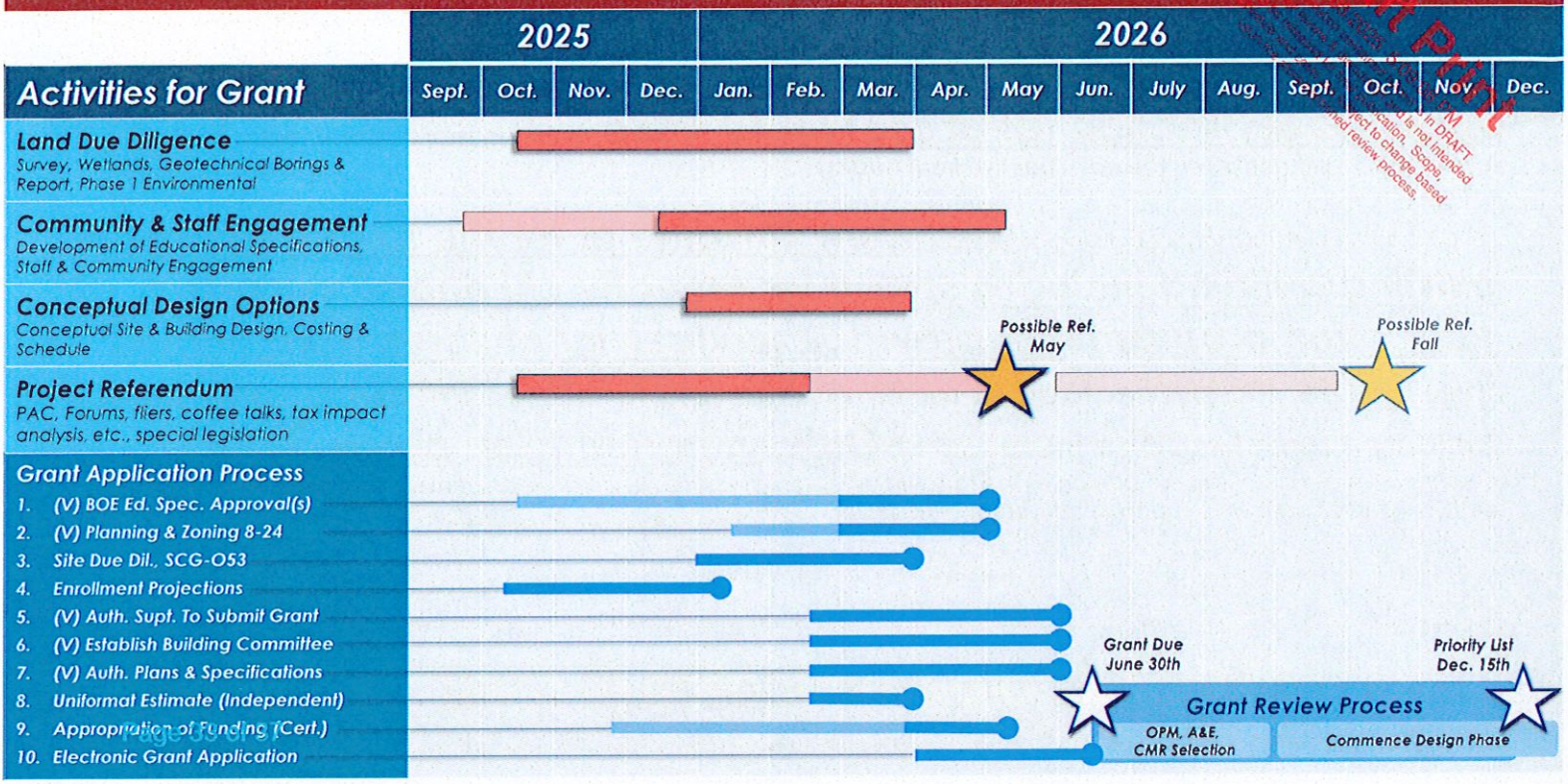

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Chapter 173, Sec. 10-285a. Percentage determination for school building project grants. .....

for grants approved pursuant to section 10-283 for which application is made on and after June 1, 2022, (i) each town shall be ranked in descending order from one to one hundred sixty-nine according to the adjusted equalized net grand list per capita, as defined in section 10-261, of the town two, three and four years prior to the fiscal year in which application is made, and (ii) based upon such ranking, (I) a percentage of not less than ten nor more than seventy shall be determined for new construction or replacement of a school building for each town on a continuous scale, and (II) a percentage of not less than twenty nor more than eighty shall be determined for renovations, extensions, code violations, roof replacements and major alterations of an existing school building 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."

(49.29 vs. 42.50%)

Maximizing Your Reimbursement

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hedule and costs are subject to change based
upon the aforementioned review process

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%**

Maximizing Your Reimbursement

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hedule and costs are subject to change based
upon the aforementioned review process

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."

Special Education (In-District) **+15%**

Draft Print

Tecton ARCHITECTS

FEASIBILITY STUDY FOR

POMPERAUG & GAINFIELD ELEMENTARY SCHOOLS

POMPERAUG REGIONAL SCHOOL DISTRICT 15

Board of Education Meeting
12.08.2025

Attachment 2

Board of Education Meeting – December 8, 2025

GES/PES Building Project Update Questions & Answers

Why are we looking at rebuilding on the current PES site instead of choosing a new property?

The PES site, while challenging, remains **more feasible** than undeveloped alternatives. Building on a school property reduces unknowns, avoids land acquisition, and qualifies for **more reliable state reimbursement.**
Undeveloped sites bring significant added costs for infrastructure, utilities, access roads, and permitting.

---

2. What about the remaining unruled-out sites like Roxbury Road or the IBM property?

These locations were studied, but each presented major drawbacks:

Roxbury Road

- Plenty of space but using it would leave PES behind—requiring additional costs for demolition, remediation, and future site planning.
- Higher environmental and long-term maintenance impacts.

IBM Property

- Access roads were built for corporate use and are not well suited for school traffic.
- Utilities in the area are older and would need substantial upgrades.
- High up-front infrastructure costs before construction could even begin.

---

3. Was the Southbury Training School (STS) property considered? Why was it eliminated?

Yes. STS posed several constraints:

- Limited buildable acreage due to wetlands and waterways.
- Needed removal of existing buildings and large-scale grading.
- Steep slopes would require extensive retaining walls—undesirable for an elementary campus.
- Overall timeline and cost significantly exceeded other options.

---

4. If PES has site challenges, why not choose the easiest land to build on?

"Easy land" usually comes with **hidden costs**:

- Land acquisition
- Major utility installation
- Roadway reconstruction
- Longer permitting timelines
- Transportation route redesign for the district
- Roxbury Road is the easiest land to build on but may be difficult to aquire

Building on existing school land keeps the project **faster, more predictable, and more reimbursable**.

---

5. How does transportation factor into site selection?

Relocating a school affects:

- Bus routes
- Parent traffic patterns
- Timing of district-wide transportation
- Road improvements required by the town and state
- Student redistricting

Choosing a site that disrupts the fewest transportation patterns helps control costs and project complexity.

---

6. Why isn't renovation ("Renovate to New") the preferred option?

Past studies—conducted with Newfield Construction—found that **renovation cost more per square foot** than building new.
Reasons include:

- Work must occur around students → nights, weekends, summers
- Phasing stretches the project timeline to nearly double
- Higher remediation and abatement costs in older buildings
- More unpredictable site conditions once walls and foundations are opened
- Significant educational disruption over multiple years

---

7. With increased state reimbursement, should renovation be reconsidered?

Because reimbursement rules and construction costs have changed, it may be valuable to **update the renovation vs. new construction comparison.**
However, the earlier studies consistently showed that new construction offered:

- Lower cost
- Shorter duration
- Less disruption
- Better long-term value

Updated numbers would give the community a current, clear comparison.

---

8. Why does the design team prefer using existing school sites?

Building on current sites provides:

- More predictable conditions
- Clearer cost estimates
- Higher reimbursement potential
- Less district-wide disruption
- Flexibility in scheduling and construction sequencing
- The district controls more variables
- Project can begin sooner on existing land and reduces site preparation

These factors consistently made the GES and PES sites rise to the top.

---

9. What are the next steps?

- Continue refining site designs and access solutions, especially at PES.
- Provide updated cost comparisons as needed.
- Engage the community with clear visuals, timelines, and impacts.
- Prepare for future state submission deadlines.

10. What does "Renovate to New" mean? Does it keep the same building layout?

Yes. Renovate-to-new keeps the **same general footprint and layout** of the existing school. Although the interior is updated to meet current codes, the building's **core structure, hallways, ceiling heights, and circulation patterns** remain mostly the same.

This is why concerns such as:

- long walking distances (e.g., a kindergartener walking 10 minutes from one end of PES to the other),
- outdated circulation patterns, and
- inefficient layouts

would still remain under a renovate-to-new approach.

---

11. Why is renovate-to-new so complex at PES?

Because PES's structure limits how much modernization you can do without major structural reconstruction.

Key challenges:

- **Very low ceiling heights** — difficult to fit modern HVAC ductwork.
- **Concrete, cast-in-place roof structure** — harder and more expensive to modify.
- Likely need to **raise the roof or build mechanical systems on top**, increasing cost.
- Layout inefficiencies (long corridors, spread-out wings) that can't truly be fixed in renovation.

12. Isn't renovation supposed to be cheaper? Why were earlier estimates showing it close in cost to new construction?

Earlier estimates (from May) showed:

- **~$80M** for renovate-to-new
- **~$86M** for new construction

But that does **not** tell the full story.

Renovation includes large "throwaway" costs:

- **~$12M** in temporary swing space and phased construction
- **Extended construction timeline (4+ years)** → more escalation
- Costs for temporary utilities, staging, and operating a school in a construction zone
- Disruption across multiple school years

These costs **disappear** once the project is complete—no long-term value.

---

13. Would reimbursement make renovation more attractive now?

Not necessarily.

Reasons:

- Increased reimbursement **applies more favorably to new construction**, especially for PreK space.
- Temporary facilities in renovation are **not reimbursable**.
- With updated reimbursement rules, the financial gap may actually **widen**, even if both options gain some funding.

---

14. Why is the access road at PES such a big cost factor? Was it always included?

The new-access-road requirement adds cost to **new construction**, but the earlier comparison slide **did not include** this additional site work.

However:

- When renovation adds $12M+ in temporary and phasing costs,
- and new construction adds costs for improved access and traffic flow,

the difference ends up being roughly **a $10M+ swing**, not a small margin.

The board is asking for **updated numbers** to reflect the full picture.

---

15. Does building two new schools at once create risk by having two major construction projects?

Yes, it is a concern raised by board members.
However, renovation would create **four years of disruption** and require relocating students and staff—also risky and expensive.

New construction on existing sites allows:

- Clean separation between construction zones and learning environments
- Shorter construction durations
- More predictable schedules

---

16. Does renovating add additional community costs?

Yes. Renovation includes:

- Busing students to other locations during construction
- Temporary modular classrooms

- Extended use of staff time for operational logistics
- Significant escalation due to longer project timelines

These costs **add up** and are mostly **non-reimbursable.**

---

17. Are PES site challenges newly discovered? Why wasn't this anticipated?

The general challenges were known, but the **scope of required roadway improvements,** site access modifications, and stormwater/septic considerations have become clearer as the design team advanced their analysis.

This is a normal part of early-stage planning—details evolve as information becomes more precise.

---

18. What is the current status of alternative sites (IBM, STS, Roxbury Road, Middlebury properties)?

IBM Property

- Recently rezoned **industrial**
- Would place a school adjacent to potential industrial uses
- Utilities antiquated → costly upgrades (Jeff will give information on utilities)
- Steep, challenging topography
- Roadway access controlled by private owners
- We **do not own** the land → would require referendum to buy (R15 would need to buy two new pieces of property) one for building school and one for road access
  Bottom line: Multiple major barriers; functionally not viable.

Southbury Training School (STS) Property

- Major environmental and grading limitations
- Would require demolition of existing structures
- Cost-prohibitive
  Bottom line: Eliminated earlier; constraints decisive.

Roxbury Road Property

- Phase I environmental study completed
- The town of Southbury would have to agree to sell it

Middlebury Properties

- Might require **district-wide redistricting**
- Would shift east-west instead of north-south → very disruptive
- Transportation implications significant
- Land availability unclear
  Bottom line: Could be closed once redistricting impacts are confirmed.

---

19. Why not continue exploring many sites at once?

Two reasons:

1. Timing

The district is aiming for a **May referendum**.
Expanding the list of sites now risks delaying the entire project.

2. Reimbursement

State reimbursement rules may change again.
Current PreK and construction incentives are unusually favorable.
Delay could reduce funding dramatically.

Repairs are needed to the two buildings we currently have

Board members voiced concerns that **too many open variables make it hard to move forward** confidently.

---

20. What do board members want before "closing doors" on other locations?

They want:

- Clear, documented reasons each site is or isn't viable
- A transparent list of remaining options
- Updated cost numbers for renovate vs. new
- Answers to previously submitted FAQs
- Pre-read materials before meetings when possible
- A clear explanation they can defend publicly

This ensures decisions are:

- Transparent

- Community-informed
- Based on real constraints, not speculation

---

21. What are the next steps?

1. **Update renovation vs. new construction cost models** with all current site impacts included.
2. **Provide formal explanations** closing remaining site options (IBM, STS, Roxbury Road, Middlebury).
3. **Publish an expanded public FAQ** addressing submitted board questions.
4. **Confirm transportation impacts** and clarify septic/utility assumptions.
5. **Align board direction** so the design team can proceed to the next phase.

Attachment 3

Pomperaug Regional School District 15
Board of Education

Pomperaug High School
Southbury, Connecticut
Monday, December 8, 2025

Upon a motion by Mr. Olsen, seconded by Ms. Cavallo
IT WAS VOTED
"to nominate Marion Manzo as Chairperson of the Board of Education" and passed with Mr. Attick, Ms. Cavallo, Ms. Dwyer, Mr. Jenusaitis, Ms. Manzo, Mr. Marks, Mr. Olsen, Mrs. Rodgers, Dr. Romano and Mr. Suriani voting "aye".

BOARD MEMBER	WEIGHT OF VOTE	AYE	NAY	ABSTAIN	ABSENT
Ms. Attick	1.23	X			
Ms. Cavallo	.66	X			
Ms. Dwyer	1.23	X			
Mr. Jenusaitis	.66	X			
Ms. Manzo	1.23	X			
Mr. Marks	1.23	X			
Mr. Olsen	.66	X			
Mrs. Rodgers	1.23	X			
Dr. Romano	.66	X			
Mr. Suriani	1.23	X			

Board Clerk: Jennifer Meglio Date: Wednesday, December 9, 2025

Pomperaug Regional School District 15
Board of Education

Pomperaug High School
Southbury, Connecticut
Monday, December 8, 2025

Upon a motion by Ms. Dwyer, seconded by Mr. Jenusaitis
IT WAS VOD
"to nominate Tom Marks as Secretary of the Board of Education" and passed with Mr. Attick, Ms. Dwyer, Mr. Jenusaitis, Ms. Manzo, Mr. Marks, Mrs. Rodgers, Dr. Romano and Mr. Suriani voting "aye". Ms. Cavallo and Mr. Olsen abstained.

BOARD MEMBER	WEIGHT OF VOTE	AYE	NAY	ABSTAIN	ABSENT
Ms. Attick	1.23	X			
Ms. Cavallo	.66			X	
Ms. Dwyer	1.23	X			
Mr. Jenusaitis	.66	X			
Ms. Manzo	1.23	X			
Mr. Marks	1.23	X			
Mr. Olsen	.66			X	
Mrs. Rodgers	1.23	X			
Dr. Romano	.66	X			
Mr. Suriani	1.23	X			

Board Clerk: Jennifer Meglio Date: Wednesday, December 9, 2025

Pomperaug Regional School District 15
Board of Education

Pomperaug High School
Southbury, Connecticut
Monday, December 8, 2025

Upon a motion by Mr. Marks, seconded by Mr. Suriani
IT WAS VOD
"to nominate Heather Rodgers as Treasurer of the Board of Education" and passed with Mr. Attick, Ms. Dwyer, Mr. Jenusaitis, Ms. Manzo, Mr. Marks, Mrs. Rodgers, Dr. Romano and Mr. Suriani voting "aye". Ms. Cavallo and Mr. Olsen abstained.

BOARD MEMBER	WEIGHT OF VOTE	AYE	NAY	ABSTAIN	ABSENT
Ms. Attick	1.23	X			
Ms. Cavallo	.66			X	
Ms. Dwyer	1.23	X			
Mr. Jenusaitis	.66	X			
Ms. Manzo	1.23	X			
Mr. Marks	1.23	X			
Mr. Olsen	.66			X	
Mrs. Rodgers	1.23	X			
Dr. Romano	.66	X			
Mr. Suriani	1.23	X			

Board Clerk: Jennifer Meglio Date: Wednesday, December 9, 2025