

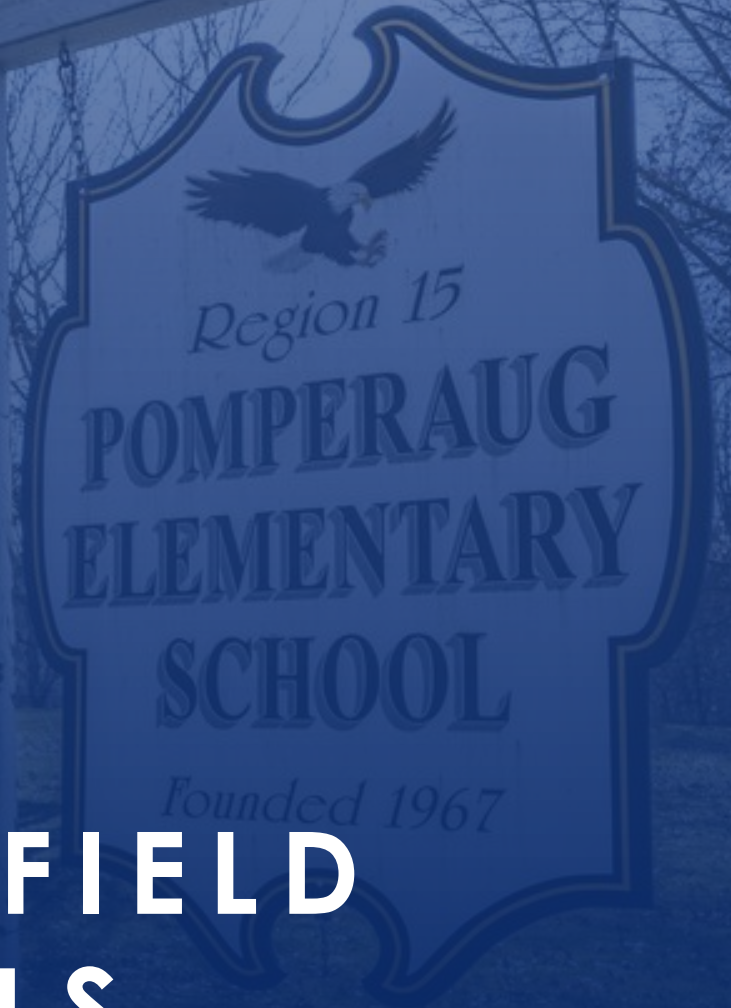


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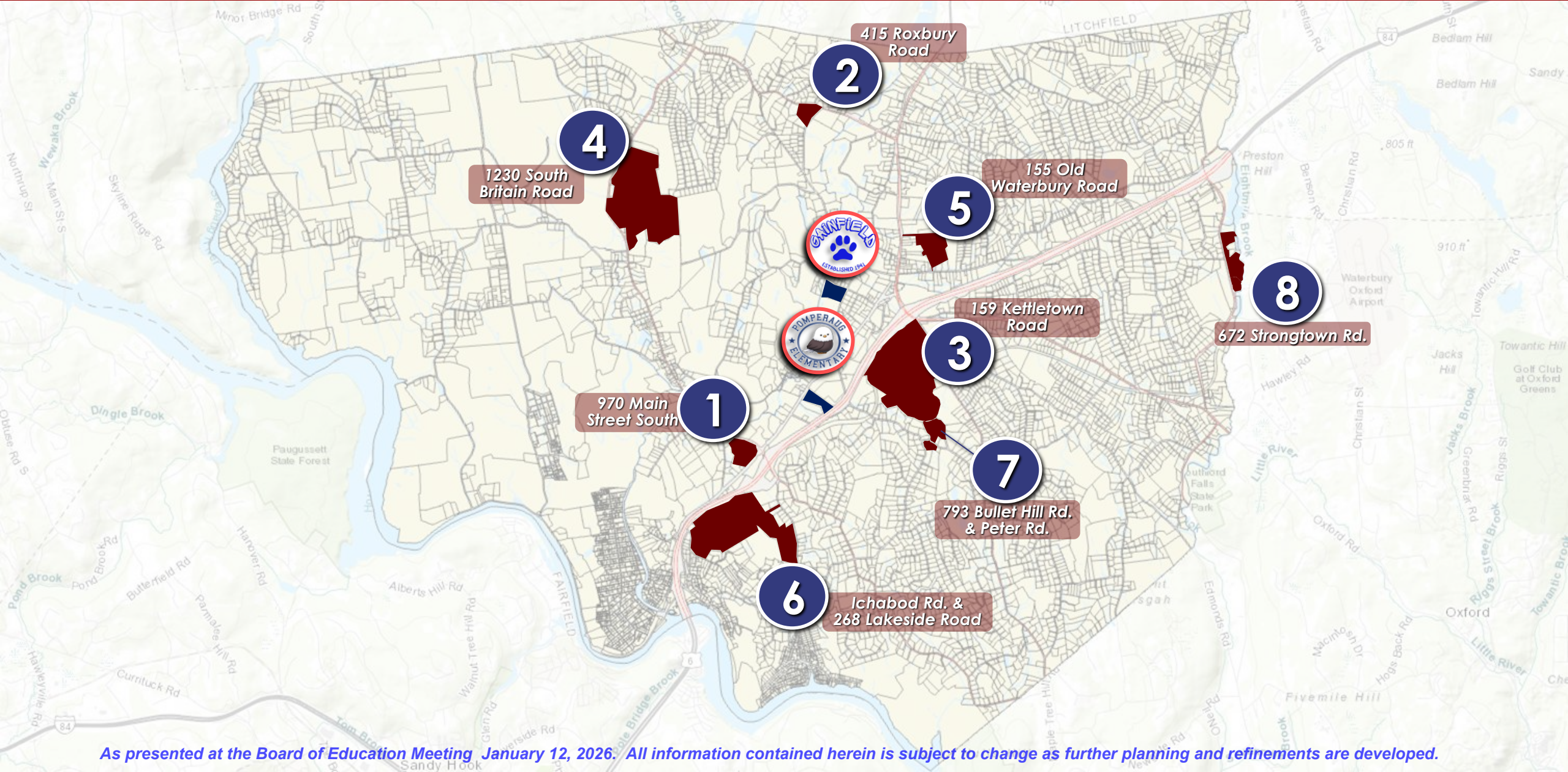
FEASIBILITY STUDY FOR
**POMPERAUG & GAINFIELD
ELEMENTARY SCHOOLS**

POMPERAUG REGIONAL SCHOOL DISTRICT 15

Board of Education Meeting ~ 1. 12. 2026



Site Analysis – Possible properties SOUTHURY CT



Site Ratings – Possible properties

SOUTHBURY CT


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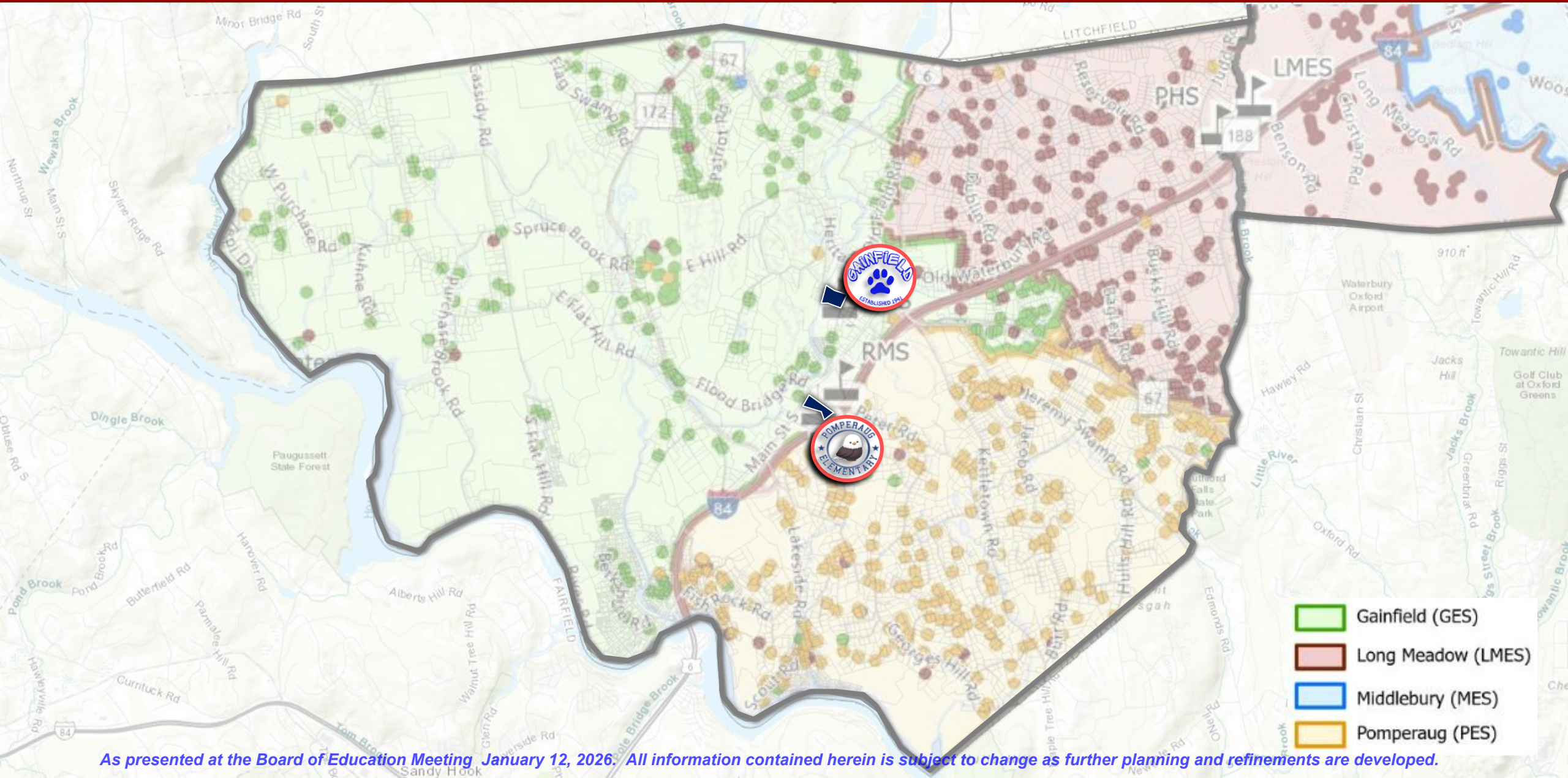
3 Few Concerns (20+)
 2 Some Concerns (15-19)
 1 Significant Concerns (0-14)

Site Evaluation Criteria

Site Location	Owner	TOPOG./ GRADING	ENVIRON. ABATEMENT	DEMOLITION	ACQUISITION	UTILITIES	TRAFFIC/ ACCESS PTS.	LOCATION IN DISTRICT	COMMUNITY/ ABUTTERS	OVERALL SCORE
 Current GES Site	Region 15	2	3	2	3	3	3	3	3	22
 Current PES Site	Region 15	2	3	2	3	2	2	3	3	20
1 970 Main Street South	Private	3	2	2	1	1	3	3	3	18
2 415 Roxbury Road	Southbury	3	3	3	2	3	2	3	2	21
3 159 Kettle town Road (IBM)	Private	1	2	3	1	1	1	3	2	14
4 1230 South Britain Road (Southbury Training School)	State of CT	1	1	2	1	2	1	2	1	11
5 155 Old Waterbury Road	Private	1	2	3	1	1	1	3	3	15
6 Ichabod Rd/268 Lakeside Rd	Southbury	1	2	3	2	1	2	2	3	16
7 793 Bullet Hill Rd/Peter Rd	Private	1	2	3	1	1	2	3	3	16
8 672 Strongtown Rd	Private	2	2	3	1	1	3	1	2	15

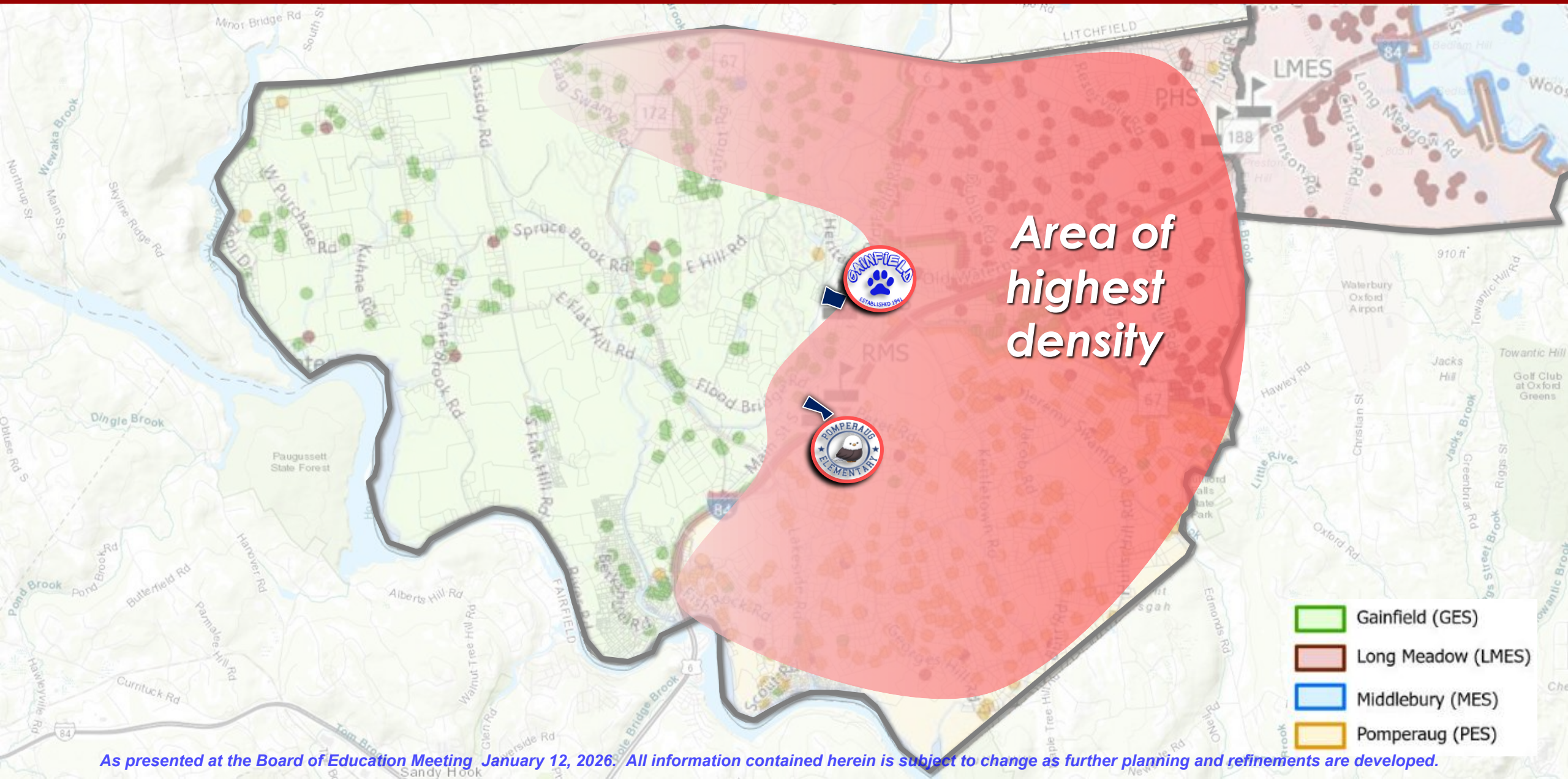
As presented at the Board of Education Meeting January 12, 2026. All information contained herein is subject to change as further planning and refinements are developed.

Site Analysis – Possible properties SOUTHURY CT

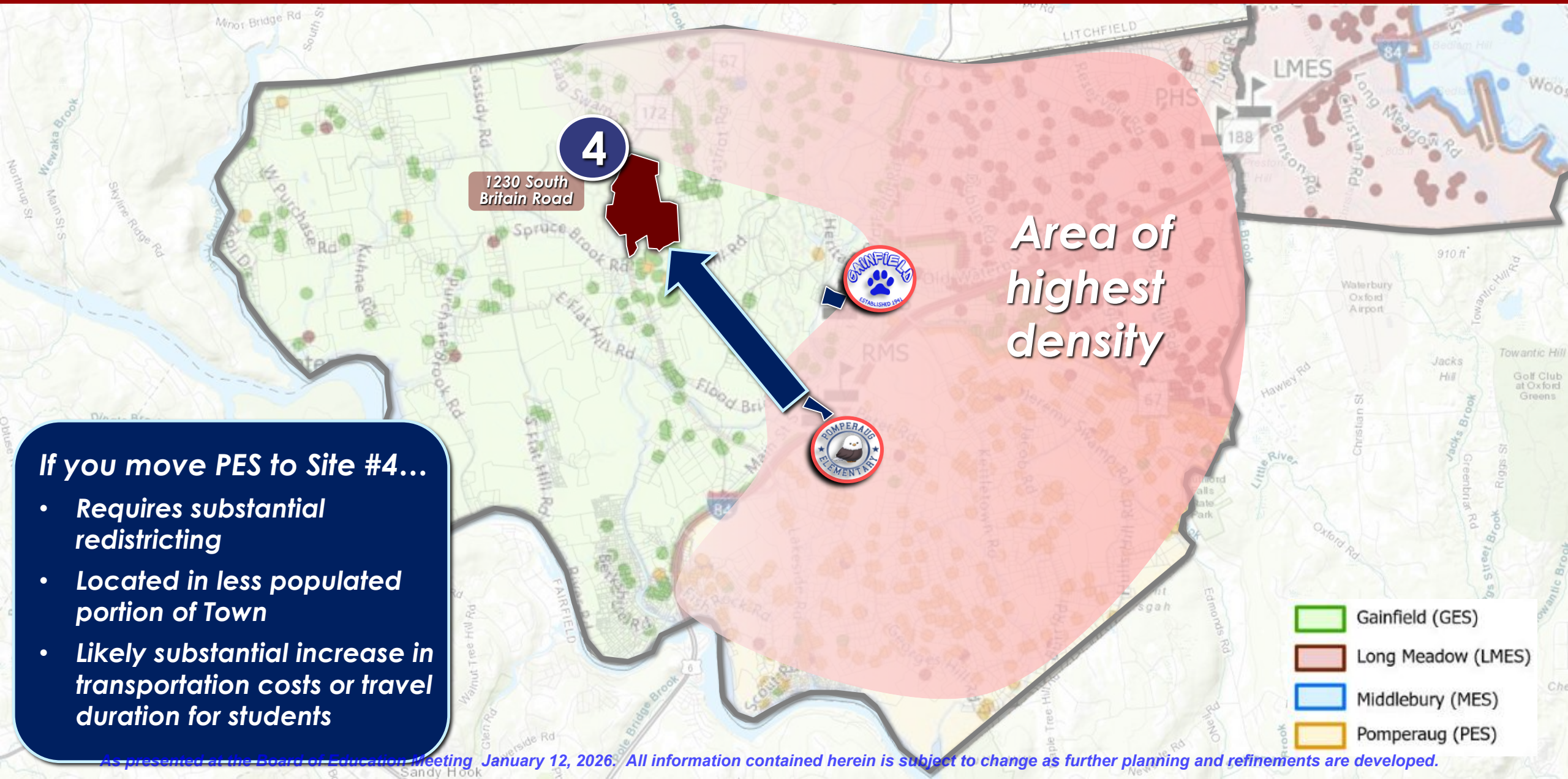


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Site Analysis – Possible properties SOUTHURY CT



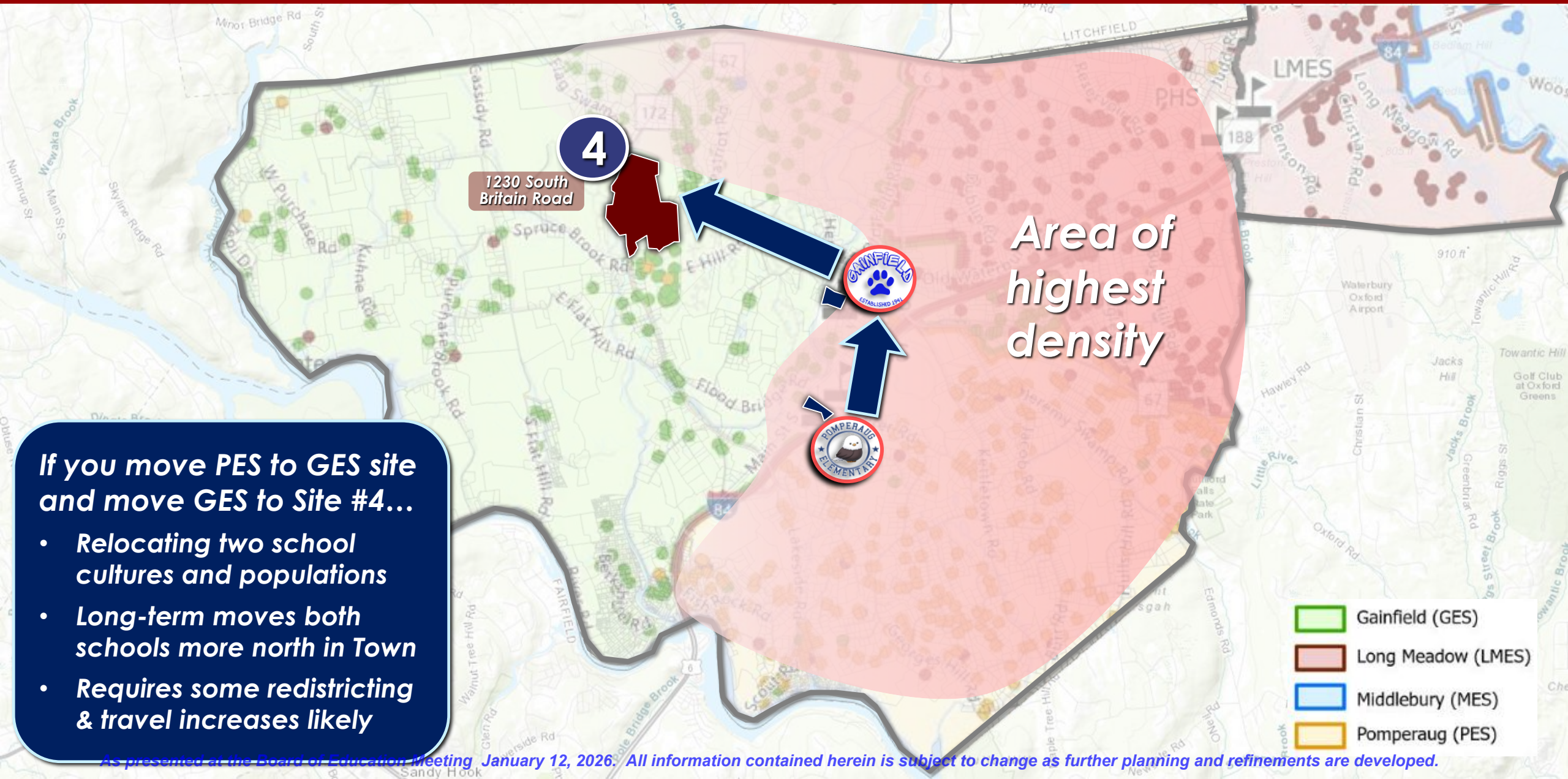
Site Analysis – Possible properties SOUTHURY CT



If you move PES to Site #4...

- Requires substantial redistricting
- Located in less populated portion of Town
- Likely substantial increase in transportation costs or travel duration for students

Site Analysis – Possible properties SOUTHURY CT



If you move PES to GES site and move GES to Site #4...

- Relocating two school cultures and populations
- Long-term moves both schools more north in Town
- Requires some redistricting & travel increases likely



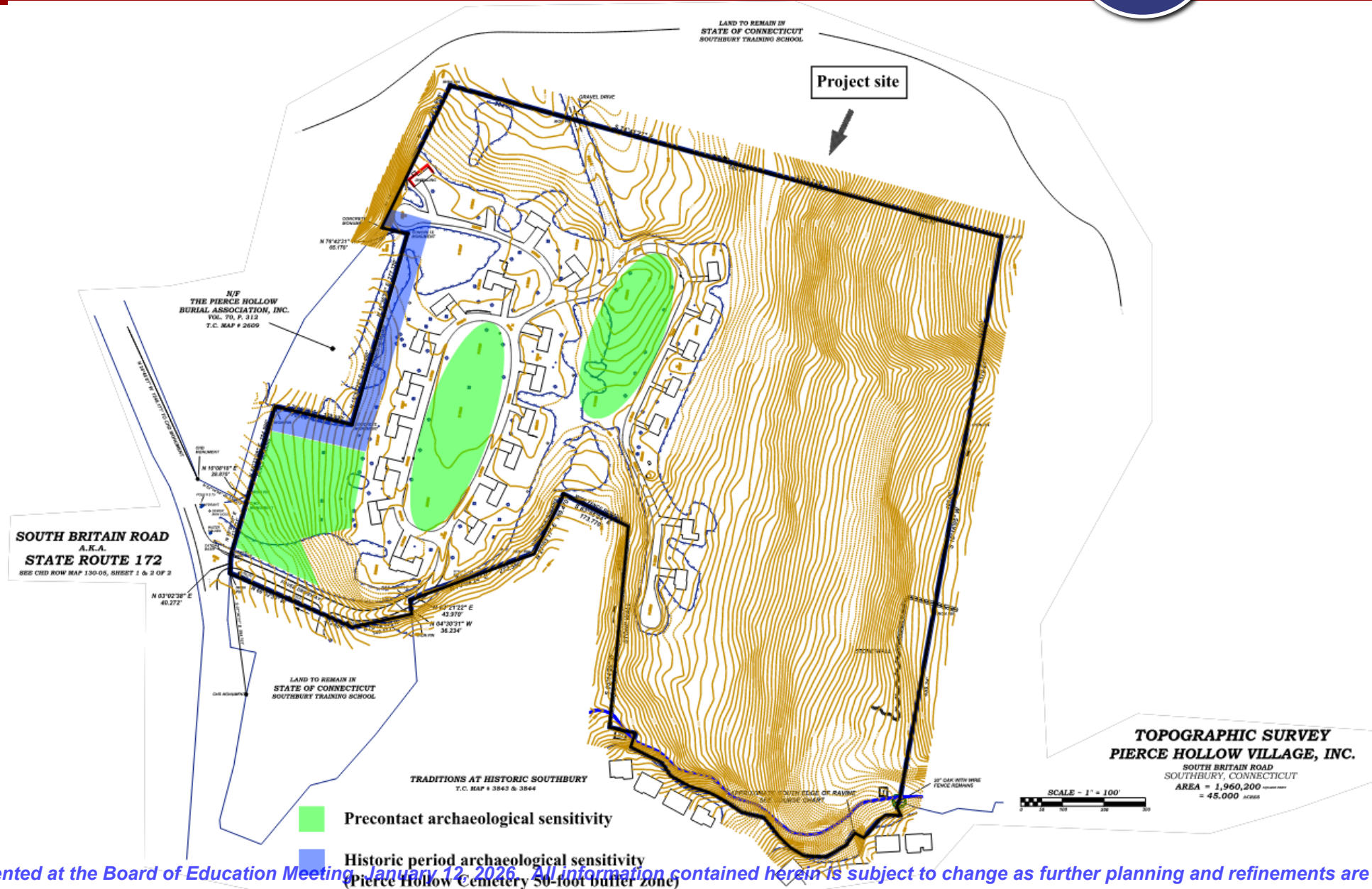
- Limited useable area for larger building and/or recreational fields
- Significant topography would require extensive grading
- Wetland soils limits points of access to the property
- Historic and Native American Artifacts found on useable portion of property – will require SHPO
- Possible hazardous 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

As presented at the Board of Education Meeting on January 14, 2026. All information contained herein is subject to change as further planning and refinements are developed. *Data from Town of Southbury, CT.

* Data from Town of Southbury GIS

1230 South Britain Road SOUTHURY CT

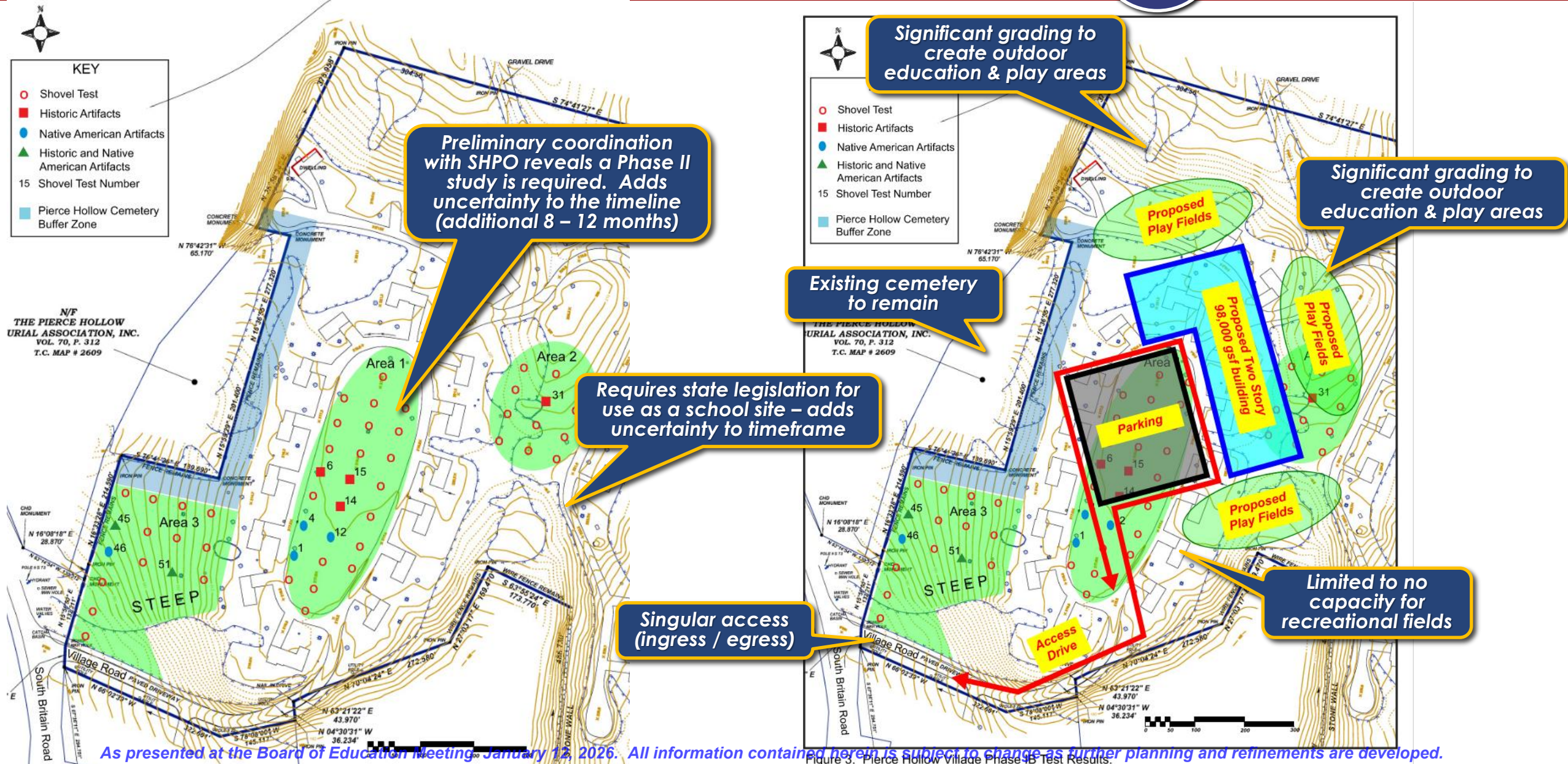
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As presented at the Board of Education Meeting, January 12, 2026. All information contained herein is subject to change as further planning and refinements are developed.

1230 South Britain Road SOUTHURY CT

4



159 Kettletown Road

SOUTHBURY CT (IBM PROPERTY) Updated 1.12.26

3


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Area: 227.9 Acres

Zone: IND (changed from R-60C to IND)

Opportunities:

- Large property, multiple possible locations for new building
- Ability to utilize/share existing access road/infrastructure & utilities
- If entire site acquired, adjacent uses are limited & have existing buffers

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, may req. shared use
- Wetlands at plateau
- May require easement/purchase from Church to access 9 acre site
- Possible loss of tax revenue
- Currently zoned industrial, no guarantee of adjacent use(s)

159 Kettletown Road

SOUTHBURY CT (IBM PROPERTY) Updated 1.12.26

3


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Other Considerations

- Not yet codified...site was recently converted (August 2025) from R-60c (residential/corporate) to IND (light to medium industrial usage). (Manufacturing, warehousing, distribution center, R&D labs, data centers, professional office)
- IND zone prohibit Education Facilities
- Concern with proposed school proximity to industrial use. Can not control future adjacent uses unless entire site is acquired
- A Referendum vote or Special Meeting is required for site acquisition.
- Takes the property off tax rolls.
- If interest continues, next steps include: (1) conversations with real estate, (2) conversations with Towns re: tax impact.

Recently Passed Ordinances and Regulations

The following Ordinances and Regulations have been passed but not yet codified and are not listed on the Municode site:

Topic	Effective Date
Open Burning Ordinance	July 17, 2025
Revision to the Expense Reimbursement for Certain Emergency Services Volunteers Ordinance	July 17, 2025
Amendment to Zoning Regulations Adopting New Industrial Zone at 150 Kettletown Road	August 1, 2025
	August 1, 2025

change as further planning and refinements are developed.

159 Kettletown Road

SOUTHBURY CT (BEHIND CALVARY CHURCH)

Updated 1.12.26

3


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Possible Access Drive

Change in grade Approximately 480' to 540' or 60 feet
At 7.5% ~ requires approximately 800 LF of road.

E520'

E530'

E540'

Buildable area
approx. 9 Acres

E550'

Calvary
Fellowship

E500'

E480'

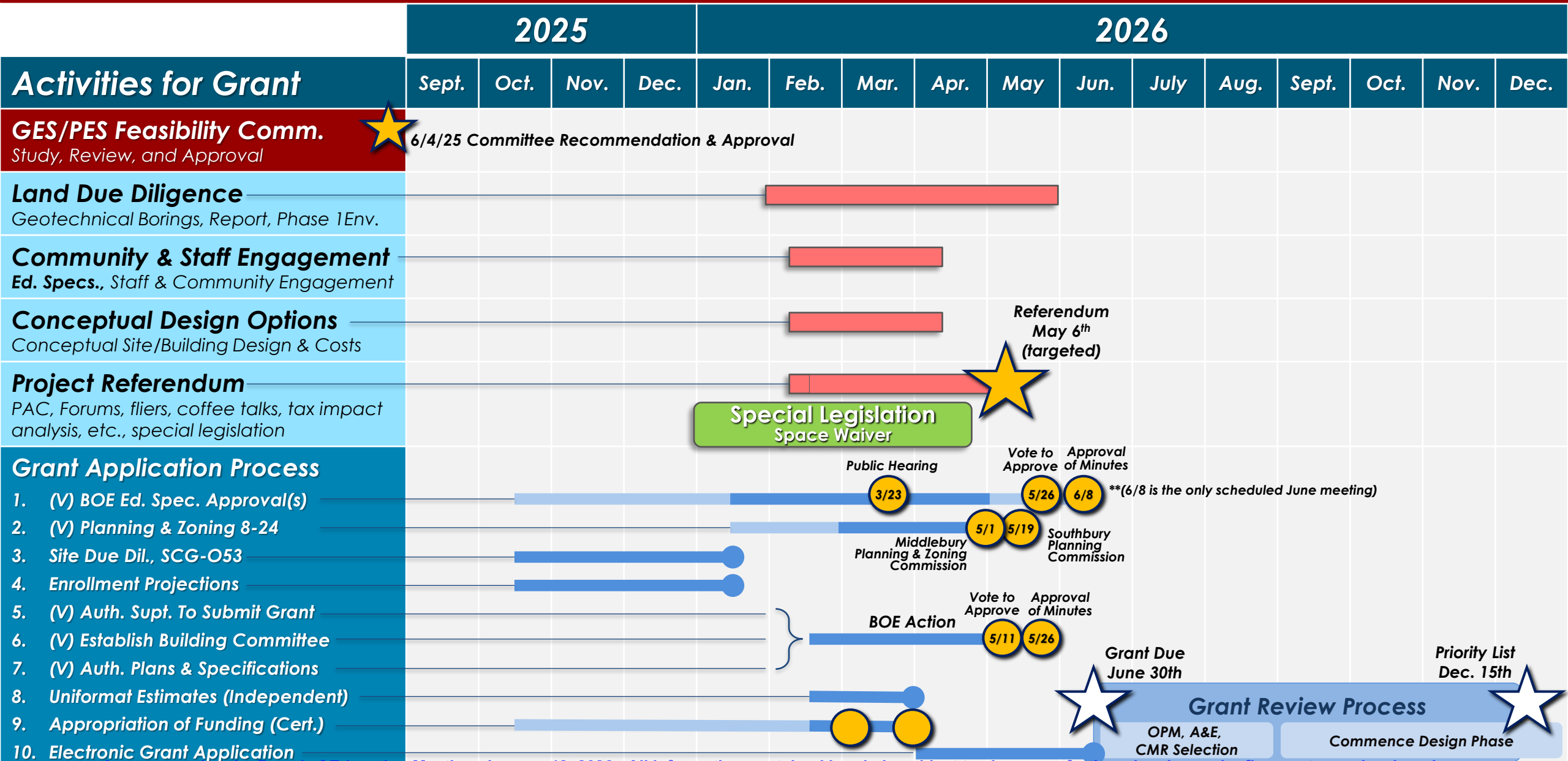
Kettletown Road



Other Considerations

- Calvary Fellowship willing to discuss easement/land purchase.
Requires: need: Site Survey, Appraisal (two ind. as req. by state), Attorney, & referendum
- Right of Way/Access Road ~ change in grade approximately 480' to 540' or 60 feet. At 7.5% ~ requires approximately 800 LF of road.
- Existing IBM site utilities ~ unknown conditions, no direct access to sewer.
- If interested, Next steps: (1) conversations with real estate & owner (2) site due diligence

MICRO SCHEDULE



As presented at the Board of Education Meeting January 12, 2026. All information contained herein is subject to change as further planning and refinements are developed.

MICRO SCHEDULE - Checklist



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June 4, 2025 – Committee Recommendation & Approval	GES/PES Feasibility Comm. - Study, Review, and Approval
(Complete)	Enrollment Projections
January - February 2026	Site Due Dil., SCG-O53
January 12, 2026	Tecton Architects GES/PES Building Discussion
January 26, 2026	Enrollment Report / Superintendent Mid-Year
February 9, 2026	Board Retreat
February 23, 2026	Superintendent Budget Proposal
March - April 2026	Unifomat Estimates (Independent)
March - April 2026	Appropriation of Funding (Cert.)
March 4, 2026	Budget Workshop
March 9, 2026	Bond Presentation
March 18, 2025	Budget Workshop
March 23, 2026	Public Hearing for School Construction Bond
March 25, 2026	Public Hearing for School Budget / BOF Meeting
April 6, 2026	Adopt Region 15 Budget to send to Referendum
April 27, 2026	Regular Meeting
April - May 2026	(V) Planning & Zoning 8-24
May 6, 2026	Project Referendum - PAC, Forums, fliers, coffee talks, tax impact analysis, etc., special legislation
May 11, 2026 – BOE Vote to Approve May 26, 2026 – BOE Vote to Approve Meeting Minutes	(V) BOE Ed. Spec. Approval(s)
May 11, 2026 – BOE Vote to Approve May 26, 2026 – BOE Vote to Approve Meeting Minutes	(V) Auth. Supt. To Submit Grant (V) Establish Building Committee (V) Auth. Plans & Specifications
June 30, 2026	Electronic Grant Application


Grant
Application
Process


BOE
Meetings &
Activities


Grant
Project
Categories


Major
Events

PES – New vs. RNV Cost Analysis (Existing site, 1/9/26)



Renovate as New PES (PK-5)

504 Students, Prop. Area ~95,094 GSF
State Reimbursable Area ~ 69,220 GSF
Existing ~ 66,079 GSF

*With
Space Waiver*

Project Summary	
OGA Max. Area Allowed	63,795
OGA Gross Floor Area (8.5% gross up)	69,220
Proposed Building - Gross Floor Area	95,094
Construction Cost Summary	
Demolition	\$3,620,000
Site Development	\$7,840,000
New Construction (Building only)	\$26,320,000
Building Renovations (Existing - to meet RNV Req.)	\$27,460,000
Sustainability / Energy Enhancements	\$5,910,000
Subtotal	\$71,150,000
Other Project Costs	\$17,730,000
Cost Escalation (4.5 years)	\$24,350,000
Total Project Costs	\$113,230,000
Estimated Total Cost to RSD15	\$44,830,000

Note: Does not allow for significant changes to parking or traffic flow improvements

New Construction PES (PK-5), Existing ~ 66,079 GSF

504 Students, Prop. Area ~95,094 GSF
State Reimbursable Area ~ 69,220 GSF
Existing ~ 66,079 GSF

Project Summary	
OGA Max. Area Allowed	63,795
OGA Gross Floor Area (8.5% gross up)	69,220
Proposed Building - Gross Floor Area	95,094
Construction Cost Summary	
Demolition	\$4,280,000
Site Development	\$8,840,000
New Construction (Building only)	\$58,480,000
Building Renovations (Existing - to meet RNV Req.)	\$0
Sustainability/Energy Enhancements	\$5,910,000
Subtotal	\$77,510,000
Other Project Costs	\$16,660,000
Cost Escalation (3 years)	\$18,130,000
Total Project Costs	\$112,300,000
Estimated Total Cost to RSD15	\$42,910,000

GES – New vs. RNV Cost Analysis

(Existing site, 1/9/26)



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Renovate as New GES (PK-5)

504 Students, Prop. Area ~95,094 GSF

State Reimbursable Area ~ 69,220 GSF

Existing ~ 60,896 GSF

Project Summary	
OGA Max. Area Allowed	63,795
OGA Gross Floor Area (8.5% gross up)	69,220
Proposed Building - Gross Floor Area	95,094
Construction Cost Summary	
Demolition	\$3,390,000
Site Development	\$7,840,000
New Construction (Building only)	\$26,320,000
Building Renovations (Existing - to meet RNV Req.)	\$27,460,000
Sustainability / Energy Enhancements	\$5,910,000
Subtotal	\$70,920,000

Note: Does not allow for significant changes to parking or traffic flow improvements

Other Project Costs \$17,670,000

Cost Escalation (4.5 years) \$24,270,000

Total Project Costs \$112,860,000

Estimated Total Cost to RSD15 \$43,690,000

*With
Space Waiver*

New Construction GES (PK-5)

504 Students, Prop. Area ~95,094 GSF

State Reimbursable Area ~ 69,220 GSF

Existing ~ 60,896 GSF

Project Summary	
OGA Max. Area Allowed	63,795
OGA Gross Floor Area (8.5% gross up)	69,220
Proposed Building - Gross Floor Area	95,094
Construction Cost Summary	
Demolition	\$4,000,000
Site Development	\$8,840,000
New Construction (Building only)	\$58,480,000
Building Renovations (Existing - to meet RNV Req.)	\$0
Sustainability/Energy Enhancements	\$5,910,000
Subtotal	\$77,230,000

Other Project Costs \$16,610,000

Cost Escalation (3 years) \$18,070,000

Total Project Costs \$111,910,000

Estimated Total Cost to RSD15 \$42,760,000

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ELEMENTARY SCHOOLS**

POMPERAUG REGIONAL SCHOOL DISTRICT 15

Board of Education Meeting ~ 1. 12. 2026

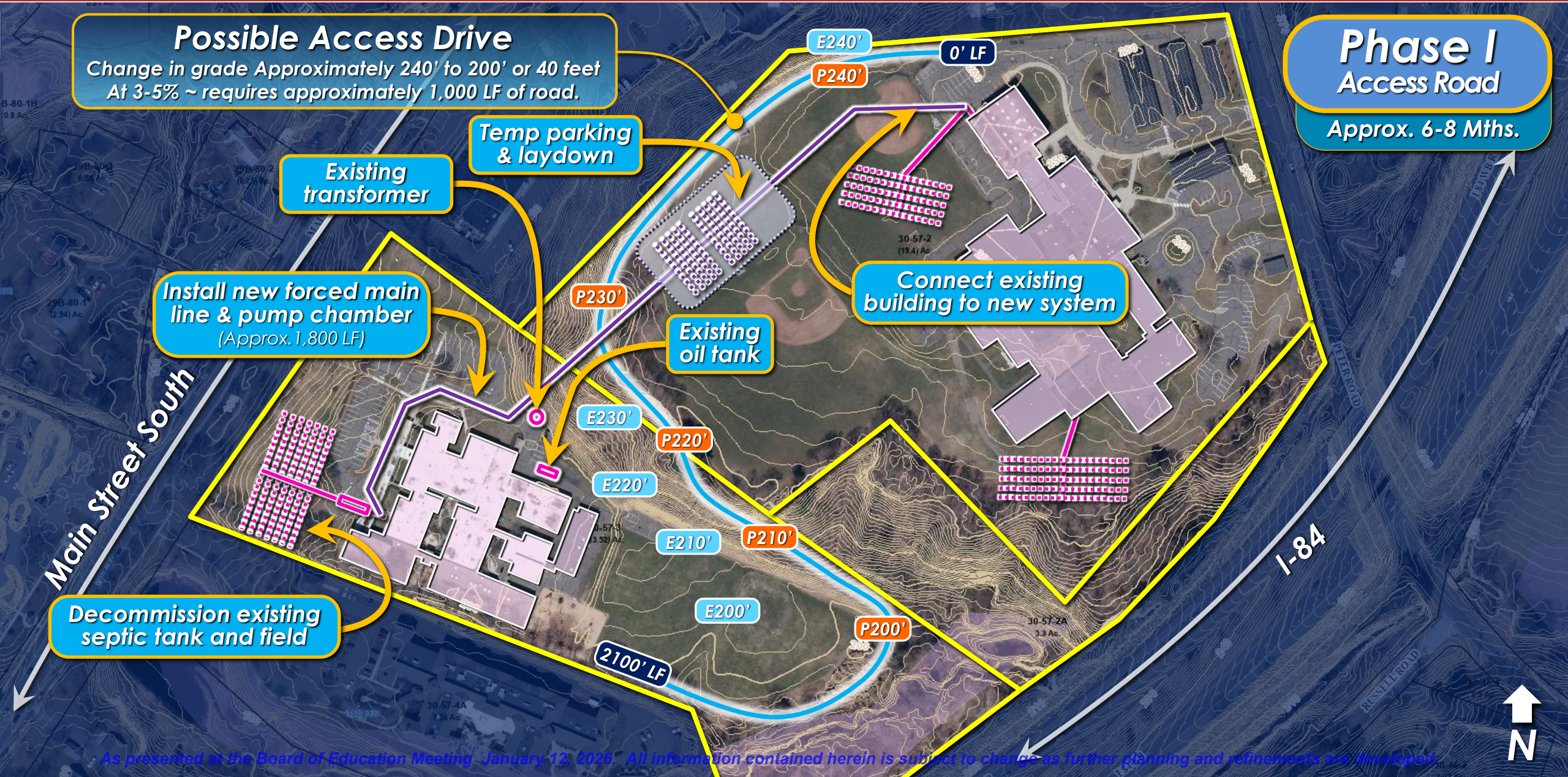


POMPERAUG ELEMENTARY SCHOOL

Updated 11/10/2025



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POMPERAUG ELEMENTARY SCHOOL

Alternate Road – 1/9/2026



Phase I
Access Road
Approx. 6-8 Mths.

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

Options Development / RNV vs. New – Utilizing existing site(s)



Category	RNV	New	Comments
Duration / Disruption			Logistics, Impact on Education
Building Location			Location on existing site
Parent / Bus Drop			Site Improvements, Separation
Outdoor Amenities			Fields, Classrooms, Play
Safety / Security			Site, Building, Visibility
Phasing			Moving, Logistics, Site Impact
Core Facilities			Size, Placement, Amount/Type
Initial Cost			Tax Impact, State Reimbursement
Operating Costs			Sustainability, Efficiency