

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, January 12, 2026

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
Dr. Sally Romano
Mr. Steve Suriani

PRESENT: Mr. Joshua Smith, Superintendent of Schools
Mr. Joe Martino, Director of Finance
Mr. Jeff Wyszynski, Tecton Architects
Ms. Antonia Ciaverella, Tecton Architects
Mr. Matt Miller, Silver Petrucelli Architects
Mr. Michael Chambers, Silver Petrucelli Architects

Ms. Manzo called the January 12, 2026, Regular Meeting of the Board of Education to order at 7:32 p.m. and the Pledge of Allegiance was recited.

Miss Victoria Datlow reported Pomperaug High midterms begin Friday, January 16, 2026. Key Club recently participated in a community service project making blankets for the Whiskers Pet Shelter.

Upon a motion by Ms. Cavallo, seconded by Dr. Romano
IT WAS VOTED

"to approve the December 8, 2025, regular meeting minutes 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".

Call to Order
Pledge of Allegiance

Student Representatives

Approval of Minutes

Mr. Matt Miller and Mr. Michael Chambers, Silver Petrucelli Architects presented to the board an overview of the Long Meadow Elementary roofing project. The project proposes a full roof replacement, including both flat and pitched sections, upgraded insulation to meet current energy codes, new drains, gutters, and fixtures, and installation of solar photovoltaic panels on the flat roofs. (Attachment 1). By their calculations, the solar panel investment will pay for itself in just over three years.

Tecton Architects presented an updated site evaluation and project schedule in response to questions from the prior meeting. Mr. Wyszynski reviewed the comprehensive site scoring matrix used to evaluate ten potential locations (including the two existing school sites), explaining the criteria such as topography, environmental concerns, demolition needs, acquisition, utilities, traffic, location within the district, and community impact. Based on this analysis, the highest-scoring options remain the existing school sites and Roxbury Road. Tecton Architects reaffirmed that the existing school sites remain the most viable options, that the district is still on track for a potential May referendum, and that ongoing engagement, updates, and clarity of next steps will be critical moving forward. (Attachment 2). Ms. Manzo confirmed that several options, including the Roxbury Road property and the portion of the 220-acre STS property outside of the personnel village, are not available to the Region.

Ms. Dwyer reported that the Policy and Curriculum Committee met for first time under its new schedule and will now meet once a month for 90 minutes. The committee reviewed six policies, including discussion about removing one policy from the policy manual, with next steps to be clarified. The committee decided it will not meet in February due to the professional development. The next meeting will be at the end of March 9, 2026.

Ms. Cavallo reported the facilities update was covered earlier in the roofing study presentation, which will be followed by a vote later on in the agenda.

Ms. Attick reported the PTO Advisory group had a productive discussion covering several topics on January 8th. The conversation began with the roof leaks at PES, which led into discussion about air quality, the work that has been completed, the availability of the air quality report, and the placement of air purifiers in the fifth-grade wing classrooms. The committee also had an in-depth discussion about the PES/GES new school projects. The next meeting is scheduled for Thursday, February 5th at 9:30 a.m.

LMES Roofing Project

GES/PES Building Update

Policy & Curriculum Committee

Building Committee

PTO Advisory

Mrs. Rodgers shared feedback after attending the RMS full-school concert on Saturday, noting it was a successful trial run with a full auditorium, newly refurbished seating, and strong student performances, though parking was challenging due to multiple events.

Mr. Suriani requested that during the upcoming budget season, the administration present information addressing special education spending and performance gaps among high-needs students. Using recently released Next Generation accountability data, it was noted that Region 15 is identified as an outlier in English language arts, math, and science due to larger-than-average performance gaps between high-needs and non-high-needs students. It was also noted that the district spends a higher percentage of its budget on special education than the state average, while several comparison districts show smaller gaps. Mr. Suriani asked for an explanation of the factors contributing to these trends and how district resources, including the new data analyst position, are being or could be used to improve outcomes for high-needs students.

Mr. Jason Andrews, a Southbury resident, parent of students at PES and RMS, and former member of the PES/GS Feasibility Committee, addressed the board. He introduced a new community organization, the *Region 15 KIDS Alliance* (Keep Improving District Schools).

Upon a motion by Mrs. Rodgers, seconded by Ms. Cavallo,
IT WAS VOTED

“to approve the final design and cost estimates for the LMES Roofing Project” 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”.

Upon a motion by Mrs. Rodgers, seconded by Ms. Cavallo,
IT WAS VOTED

“to approve the final education specifications for the LMES Roofing Project” 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”.

Upon a motion by Ms. Dwyer, seconded by Mr. Marks,
IT WAS VOTED

“to approve new PHS course World Language Spanish IV – Cultural Identity” 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”.

Board Member Comments

Comments from Citizens

Motion Made and Passed

Motion Made and Passed

Motion Made and Passed

Upon a motion by Ms. Dwyer, seconded by Mr. Suriani

A VOTE WAS MADE

"to approve the revised PHS Course Mathematics – ECE College Algebra" and passed with Ms. Attick, Ms. Cavallo, Mr. 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. Dwyer, seconded by Mr. Suriani

IT WAS VOTED

"to approve new PHS Advanced Placement US Government and Politics textbook title: *American Government – Stories of a Nation*" 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".

Motion Made and Passed

A motion was made by Mrs. Rodgers and seconded by Ms. Cavallo

"to approve that the Board of Education focus on Recommendation #2 (two schools on the existing Region 15 properties) of the GES/PES Feasibility Committee and authorize the Administration to initiate the process for developing draft language for May 2026 referendum"

Motion Made and Passed

IN DISCUSSION

Board members reiterated a desire to move a project forward for a 2026 referendum. Some board members expressed gratitude in taking the time to address remaining questions prior to a vote. Several asked several clarifying questions, such as whether tonight's vote would authorize the administration to proceed working with a partner to develop a website (it would). Several board members emphasized the importance of making key information easily available to the public.

IT WAS VOTED

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".

Ms. Manzo announced the future meetings:

- Monday, January 26, 2026, Finance and Facilities Committee Meeting, Pomperaug High School Media Center, 6:30 p.m.
- Monday, January 26, Regular Meeting of the Board of Education, Pomperaug High School Media Center, 7:30 p.m.

Announcement of Future Meetings

Upon a motion by Mrs. Rodger, seconded by Ms. Cavallo

IT WAS VOTED

Adjourn

Regular Meeting of the Region 15 Board of Education January 12, 2026

"to adjourn the January 12, 2026, regular meeting of the Board of Education at 9:19 p.m." 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".

Educational Specification for Board of Education Roof Replacement

Project: Roof Replacement, Long Meadow Elementary School,
65 N Benson Rd, Middlebury, CT 06762

1. RATIONALE:

The long range plan for the district shows the Long Meadow Elementary School calling for a replacement of all of all roofing sections at the facility encompassing approximately 59,000 s.f.. The last roof replacement project was performed when the school was constructed in 1997 and the roofs are now 29 years old, clearly meeting/exceeding their life expectancy. There are numerous areas that the district has patched and repaired to help address leaks, as reported by Maintenance personnel, and it appears that numerous ongoing repairs are being continuously performed. Extensive interior and deck damage could be caused if the roofs are left un-replaced.

2. LONG – RANGE PLAN:

The districts school facilities provision call for a safe and appropriate learning environment for the students and staff. In order to comply with this aspect of the plan, it is required to replace all 59,000 s.f. of roof sections at Board of Education Facility.

3. THE PROJECT:

The project proposes the following components of its roof replacement project:

- Remove existing roofing, ballast, flashing, curbs, drains, etc. down to the existing 1 ½" metal deck and dispose of all materials. The existing roofs are mainly large flat open areas consisting of 2" insulation and a ballasted 4 ply Built up Roof over all roof portions.
- Remove existing asphalt shingles, flashings/drip edge, gutters & downspouts down to the existing wood fiber/cement decks and dispose of all materials.
- Install new roofing system with integrated flashings and drains for the entire roof area consisting of 59,000 s.f. The roofing system will be a 60 Mil EPDM placed over a mechanically fastened cover board & 5" rigid insulation with tapered rigid insulation achieving ¼"/ft minimum slope with walkway pads as required on all roofing surfaces.
- Install new asphalt shingles over ice & water shield on an insulated, vented deck over the existing wood fiber/cement decks.
- Minor interior ceiling tile replacement will be required due to persistent roof leaking, which will be handled by the district outside of the scope of the project.

- The current school includes grades K-5 and houses various classrooms, multi-purpose room, gymnasium, art rooms, music rooms, nurses office, main office, kitchen, cafeteria, custodial spaces, storage rooms, boiler rooms and administration offices.
- Environmental testing is not required.
- No FFE will be included in this project.

4. BUILDING SYSTEMS:

- Security: n/a
- Public Address: n/a
- Technology: n/a
- Phone System: n/a
- Clocks: n/a

5. INTERIOR BUILDING ENVIRONMENT:

- Acoustics: Ceilings: If ceiling tiles are damaged due to water infiltration from the roof, they will be replaced as part of the project.
- Lighting: n/a
- HVAC: All rooftop equipment will be left in place, new curbs installed, and reinstalled in their current location in order to satisfy roofing warranties.
- Plumbing: new storm piping may be required if drain location are relocated or if additional secondary drainage is required by code.
- Windows & Doors: n/a

6. SITE DEVELOPMENT:

- Site Acquisitions: n/a
- Parking: n/a
- Drives: n/a
- Walkways: n/a
- Outdoor Athletic Fields: n/a
- Landscaping: n/a
- Site Improvements: n/a

7. CONSTRUCTION BONUS REQUESTS:

Long Meadow Elementary School Facility is not eligible for a school construction bonus due to the project only being a roof replacement

- School Readiness: n/a
- Lighthouse School: n/a

- CHOICE: n/a
- Full Day kindergarten: n/a
- Reduced class size: n/a
- Regional Vo-ag Center: n/a
- Inter-District Magnet School: n/a
- Inter-District Cooperative School: n/a
- Regional Special Education Center: n/a

8. COMMUNITY USES:

The Board of Education Facility is designed for community use during school hours, before and after school hours and on some weekends throughout the school year and summer months.

The uses included but are not limited to include:

- PTO
- The Recreation Department
- Town Voting
- Summer Enrichment Programs
- Neighborhood and Town wide public meetings
- Boys & Girl scouts
- Community choral and other performing arts programs

Various and sometimes multiple areas are used for these functions.

Long Meadow Elementary School Roof

Estimated Cost of the Roof*	\$ 2,169,485.00
Solar Panel Costs	\$ 845,963.00
Total Project Cost	\$ 3,015,448.00
Federal Tax Credit on the solar 30%	\$ (128,696.00)
	\$ 2,886,752.00
Funding Sources	
Temporary Funding from Capital Reserve and Educational Expense	\$ 1,587,361.00
State of Connecticut Reimbursement	\$ (1,486,314.32)
General Fund Debit Service line	\$ 1,336,087.00
General Fund Capital Account	\$ 92,000.00

Estimated Funds Returned to Educational Expense at end of project \$ 1,529,133.68

*This included \$154,212 in contingency

Photovoltaic Project at Long Meadow Elementary School Payback Period

System Size (kW DC):	215.04
AC Array Output (kWh):	273,977.17
Savings:	\$61,864.05

Estimated Construction Cost:	\$845,963
Time for Construction Costs to Offset Without Reimbursement (Years):	13.67455033

Estimated Reimbursement Rate:	49.29%
Actual Cost With Reimbursement:	\$428,987.84
Time for Construction Costs to Offset With Reimbursement (Years):	6.934364473

Federal Tax Credit of 30%:	\$128,696
Actual Cost With Reimbursement & Federal Tax Credit:	\$300,291.49
Time for Construction Costs to Offset With Reimbursement (Years):	4.854055131

Maximum # of RECs from Eversource per Year (15 Years)	232
Eversource Bid Purchase Price per REC	\$145
Potential Cost Savings per Year (15 Years) With NRES Application:	\$33,640
Time for Construction Costs to Offset With Reimbursement & Benefits (Years):	3.144280281



SILVER PETRUCELLI + ASSOCIATES

3190 WHITNEY AVENUE HAMDEN CT 06518
 311 STATE STREET NEW LONDON CT 06320
 203 230 9007 silverpetrucelli.com

Roof Replacement & Photovoltaic Project at Long Meadow Elementary School

05-Jan-25

65 North Benson Road, Middlebury, Connecticut 06762

Owner: Region 15 Board of Education

JOB NO:25.205

OPINION OF PROBABLE CONSTRUCTION COST
58,602 (SQUARE FEET)

SINGLE PLY EPDM MEMBRANE + 215KW BALLASTED PHOTOVOLTAIC SYSTEM

CT STATE PROJECT # XXX-XXXX RR PV

SECTION NUMBER	WORK CATEGORIES	QTY.	UNIT	MATERIAL COST		LABOR COST		ALLOWANCE	TOTAL \$	CT INELIGIBLE
				UNIT \$	TOTAL	UNIT \$	TOTAL			
	OTHER COSTS									
	STATE PERMIT FEE (.26 PER 1,000)	1	LS					\$695.20	\$695	\$695
								\$695		\$695
	OTHER SUB-TOTAL									
	DIVISION TWO									
	DUMPSTERS	15	EA	\$1,000.00	\$15,000				\$15,000	\$0
	DEMO EXISTING ROOF INSULATION	33,789	SF		\$0	\$1.25	\$42,236		\$42,236	\$0
	DEMO EXISTING ASPHALT SHINGLE ROOFS	24,813	SF			\$2.50	\$62,033		\$62,033	\$0
	DEMO- MISC. ROOF ACCESSORIES	1	LS					\$5,000.00	\$5,000	\$0
	DEMO - WOOD BLOCKING	2,089	LF	\$0.00	\$0	\$3.00	\$6,267		\$6,267	\$0
	DEMO - METAL FLASHING	2,089	LF			\$4.00	\$8,356		\$8,356	\$0
	CRANE RENTAL	1	LS				\$10,000.00		\$10,000	\$0
	DIVISION TWO SUB-TOTAL							\$148,892		\$0
	DIVISION FIVE									
	METAL FLASHING	3,482	LF	\$15.00	\$52,230	\$8.00	\$27,856		\$80,086	\$0
	SAW CUTTING FOR REGLETS & METAL	524	LF	\$4.45	\$2,332	\$4.00	\$2,096		\$4,428	\$0
	FASCIA & INSECT SCREEN	774	LF	\$4.50	\$3,483	\$2.00	\$1,548		\$5,031	\$0
	5% TOTAL DECK REPLACEMENT ALLOWANCE	1	EA				\$15,000		\$15,000	\$15,000
	DIVISION FIVE SUB-TOTAL							\$104,545		\$15,000
	DIVISION SIX									
	PERIMETER WOOD BLOCKING	2,089	BF	\$3.00	\$6,267	\$2.00	\$4,178		\$10,445	\$0
	DIVISION SIX SUB-TOTAL							\$10,445		\$0
	DIVISION SEVEN									
	BASE LAYER INSULATION (5" THICK)	58,602	SF	\$4.00	\$234,408	\$3.00	\$175,806		\$410,214	\$0
	1/4" TAPERED INSULATION	10,257	SF	\$4.00		\$3.00	\$30,771		\$30,771	\$0
	1/2" TAPERED INSULATION CRICKETS	5,200	SF	\$4.00	\$20,800	\$3.50	\$18,200		\$39,000	\$0
	COVERBOARD	33,789	SF	\$2.00	\$67,578	\$1.50	\$50,684		\$118,262	\$0
	EPDM ROOFING MEMBRANE	33,789	SF	\$3.00	\$101,367	\$3.00	\$101,367		\$202,734	\$0
	ASPHALT SHINGLES	24,813	SF	\$5.00	\$124,065	\$2.50	\$62,033		\$186,098	\$0
	ICE & WATER MEMBRANE	49,626	SF	\$1.50	\$74,439	\$2.50	\$124,065		\$198,504	\$0
	PLYWOOD SHEATHING	24,813	SF	\$3.50	\$86,846	\$2.50	\$62,033		\$148,878	\$0
	VENT STACKS	6	EA	\$25.00	\$150	\$60.00	\$360		\$510	\$0
	PITCH POCKET	24	EA	\$25.00	\$600	\$25.00	\$600		\$1,200	\$0
	WALKWAY PADS	1,750	SF	\$2.00	\$3,500	\$3.00	\$5,250		\$8,750	\$0
	SEALANTS	1	LS						\$5,000	\$0
	MISC ROOF ACCESSORIES	1	LS						\$10,000	\$0
	ADHESIVES	1	LS						\$5,000	\$0
	SLIP SHEETS	1	LS						\$10,000	\$0
	DIVISION SEVEN SUB-TOTAL							\$1,374,920		\$0
	DIVISION FIFTEEN									
	ROOF DRAIN & SUMP	20	EA	\$450.00	\$9,000	\$350.00	\$7,000		\$16,000	\$0
	ROOF SCUPPER	17	EA	\$1,000.00	\$17,000	\$600.00	\$10,200		\$27,200	\$0
	METAL GUTTERS & DOWNSPOUTS	1	LS						\$25,000	\$0
	DIVISION FIFTEEN SUB-TOTAL							\$68,200		\$0
	DIVISION TWENTY SIX									
	PV PANELS:	1	LS	\$130,000.00	\$130,000				\$130,000	\$0
	INVERTERS:	1	LS	\$65,000.00	\$65,000				\$65,000	\$0
	RACKING:	1	LS	\$32,500.00	\$32,500				\$32,500	\$0
	MISCELLANEOUS ELECTRICAL COMPONENTS:	1	LS	\$100,000.00	\$100,000				\$100,000	\$0
	INTERCONNECTION & COMMISSIONING:	1	LS	\$35,000.00	\$35,000				\$35,000	\$0
	DIRECT INSTALL LABOR:	1	LS			\$250,000.00	\$250,000		\$250,000	\$0
	DIVISION TWENTY SIX SUB-TOTAL							\$612,500		\$0
	SUBTOTAL =								\$2,320,197	\$15,695
	GEN. CONDITIONS							10.00%	\$232,020	\$1,570
	OVERHEAD & PROFIT							10.00%	\$232,020	\$1,570
	Subtotal								\$2,784,236	
	CONSTRUCTION TOTAL =								\$2,784,236	\$18,834
	A/E FEES =								\$92,000	\$622
	CONTINGENCY = .5%								\$139,212	\$139,212
	GRAND TOTAL								\$3,015,448	\$158,668

CONSTRUCTION COST PER SQUARE FOOT = \$47.51



SILVER PETRUCCELLI + ASSOCIATES

3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucelli.com

FINAL COST ESTIMATE TO BE APPROVED BY BUILDING COMMITTEE & BOARD OF EDUCATION IN JANUARY 2026

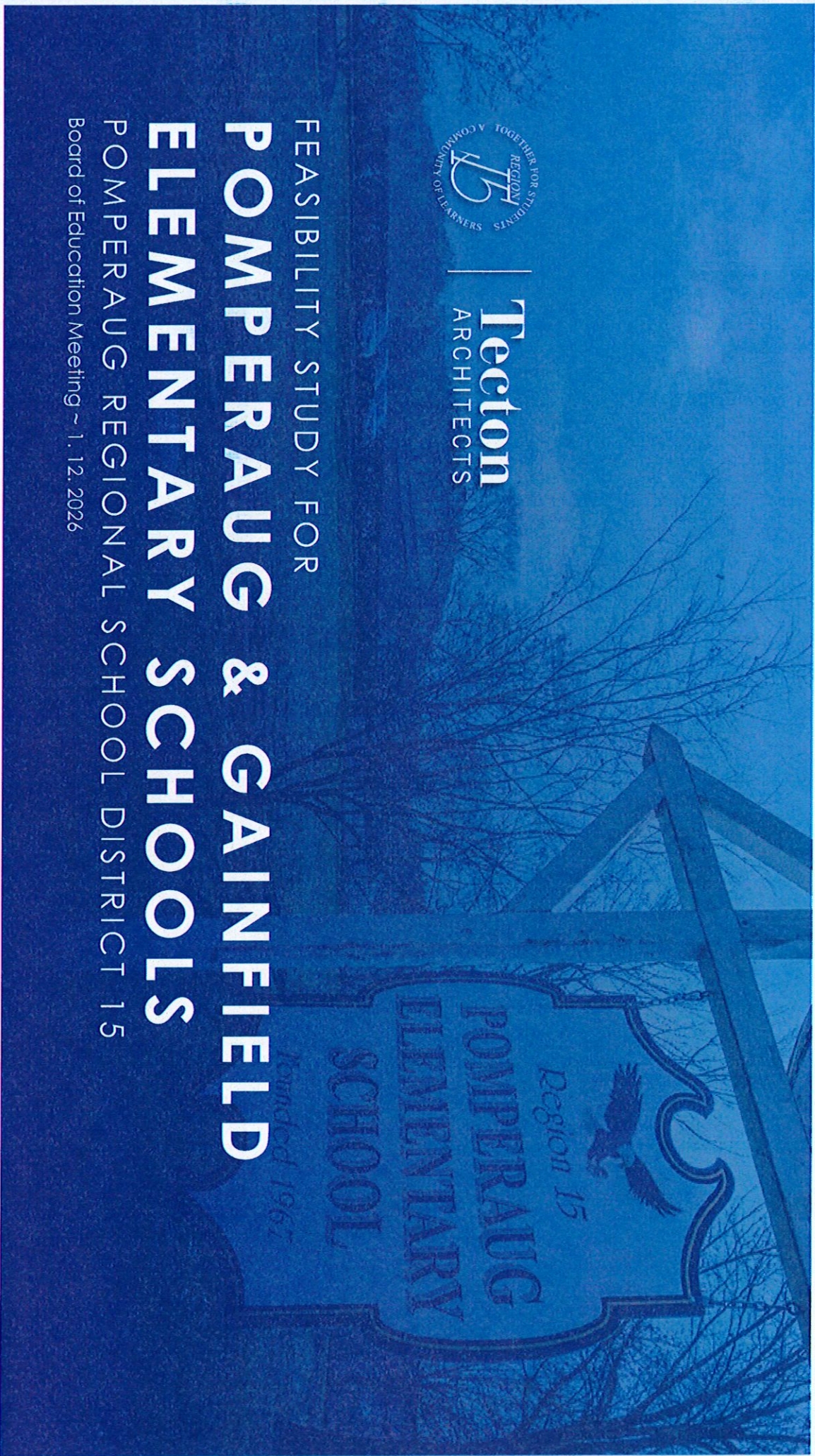


Tecton
ARCHITECTS

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

POMPERAUG REGIONAL SCHOOL DISTRICT 15

Board of Education Meeting ~ 1. 12. 2026

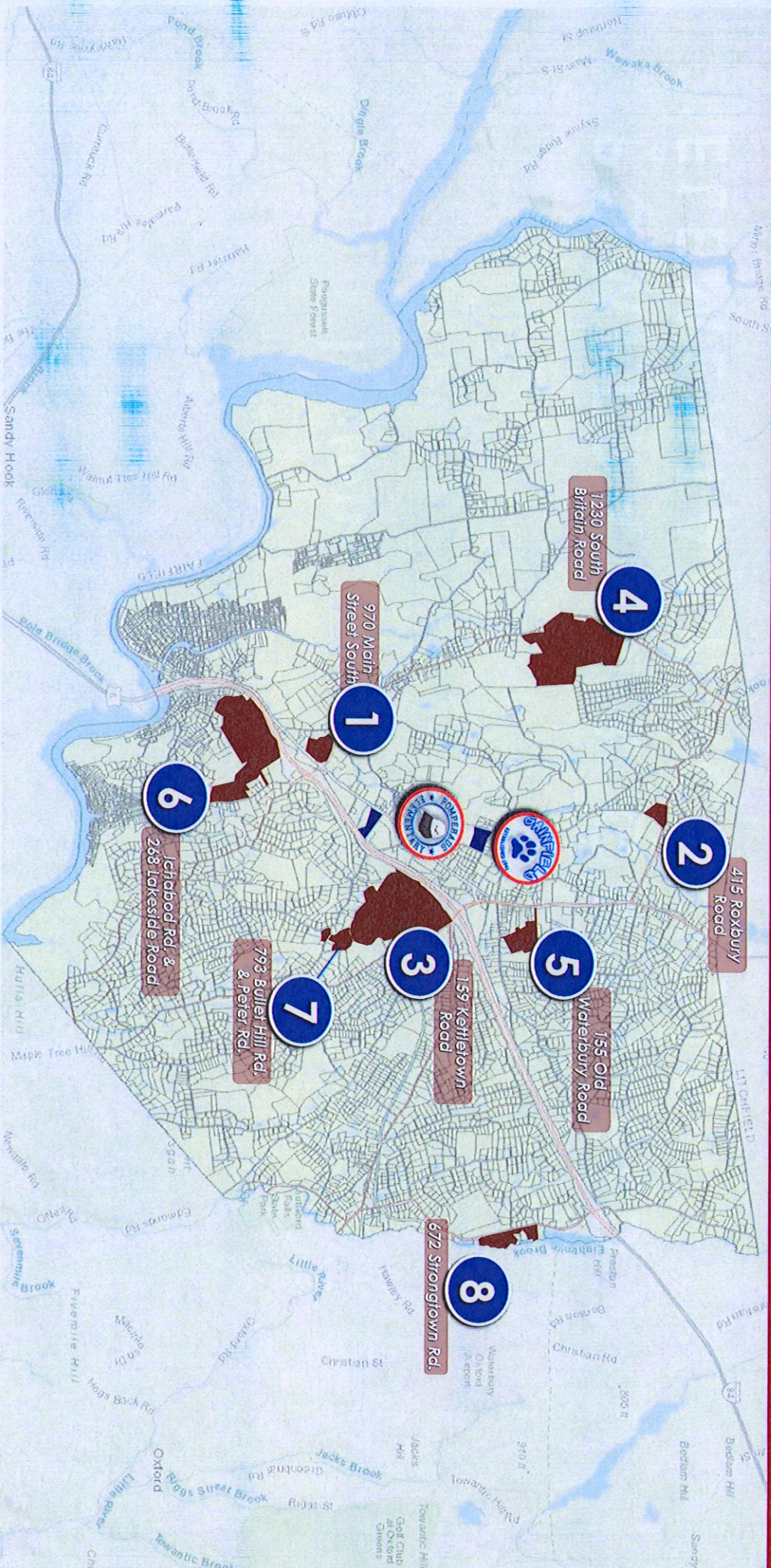


POTENTIAL PROPERTIES FOR REVIEW

Site Analysis – Possible properties SOUTHURY CT



Tecton
ARCHITECTS



Attachment 5

POTENTIAL PROPERTIES FOR REVIEW

Site Ratings – Possible properties

SOUTHBRURY CT



Tecton
ARCHITECTS

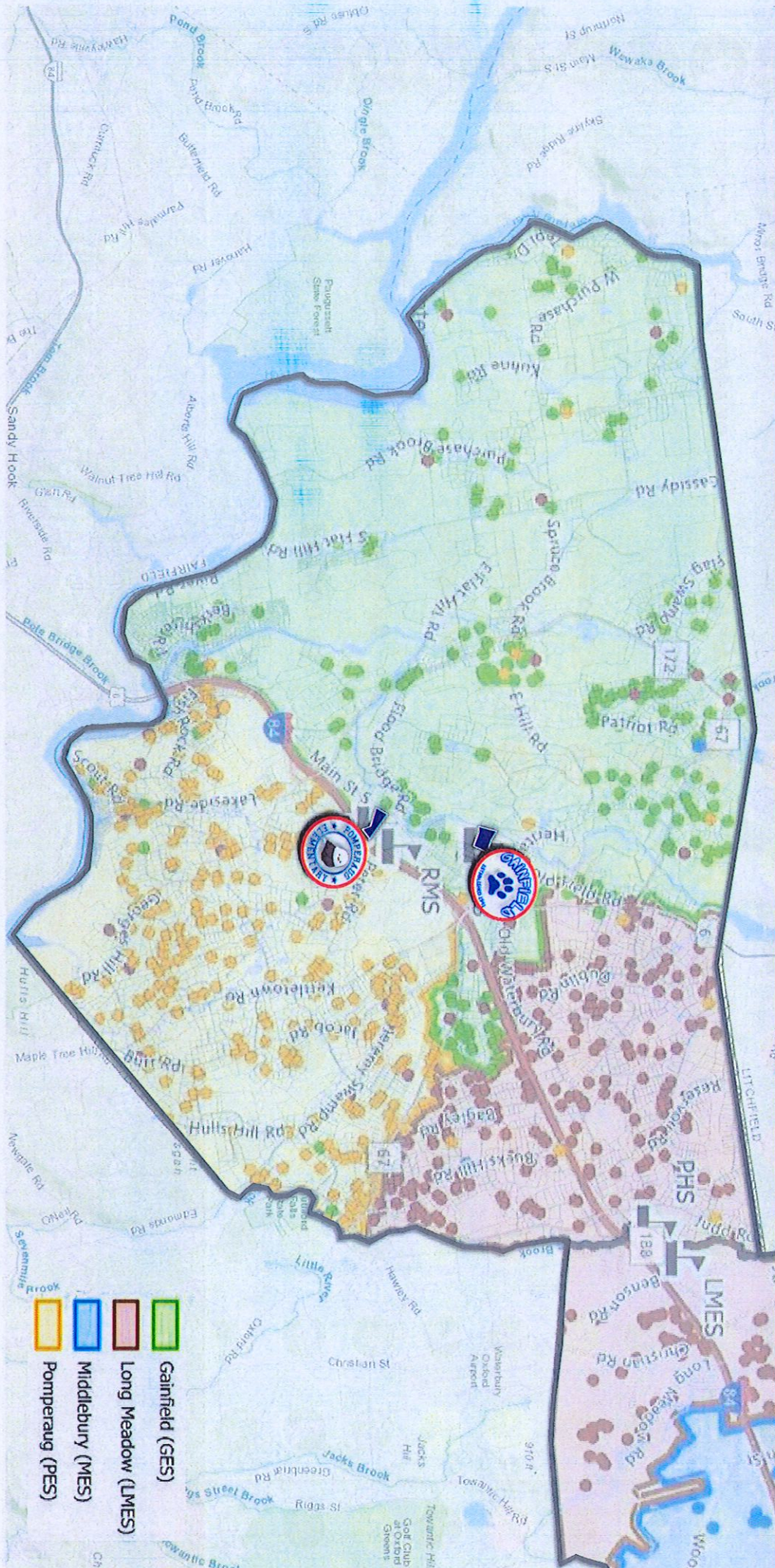
- Few Concerns (20+)
 Some Concerns (15-19)
 Significant Concerns (0-14)

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 Kettletown 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

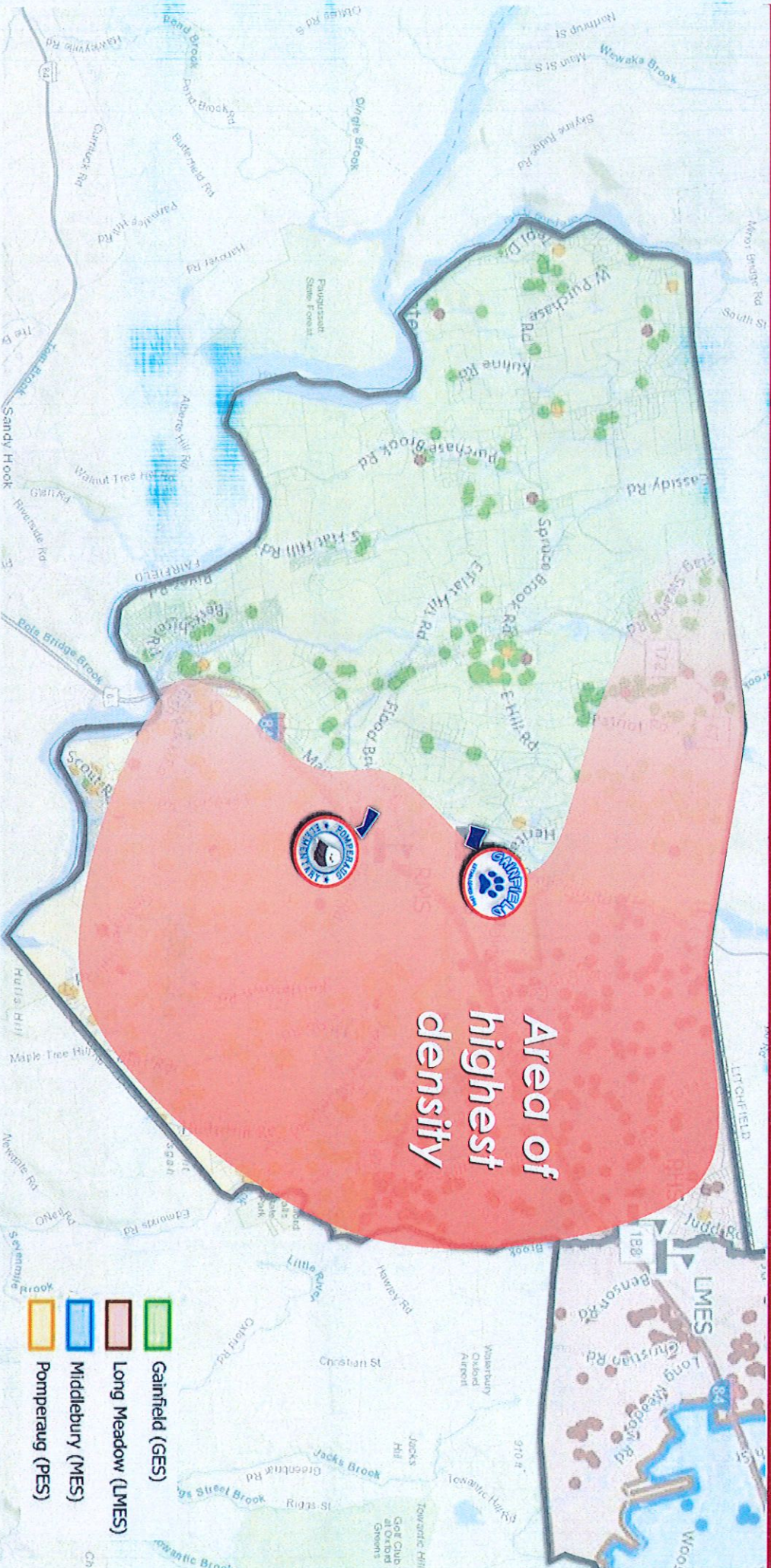
POTENTIAL PROPERTIES FOR REVIEW

Site Analysis – Possible properties SOUTHURY CT



POTENTIAL PROPERTIES FOR REVIEW

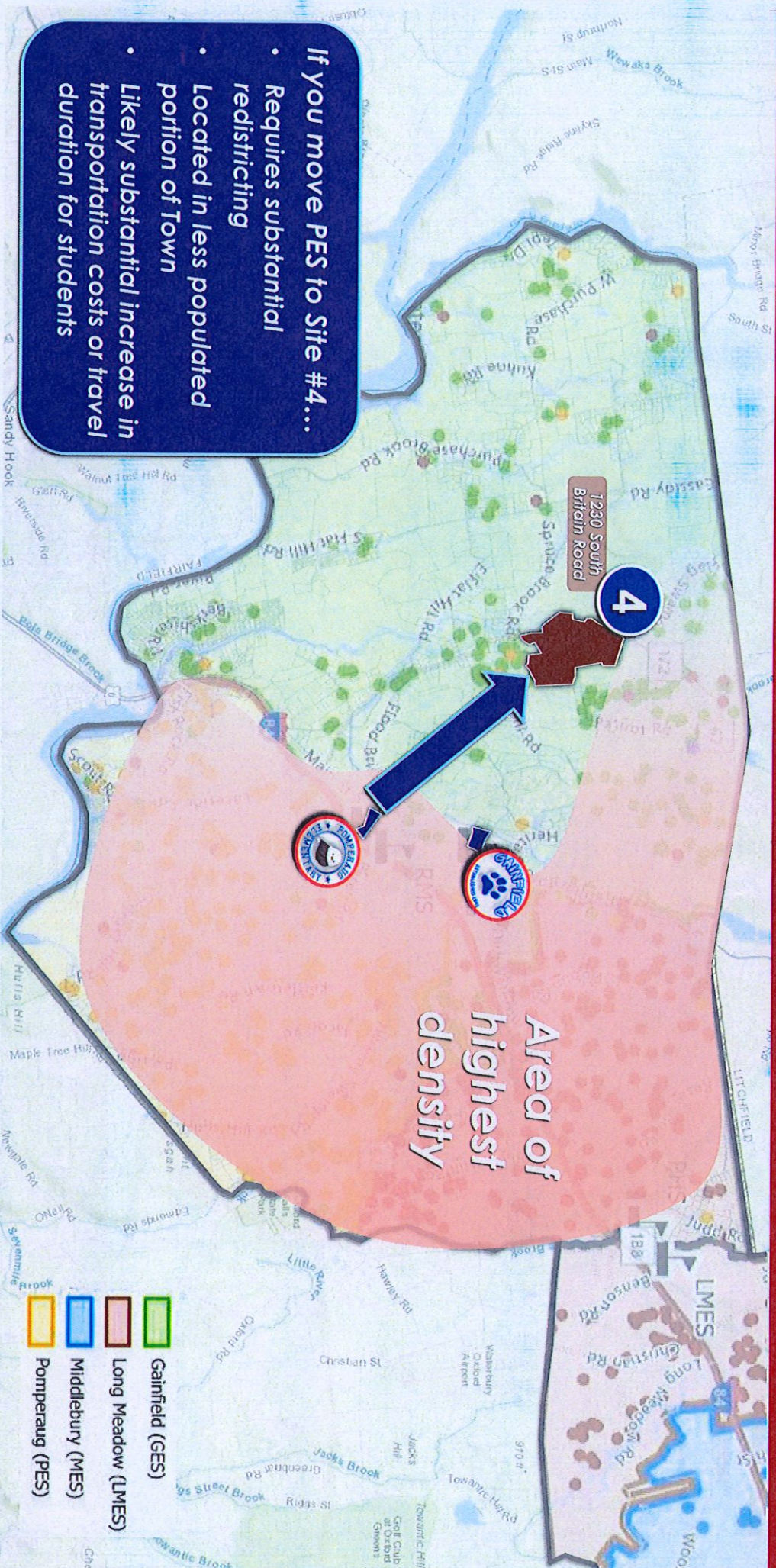
Site Analysis – Possible properties SOUTHURY CT



Site Analysis – Possible properties SOUTHURY CT



Tecton
ARCHITECTS



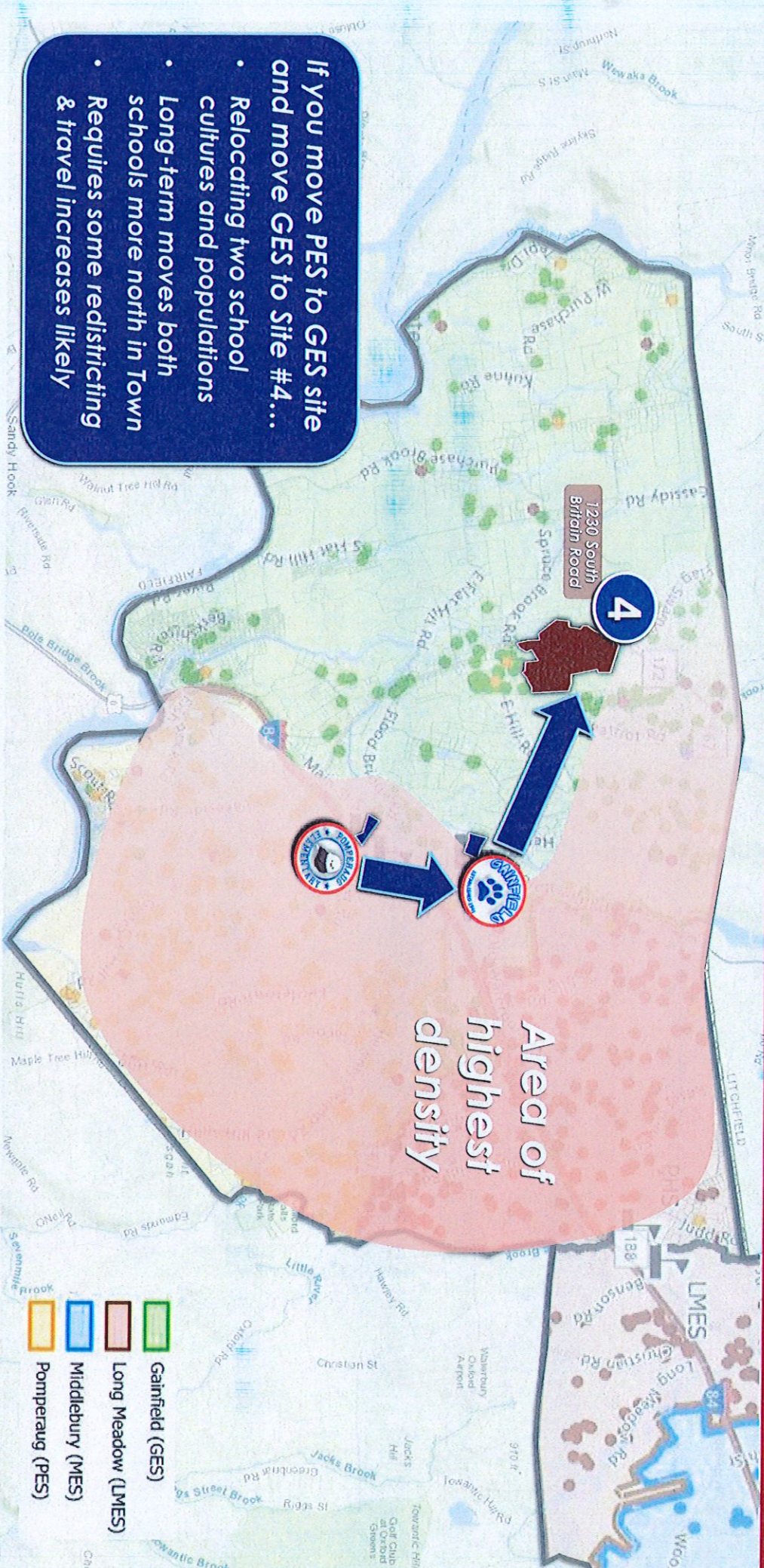
If you move PES to Site #4...

- 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



Tecton
ARCHITECTS



- 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

POTENTIAL PROPERTIES FOR REVIEW

1230 South Britain Road SOUTHURY CT

4



Tecton
ARCHITECTS



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

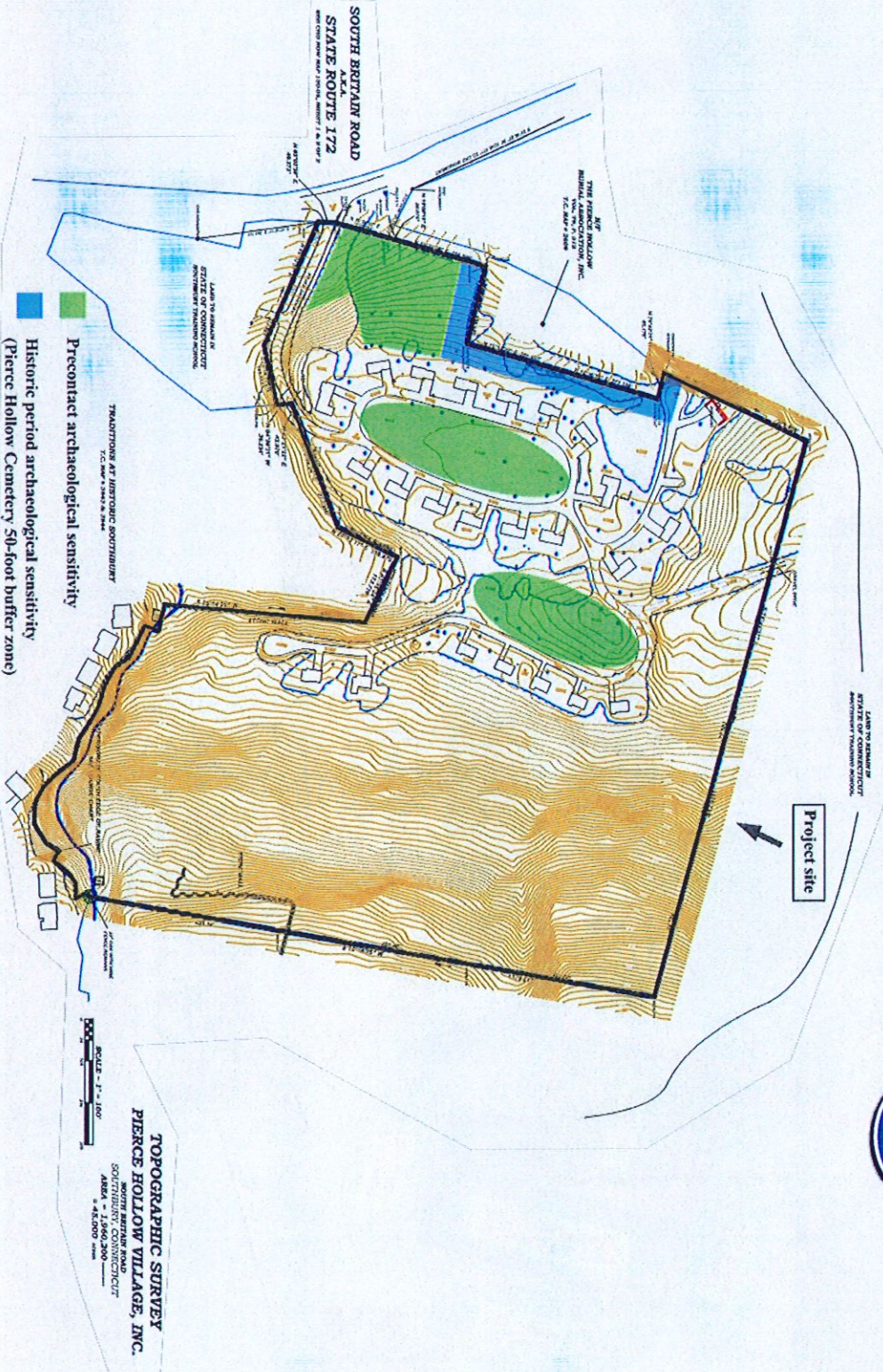
POTENTIAL PROPERTIES FOR REVIEW

1230 South Britain Road SOUTHURY CT

4



Tecton
ARCHITECTS



1230 South Britain Road SOUTHURY CT

4



Tecton
ARCHITECTS



Figure 3. Pierce Hollow Village Phase II Test Results.

159 Kettletown Road

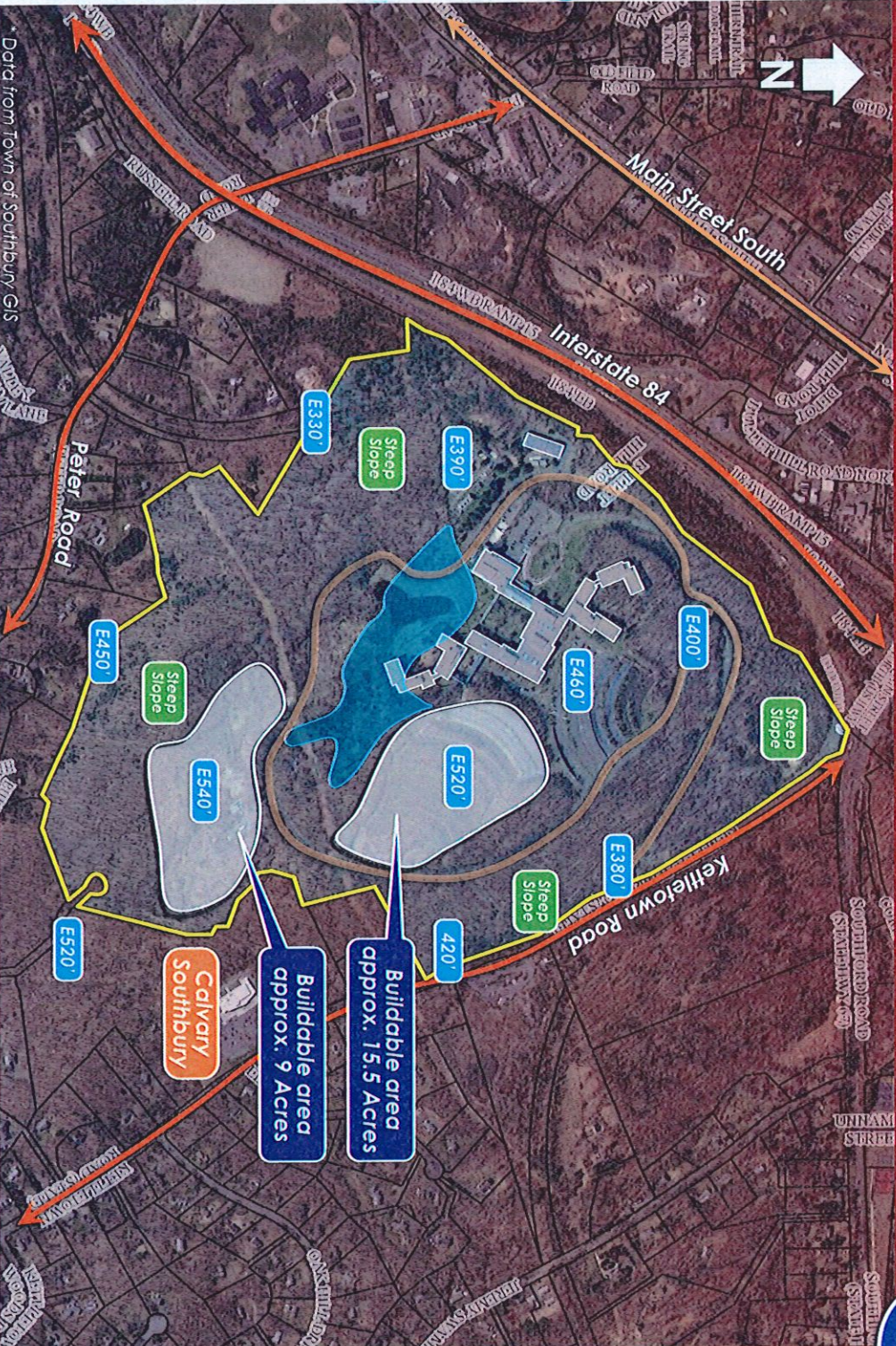
SOUTHBURY CT (IBM PROPERTY)

Updated 1.12.26

3



Tecton
ARCHITECTS



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



Tecton
ARCHITECTS



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 do not yet codify and are not shown on the Mapcode site.

Topic	Effective Date
Open Burning Ordinance	July 13, 2025
Ordinance to the Cottage Establishment for Cottage Temporary Services Voluntary Ordinance	July 13, 2025
Amendment to Zoning Regulations Adopting New Industrial Zone at 150 South Main Street	August 1, 2025
Amendment to Zoning Regulations Section 32 - Planned Developments	August 1, 2025

159 Kettletown Road

SOUTHBURY CT (BEHIND CALVARY CHURCH)
Updated: 1.12.26

3



Tecton
ARCHITECTS

Possible Access Drive

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

Buildable area
approx. 9 Acres

Calvary
Fellowship
E500'

E480'

E520'

E530'

E540'

E550'

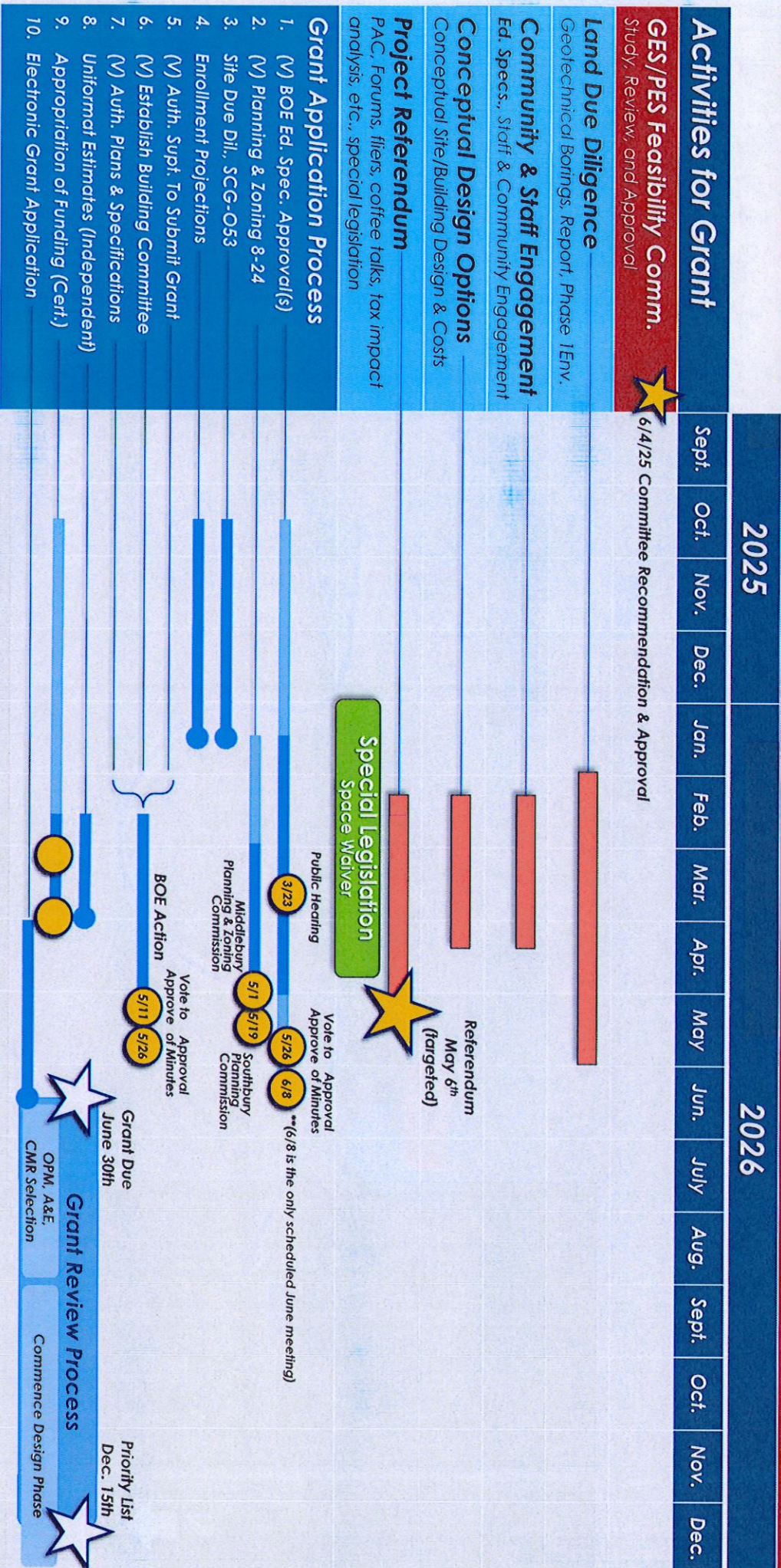
Other Considerations

- 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



Tecton
ARCHITECTS



MICRO SCHEDULE - Checklist



Tecton
ARCHITECTS

June 4, 2025 – Committee Recommendation & Approval (Complete)	GES/PES Feasibility Comm. - Study, Review, and Approval
January - February 2026	Enrollment Projections
January 12, 2026	Site Due Dil., SCG-O53
January 26, 2026	Tecton Architects GES/PES Building Discussion
February 9, 2026	Enrollment Report / Superintendent Mid-Year Board Retreat
February 23, 2026	Superintendent Budget Proposal
March - April 2026	Uniformat Estimates (Independent)
March - April 2026	Appropriation of Funding (Cert.)
March 4, 2026	Budget Workshop
March 9, 2026	Bond Presentation
March 18, 2026	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	(V) BOE Ed. Spec. Approval(s)
May 26, 2026 – BOE Vote to Approve Meeting Minutes	(V) Auth. Supt. To Submit Grant (V) Establish Building Committee (V) Auth. Plans & Specifications
May 11, 2026 – BOE Vote to Approve	
May 26, 2026 – BOE Vote to Approve Meeting Minutes	
June 30, 2026	Electronic Grant Application

-  Grant Application Process
-  BOE Meetings & Activities
-  Grant Project Categories
-  Major Events



Tecton
ARCHITECTS

PES – New vs. RNV Cost Analysis

(Existing site, 1/9/26)

Renovate as New PES (PK-5)

**With
Space Waiver**

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	\$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

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



Tecton
ARCHITECTS

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

Renovate as New GES (PK-5)

**With
Space Waiver**

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

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



Tecton
ARCHITECTS

FEASIBILITY STUDY FOR
**POMPERAUG & GAINFIELD
ELEMENTARY SCHOOLS**
POMPERAUG REGIONAL SCHOOL DISTRICT 15
Board of Education Meeting ~ 1. 12. 2026

Region 15
**POMPERAUG
ELEMENTARY
SCHOOL**
Founded 1967

POMPERAUG ELEMENTARY SCHOOL

Updated 11/10/2025



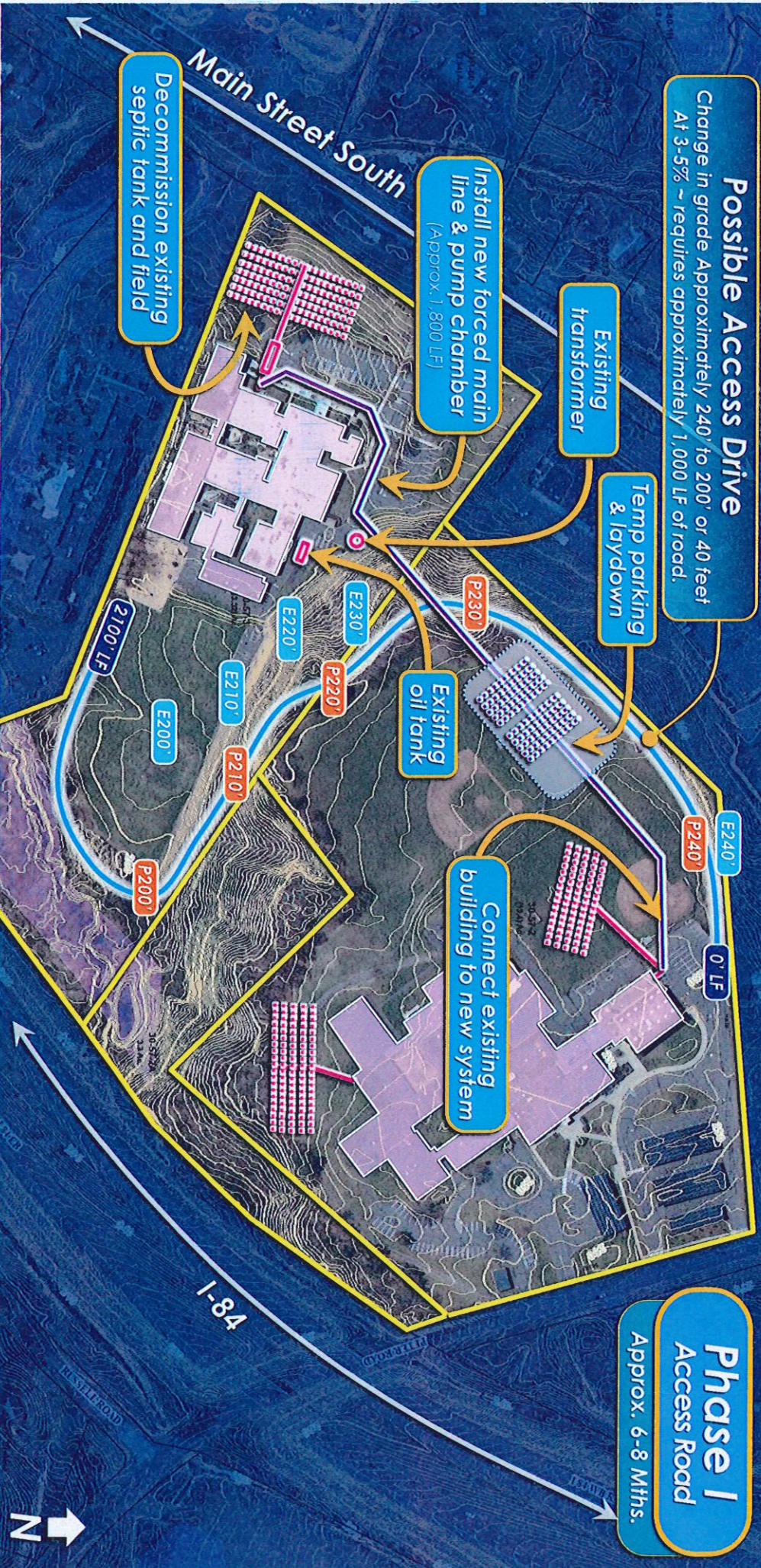
Tecton
ARCHITECTS

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.



POMPERAUG ELEMENTARY SCHOOL

Alternate Road - 1/9/2026



Tecton
ARCHITECTS



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



Tecton
ARCHITECTS

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

