

Special Meeting of the Region 15 Board of Education March 5, 2026

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

Special Meeting of the Board of Education

Thursday, March 5, 2026

7:00 p.m.

Pomperaug Elementary School Media Center

PRESENT: Ms. Sharon Attick (Absent)
Ms. Shannon Cavallo (Absent)
Ms. Heather Dwyer
Mr. John Jenusaitis
Ms. Marion Manzo, Chairperson

Mr. Tom Marks
Mr. Jeff Olsen (absent)
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
Mr. Barry Bernabe, Phoenix Advisors
Mr. John Michaels, Southbury Board of Finance
Ms. Vivian Templeton, Southbury Board of Finance
Ms. Lisa Koeper, Alternate, Southbury Board of Finance
Mr. Michael Carrington, Southbury Board of Finance
Mr. George Flaherty, Middlebury Board of Finance

Ms. Manzo called the March 5, 2026 Special Meeting of the Board of Education to order at 7:10 p.m. and the Pledge of Allegiance was recited.

Call to Order
Pledge of Allegiance

Mr. Wyszynski, Tecton Architects presented the Region 15 Proposed Building Project (Attachment 1). Mr. Bernabe, Phoenix Advisors, shared preliminary debt service projections. Discussion ensued between Board of Finance members and Board of Education members regarding the project.

Region 15 Proposed
Building Project

Upon a motion by Mrs. Rodgers, seconded by Dr. Romano,
IT WAS VOTED

Adjourn

“to adjourn the March 5, 2026th special meeting of the Board of Education at 8:43 p.m.” and passed with Ms. Dwyer, Mr. Jenusaitis, Ms. Manzo, Mr. Marks, Mrs. Rodgers, Dr. Romano and Mr. Suriani voting “aye”. Ms. Attick, Ms. Cavallo and Mr. Olsen were absent.

Respectfully submitted.
Mr. Thomas Marks

Special Meeting of the Region 15 Board of Education March 5, 2026

Board Secretary

Jennifer A. Meglio, Board Clerk



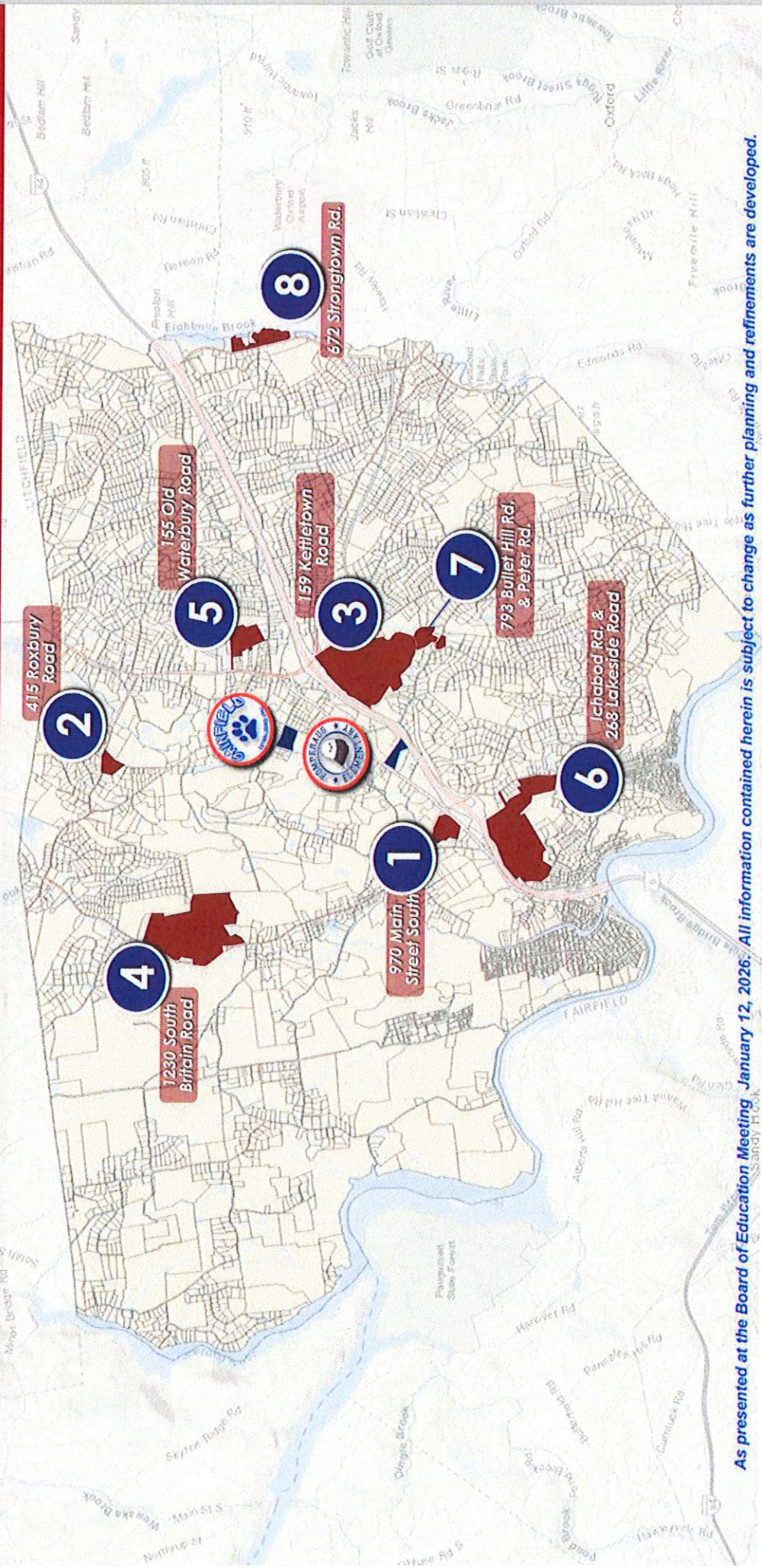
Region 15 Proposed Building Project

POTENTIAL PROPERTIES FOR REVIEW

Site Analysis – Possible properties SOUTHURY CT



Tecton
ARCHITECTS



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 Ratings – Possible properties

SOUTHURY 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 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	16
	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	14
	8 672 Strongtown Rd	Private	2	2	3	1	1	3	1	2	13

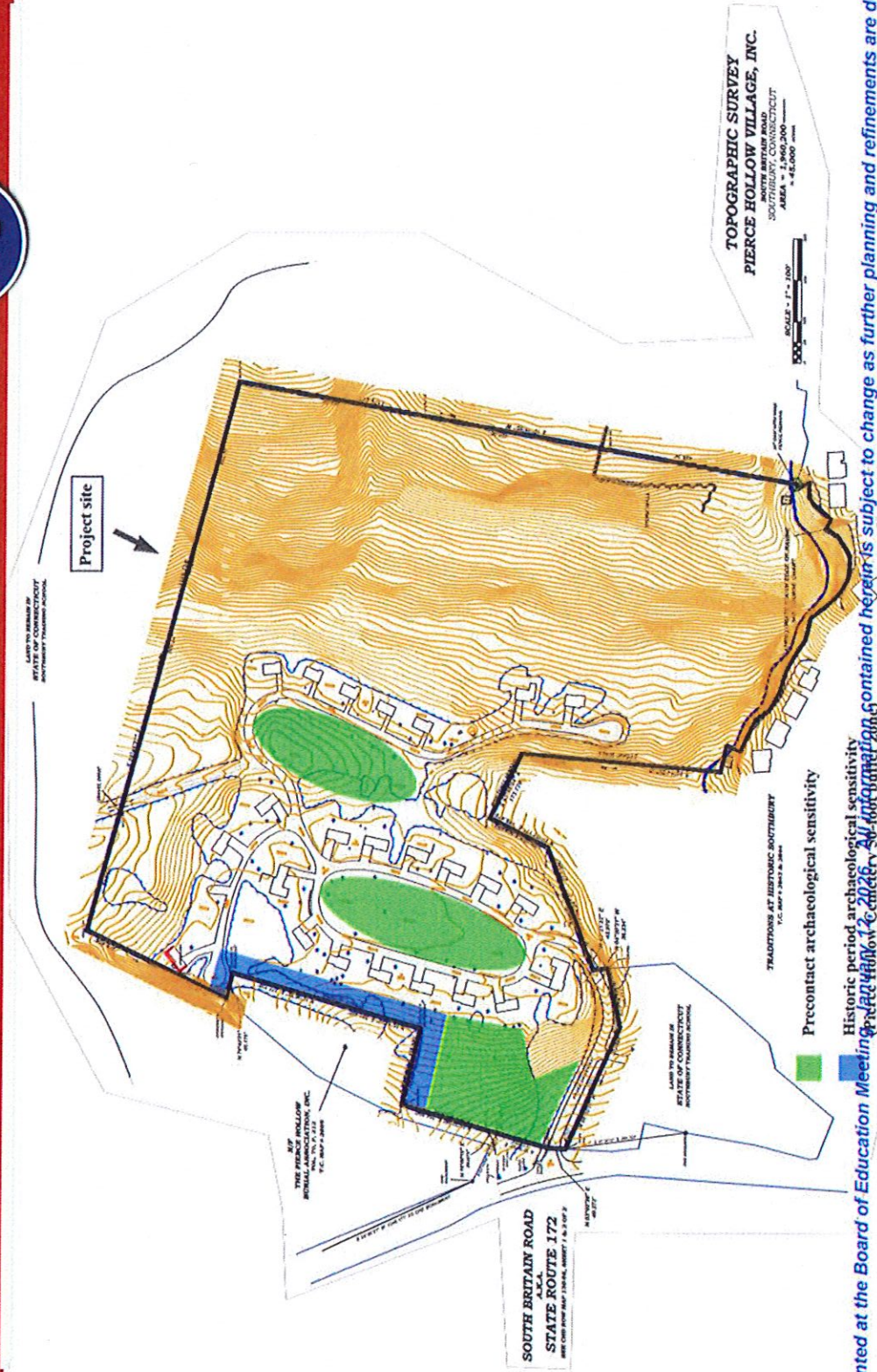
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POTENTIAL PROPERTIES FOR REVIEW

1230 South Britain Road SOUTHURY CT

4

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As presented at the Board of Education Meeting on 12/10/2023, the information contained herein is subject to change as further planning and refinements are developed.



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



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Septic calculation utilizes 8(Elementary)+3(Kitchen)=11 GPD; 504x11=5,544 GPD
Geothermal calculation divides gross building area by 1,200 BTUs to get quantity of wells
(95,100/1,200=80)+500 st per well=40,000 st area

Option 4b~ New PES

(PK-5, 504P) ~ Creates capacity @LMES



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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.

(PK-5, 504P) ~ Creates capacity @LMES

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Approx. 6-8 Months

Building Area ~
95,100 GSF

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

Occupy new two-story
Elementary School
Upper Level - 31,100 OSF
Lower Level - 64,000 OSF

Specific calculation utilizes *Biogementary*® (3-Md Chem) = (1 GWT/30M x 1) = 5.54 GPD – If required
 Gasherm's calculation provides gross building area by 1,000 BTUs to get quantity of wells (95,100)/200 = 475.507 per well = 476 of area



PES – New vs. RNV Cost Analysis

(Existing site, 1/9/26)



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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**

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	\$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

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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

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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 ~ 60.89% 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	\$3,390,000
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
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

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

New Construction GES (PK-5)

504 Students, Prop. Area ~95,094 GSF
State Reimbursable Area ~ 69,220 GSF
Existing ~ 60.89% 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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Building Our Future: New Elementary Schools for Region 15

Space Waiver Legislation

Space Waiver Legislation Included in the Implementation Bill



Space Waiver Legislation Included in the Implementation Bill (Edited for Region 15)

Sec. 153. (Effective from passage) (a)

Notwithstanding the provisions of section 10-286 of the general statutes or any regulation adopted by the Department of Administrative Services or the State Board of Education pursuant to said section concerning the calculation of grants using the state standard space specifications, the town of **Cheshire** shall be exempt from the state standard space specifications for the purpose of the calculation of the grant for the new construction project at the **North End Elementary School**.

(b) Notwithstanding the provisions of subdivision (2) of subsection (e) of section 10-285a of the general statutes or any regulation adopted by the Department of Administrative Services or the State Board of Education pursuant to said section concerning the use of a building or facility that will be used exclusively by a local or regional board of education for an early childhood care and education program that provides services for children from birth to five years for at least twenty years, the school building project at the **North End Elementary School** shall qualify as such an early childhood care and education program for twenty years and the reimbursement percentage for the town of **Cheshire** shall be increased by fifteen percentage points for said project. Sec. 154.

(Effective from passage) Notwithstanding the provisions of section 10-286 of the general statutes or any regulation adopted by the Department of Administrative Services or the State Board of Education pursuant to said section concerning the calculation of grants using the state standard space specifications, the town of Cheshire shall be exempt from the state standard space specifications for the purpose of the calculation of the grant for the new construction project at the **Norton Elementary School**.

Sec. 153. (Effective from passage) (a)

Notwithstanding the provisions of section 10-286 of the general statutes or any regulation adopted by the Department of Administrative Services or the State Board of Education pursuant to said section concerning the calculation of grants using the state standard space specifications, **Regional School District 15** shall be exempt from the state standard space specifications for the purpose of the calculation of the grant for the new construction project at **Pomperaug and Gainfield Elementary Schools**.

~~(b) Notwithstanding the provisions of subdivision (2) of subsection (e) of section 10-285a of the general statutes or any regulation adopted by the Department of Administrative Services or the State Board of Education pursuant to said section concerning the use of a building or facility that will be used exclusively by a local or regional board of education for an early childhood care and education program that provides services for children from birth to five years old for at least twenty years, the school building project of North End Elementary School shall qualify as such an early childhood care and education program for twenty years and the reimbursement percentage for the town of Cheshire shall be increased by fifteen percentage points for said project. See 154.~~

(Effective from passage) Notwithstanding the provisions of section 10-286 of the general statutes or any regulation adopted by the Department of Administrative Services or the State Board of Education pursuant to said section concerning the calculation of grants using the state standard space specifications, **Regional School District 15** shall be exempt from the state standard space specifications for the purpose of the calculation of the grant for the new construction project at **Pomperaug and Gainfield Elementary Schools**.