

STRATEGIC CAPITAL IMPROVEMENTS COMMITTEE

SPECIAL MEETING

Thursday March 27, 2025

5:00 PM

Gildersleeve School
565 Main Street, Portland Connecticut 06480

(In-person only)

Minutes

Present: Carl Johnson, Bob Shea, Brett Hertzog Betkoski, Jennifer Martinez, Ben Srb, John Dillon, Laurel Steinhauser.

Others Present: Superintendent of Schools Dr. Charles Britton, Mike Sorano (Friar Architects), Bryce Sens (Friar Architects), GS Principal Tracy Graf.

1. Call Meeting to Order

Chairman Carl Johnson called the Special Meeting to Order at 5:00 PM.

2. Site Walk: Gildersleeve School

The committee conducted a site walk of Gildersleeve School, with Mike Sorano, Bryce Sens, Bob Shea, and Carl Johnson providing information and context regarding facility challenges and necessary improvements. The committee toured classrooms in both the original portion of the building and the 1992 addition, as well as specials classrooms, special education classrooms, library, gymnasium, cafetorium, and boiler room. Highlights included: 1988 boilers (same year as the boiler that just failed at BIS), boiler room upgrades and asbestos abatement (estimated \$500-700K), ADA compliance (interior door clearance), lack of sprinkler system, moisture impacting the floors (cracking tiles in halls and classrooms), compliance issues with fire exit doors in classrooms, possibility to add rooftop units and utilize existing ductwork for HVAC improvements, need for dehumidification in the library, moisture under the gymnasium floor, possibility to bump out an exterior gymnasium wall to add bleachers and address drainage issues, pipes are rusting out and springing leaks which indicates a building-wide issue, windows are all original, potential lead paint, double entry/mantrap upgrade necessary (could be boxed in or boxed out), possible relocation of the egress from the cafeteria, parking lot redesign to include relocation of play scape and a separate parent pick up/drop off area away from the bus loop for safety reasons.

3. Adjourn Meeting

Meeting was adjourned by consensus at 6:41pm.